



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:** 9127.1

**Date of response:** 18 October 2024

**Request:**

*Master Gunner Place (MGP) Bush House, Bailey House and Butterfield House, London SE18 4GD.*

*1. Rendall & Rittner did not comply with the notice by 2nd January 2024. Please forward the communications from LFB to Rendall & Rittner regarding the commencement of Legal Action and confirm that LFB Legal Action is underway.*

*2. Please forward the follow up action LFB have taken with Rendall & Rittner following non compliance with the Bush house Enforcement notice.*

*3. I am looking to receive the "Full" Enforcement Notices issued to Rendall & Rittner in May 2024 for Bush House, Bailey House & Butterfield House along with the covering letters from the LFB*

**Response:**

As you are aware, details of the current enforcement notices issued to Rendall and Rittner in May 2024 are published on the LFB website here, the required compliance date was 23 August 2024.

Bush House

<https://www.london-fire.gov.uk/community/public-notices/public-notice-detail/?id=7998>

Butterfield House:

<https://www.london-fire.gov.uk/community/public-notices/public-notice-detail/?id=7999>

Bailey House

<https://www.london-fire.gov.uk/community/public-notices/public-notice-detail/?id=7995>

You have requested the letters issued to Rendall and Rittner that relate to these enforcement notices which I have included in this disclosure. Please note, personal data has been redacted from the attached documents under [section 40 of the FOIA – Personal Information](#).

These enforcement notices have been appealed. Once the appeals have been considered a decision would usually taken on whether further enforcement action will proceed, or if the current notices would need to be reissued. As such, the process is still live and no decision has been made on the next appropriate action to take.

Any materials held in relation to the appeals would be withheld under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

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, South East 3 Team  
169 Union Street London SE1 0LL  
T 020 8555 1200

Minicom 020 7960 3629  
london-fire.gov.uk

The Company Secretary  
Rendall and Rittner Limited  
13B St. Georges Wharf  
London  
SW8 2LE

The London Fire Commissioner is the  
fire and rescue authority for London

Date 31 May 2024  
Our Ref 94/169260/BA

## ENFORCEMENT NOTICE

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

TO :

Name: **Rendall and Rittner Limited**

Address: **13B St. Georges Wharf, London SW8 2LE**

Concerning Premises at: **Bush House, Berber Parade, Woolwich, London SE18 4GB**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereafter referenced as ('The Order') in London.

I Craig Carter, Assistant Commissioner (Fire Safety) on behalf of the Commissioner hereby give you notice that the Commissioner 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 (as amended) (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 Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. 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 Commissioner.

The steps must be taken by **23 August 2024** (or such extension if granted by the Commissioner).

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 Commissioner, you will be deemed not to have complied with this notice.

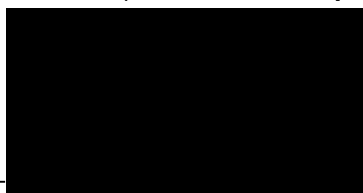
If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

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 (as amended), 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 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 **Inspecting Officer** [REDACTED].

**Signed:**



**Dated:** 31 May 2024

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 Commissioner under the Petroleum (Consolidation) Regulations 2014, 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 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [REDACTED]  
Direct T 020 8555 1200 ext. [REDACTED] / [REDACTED]  
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03\_01a  
FS03\_01b  
FS03\_06

Cc: [REDACTED], Rendall and Rittner – tara.clark@rendallandrittner.co.uk  
Hampshire and Isle of Wight Fire and Rescue Service – [primaryauthority@hantsfire.gov.uk](mailto:primaryauthority@hantsfire.gov.uk)  
The Company Secretary, Vistry Group Plc, 11 Tower View, Kings Hill, West Malling ME19 4UY

## ENVIRONMENT AND SAFETY INFORMATION ACT 1988

### SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

#### **Important information to consider before taking remedial steps:**

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.
3. Notwithstanding any consultation undertaken by the Commissioner, **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.
4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

## SCHEDULE

**PREMISES:** Bush House, Berber Parade, Woolwich, London SE18 4GB

**FILE NUMBER:** 94/169260

This schedule should be read in conjunction with the Commissioner's Notice dated **31 May 2024**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 11	<p>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:</p> <ol style="list-style-type: none"><li>1) The provision of signage on the smoke ventilation boxes explaining which vent the box activates has not been planned or organised.</li><li>2) The supply of a ventilation control box key in the Secure Information Box had not been planned or organised.</li><li>3) The Fire Action Notices provide inaccurate information to residents regarding the operation of manual call points and has not been effectively planned, organised, controlled, monitored or reviewed.</li><li>4) The provision of a fire rated notice board within the common lobby has not been planned, organised, controlled, monitored or reviewed.</li><li>5) Maintenance of the Fire Alarm has not been planned, organised, controlled, monitored or reviewed.</li><li>6) Maintenance of the Automatic Opening Vents has not been planned, organised, controlled monitored or reviewed.</li></ol>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that staircase fire doors on floors ground, 2 and 4 were not closing fully into their frames. This could allow for the spread of smoke/fire onto the escape route.</p>	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 ensuring all fire doors are closing fully into their frame.

