

Freedom of Information request reference number: 6799.1

Date of response: 09/09/2022

Request:

Can you please forward all information and correspondence regarding Metro Central Heights, 119 Newington Causeway, London you have received or sent since the original Section 20 notice was issued?

Response:

The table below shows the dates of the most recent Fire Safety Audits undertaken by the Fire Safety Regulatory (FSR) team at Metro Central Heights, 119 Newington Causeway, London, SE1:

Flat numbers	Fire Safety Audit date	Overall safety standard	Enforcement action
1-136	30/06/2021	Not Compliant	Enforcement Notice.
137-226	08/08/2022	Low Risk	<p>The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.</p> <p>When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).</p>
227-326	08/08/2022	Low Risk	<p>The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.</p> <p>When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these</p>

			issues when the property is visited at the next routine inspection (according to the level of risk).
327-413	08/08/2022	Low Risk	<p>The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.</p> <p>When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).</p>
414-481	06/07/2021	Broadly Compliant	None.

I have attached the following documents to this response:

- For **1-136** Metro Central Heights - confirmation of the Enforcement Notice and extension of the Enforcement Notice.
- For the audits for **137-226**, **227-326** and **327-413** Metro Central Heights - a copy of the informal notification of (fire safety) deficiencies (NOD) letter issued for the premises.
- For **414-481** Metro Central Heights – a copy of the audit report.

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

Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves 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)). This information should be protected from publication to preserve the safe

space for good regulation principles where 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.

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

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 investigators are able to take full contemporaneous notes (that are recorded on the audit forms) 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 do also hold the correspondence between the LFB and Mainstay Group. This correspondence 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 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: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>