<p>Article 17</p>	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <ol style="list-style-type: none"> <li>1) The 4th floor staircase fire door was not closing into its frame - poorly fitted latch requires maintenance.</li> <li>2) The 2nd floor staircase fire door was not closing fully into its frame and requires maintenance.</li> <li>3) The ground floor staircase fire door was not closing fully into its frame and requires maintenance.</li> <li>4) The 4th floor Automatic Opening Vent had a broken mechanical arm and requires maintenance.</li> <li>5) The Automatic Opening Vent at the head of the single stair was not opening when automatic detection actuated and vents in corridors were able to open on multiple floors.</li> <li>6) The fire alarm panel was showing faults and requires maintenance.</li> </ol>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <ol style="list-style-type: none"> <li>1, 2 &amp; 3) Maintaining the fire doors.</li> <li>4) Repairing or replacing damaged mechanisms to the Automatic Opening Vents.</li> <li>5) Ensuring the Automatic Opening Vents are commissioned and maintained.</li> <li>6) Maintaining the fire alarm.</li> </ol>
<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that it failed to identify:</p> <ol style="list-style-type: none"> <li>1) There was no provision of signage to the smoke ventilation boxes explaining which vent the box activates.</li> <li>2) A ventilation control box key in the Secure Information Box had not been supplied.</li> <li>3) The Fire Action Notices providing inaccurate information to residents regarding the operation of manual call points.</li> <li>4) The notice board in the common parts not being of FIRE RESISTING construction.</li> </ol>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none"> <li>1) Suitable signage to the smoke ventilation boxes for firefighters, explaining which vent the box activates.</li> <li>2) The provision of a vent control key for the use of firefighters.</li> <li>3) The Fire Action Notices should provide accurate information to residents.</li> <li>4) The notice board in the common parts should be fire rated.</li> </ol>

**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.





LONDON FIRE BRIGADE

Fire Safety Regulation, South East 3 Team  
169 Union Street London SE1 0LL  
T 020 8555 1200

Minicom 020 7960 3629  
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The Company Secretary  
Rendall and Rittner Limited  
13B St. Georges Wharf  
London  
SW8 2LE

The London Fire Commissioner is the  
fire and rescue authority for London

Date 31 May 2024  
Our Ref 94/169088/LB

## ENFORCEMENT NOTICE

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

TO :

Name: **Rendall and Rittner Limited**

Address: **13B St Georges Wharf, London SW8 2LE**

Concerning Premises at: **Bailey House, Berber Parade, Woolwich, SE18 4GD**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereafter referenced as ('The Order') in London.

I Craig Carter, Assistant Commissioner (Fire Safety) on behalf of the Commissioner hereby give you notice that the Commissioner 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 (as amended) (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 Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. 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 Commissioner.

The steps must be taken by **23 August 2024** (or such extension if granted by the Commissioner).

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 Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner 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 (as amended), 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 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 **Inspecting Officer** [REDACTED].

**Signed:**

[REDACTED]

Assistant Commissioner  
(The Officer appointed for the purpose)

**Dated:** 31 May 2024

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, 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 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [REDACTED]  
Direct T 020 8555 1200 ext [REDACTED] / [REDACTED]  
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03\_01a  
FS03\_01b  
FS03\_06

Cc: The Company Secretary, Vistry Group PLC, 11 Tower View, Kings Hill, West Malling, ME19 4UY

[REDACTED]@rendallandrittner.co.uk

[REDACTED]@vistry.co.uk

primaryauthority@hantsfire.gov.uk

## ENVIRONMENT AND SAFETY INFORMATION ACT 1988

### SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

#### **Important information to consider before taking remedial steps:**

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.
3. Notwithstanding any consultation undertaken by the Commissioner, **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.
4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

## SCHEDULE

**PREMISES: Bailey House, Berber Parade, Woolwich, SE18 4GD**

**FILE NUMBER: 94/169088**

This schedule should be read in conjunction with the Commissioner's Notice dated **31 May 2024**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required.</p> <p>It was found that:</p> <ol style="list-style-type: none"><li>1) Wayfinding signage providing identification of domestic premises in accordance with the Fire Safety Regulations 2022 has not been planned, organised, controlled monitored or reviewed.</li><li>2) The provision of signage on the smoke ventilation boxes explaining which vent the box activates has not been planned or organised.</li><li>3) The provision of information provided to residents on the fire action notices is incorrect as it refers to the operation of manual call points within the building and has not been controlled, monitored or reviewed.</li><li>4) The provision of a fire rated notice board in the ground floor lobby has not been planned, organised, controlled, monitored or reviewed.</li><li>5) Maintenance of the Fire Alarm has not been planned, organised, controlled, monitored or reviewed.</li><li>6) Maintenance of the automatic opening vents has not been planned, organised, controlled, monitored or reviewed.</li></ol>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<p>Article 14</p>	<p>At the time of the audit the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <p>1) The fire door to the car park was damaged where a lock had been removed and not repaired. This could allow for the spread of smoke/fire onto the escape route.</p> <p>2) The automatic opening vents were found not to be operating correctly, with the vent on the third floor swollen within its frame and not opening, and the system not resetting. This could allow for the spread of smoke/fire onto the escape route.</p> <p>3) A notice board in the communal escape route was not enclosed in FIRE RESISTING material. This could aid the spread of fire/smoke into the escape route.</p>	<p>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.</p> <p>This can be achieved by:</p> <p>1) Ensuring all fire doors provide a minimum of 30 minutes smoke/fire protection to the escape route.</p> <p>2) Ensuring the automatic opening vents are commissioned and operating as designed.</p> <p>3) Ensuring the notice board is enclosed in suitable FIRE RESISTING material.</p>
<p>Article 17</p>	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises.</p> <p>It was found that:</p> <p>1) The fire door to the car park was damaged where a lock had been removed and not repaired.</p> <p>2) The smoke detector head in the bin storage room was heavily soiled and requires maintenance.</p> <p>3) The fire alarm panel was showing various faults and requires maintenance.</p> <p>4) The automatic opening vent on the third floor was not opening correctly, the system was not resetting and requires maintenance.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p> <p>This can be achieved by:</p> <p>1) Maintaining the fire doors.</p> <p>2) Maintaining the smoke detectors.</p> <p>3) Maintaining the fire alarm.</p> <p>4) Commissioning and maintaining the automatic opening vents.</p>
<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant</p>

<p>Article 17 continued.</p>	<p>intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Flat front door number 16 was sampled and found not to be closing fully into its frame. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.</p>
<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient.</p> <p>It was found that it failed to:</p> <ol style="list-style-type: none"> <li>1) Identify the Wayfinding signage is not in accordance with the Fire Safety Regulations 2022.</li> <li>2) Consider the provision of signage to the smoke ventilation boxes explaining which vent the box activates.</li> <li>3) Identify the information provided to residents on the fire action notices is incorrect as it refers to the operation of manual call points within the building.</li> <li>4) Identify the notice board in the ground floor lobby was not fire rated.</li> </ol>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none"> <li>1) Wayfinding signage in accordance with the Fire Safety Regulations 2022.</li> <li>2) Signage on the smoke ventilation boxes explaining to firefighters which vent the box activates.</li> <li>3) Accurate information being provided to residents on the fire action notices.</li> <li>4) The provision of a fire rated notice board in the ground floor lobby.</li> </ol>
<p>Article 8</p>	<p>At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that the following findings had not been actioned within time. Unlock bin room exit which is chained on the outside.</p>	<p>Implement the significant findings of your fire risk assessment, in particular unlock the bin room exit or confirm within the fire strategy that the exit is not required.</p>

Article 8 continued	Alternatively, it should be confirmed by the fire strategy that the exit is not required as alternatives can be used.	
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**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.





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The London Fire Commissioner is the  
fire and rescue authority for London

Date 31 May 2024  
Our Ref 94/241045/BA

## ENFORCEMENT NOTICE

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

TO :

Name: **Rendall and Rittner Limited**

Address: **13B St. Georges Wharf, London SW8 2LE**

Concerning Premises at: **Butterfield House, Berber Parade, Woolwich, London SE18 4GA**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereafter referenced as ('The Order') in London.

I Craig Carter, Assistant Commissioner (Fire Safety) on behalf of the Commissioner hereby give you notice that the Commissioner 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 (as amended) (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 Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. 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 Commissioner.

The steps must be taken by **23 August 2024** (or such extension if granted by the Commissioner).

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 Commissioner, you will be deemed not to have complied with this notice.

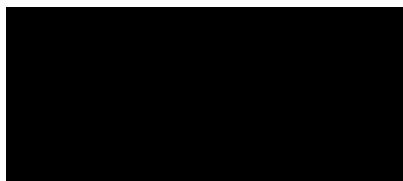
If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

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 (as amended), 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 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 **Inspecting Officer** [REDACTED].

**Signed:**



**Dated:** 31 May 2024

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 Commissioner under the Petroleum (Consolidation) Regulations 2014, 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 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [REDACTED]  
Direct T 020 8555 1200 ext. [REDACTED] / [REDACTED]  
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03\_01a  
FS03\_01b  
FS03\_06

Cc: [REDACTED], Rendall and Rittner – tara.clark@rendallandrittner.co.uk

Hampshire and Isle of Wight Fire and Rescue Service – [primaryauthority@hantsfire.gov.uk](mailto:primaryauthority@hantsfire.gov.uk)

The Company Secretary, Vistry Group Plc, 11 Tower View, Kings Hill, West Malling ME19 4UY

## ENVIRONMENT AND SAFETY INFORMATION ACT 1988

### SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

#### **Important information to consider before taking remedial steps:**

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.
3. Notwithstanding any consultation undertaken by the Commissioner, **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.
4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

## SCHEDULE

**PREMISES:** Butterfield House, Berber Parade, Woolwich, London SE18 4GA

**FILE NUMBER:** 94/241045

This schedule should be read in conjunction with the Commissioner's Notice dated **31 May 2024**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 11	<p>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:</p> <ol style="list-style-type: none"><li>1) The provision of signage on the smoke ventilation boxes explaining which vent the box activates, has not been planned or organised.</li><li>2) The supply of a ventilation control box key in the Secure Information Box had not been planned or organised.</li><li>3) The Fire Action Notices provide inaccurate information to residents regarding the operation of manual call points and have not been effectively planned, organised, controlled, monitored or reviewed.</li><li>4) The provision of a fire rated notice board within the common lobby has not been planned, organised, controlled, monitored or reviewed.</li><li>5) The installation of Wayfinding on the staircase in accordance with the Fire Safety Regulations 2022 has not been planned, organised, controlled, monitored or reviewed.</li><li>6) Maintenance of the fire alarm has not been planned, organised, controlled, monitored or reviewed.</li><li>7) Maintenance of the Automatic Opening Vents has not been planned, organised, controlled, monitored or reviewed.</li></ol>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that	Ensure adequate emergency routes and exits, for use by relevant persons in the

Article 14 continued	the ground floor lobby fire door was found part missing smoke seals. This could allow for the spread of smoke/fire onto the escape route.	premises, are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring fire doors provide a minimum of 30 minutes smoke / fire protection to the escape route.
Article 14	A notice board in the communal escape route was not enclosed in FIRE RESISTING material. This could aid the spread of fire/smoke onto the escape route.	Ensuring that the notice board is enclosed in suitably FIRE RESISTING material.
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) The ground floor lobby door was part missing smoke seals and requires maintenance.</p> <p>2) The fire alarm panel was showing faults and requires maintenance.</p> <p>3) The Automatic Opening Vent system was not resetting after activation and the manual control box was not operational.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <p>1) Maintaining the fire doors.</p> <p>2) Maintaining the fire alarm.</p> <p>3) Commissioning and maintaining the Automatic Opening Vent system.</p>
Article 17	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Sampled flat front door number 26 was missing a self closing device. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply</p>

Article 17 continued		with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that:</p> <p>1) It failed to identify the missing signage to the smoke ventilation boxes to identify which vent the box activates.</p> <p>2) It failed to identify the missing ventilation control box key in the Secure Information Box for fire fighter use.</p> <p>3) It failed to identify the Fire Action Notices providing inaccurate information to the residents informing them to operate a manual call point.</p> <p>4) It failed to identify the notice board within the common lobby is not fire rated.</p> <p>5) It failed to identify the Wayfinding on the staircase is not in accordance with the Fire Safety Regulations 2022.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <p>1) Signage to the smoke ventilation boxes for firefighters use.</p> <p>2) Supply of a ventilation control box key for firefighters use.</p> <p>3) Accurate information to residents displayed on the Fire Action Notices.</p> <p>4) The installation of a fire rated notice board.</p> <p>5) Wayfinding signage in accordance with the Fire Safety Regulations 2022.</p>

**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.