

Freedom of Information request reference number: 6863.1

Date of response: 30/09/2022

Request:

For the properties in our portfolio could you provide:

1. *An electronic PDF copy of each Enforcement Notice;*
2. *A confirmation letter of each 'closing out letter' should they have been closed/satisfied.*

Response:

Please find attached to this response the relevant documents in respect of each address. The table below shows the documents that have been provided.

Address	Date of Notice	Overall safety standard	Documents
2- 10 Biggs Ct, Colindale, London, NW9 5WF	18-May-22	Low Risk	InfOrmal notification of (fire safety) deficiencies (NOD) issued.
Marryatt Ct, Green Ave, Ealing, W5 3AU	15-Nov-21	Low Risk	InfOrmal notification of (fire safety) deficiencies (NOD) issued.
17-24 Kings Ct, Wembley, London, HA9 9ES	10-Nov-21	Low Risk	InfOrmal notification of (fire safety) deficiencies (NOD) issued.
25-32 Kings Ct, Wembley, London, HA9 9ES	10-Nov-21	Low Risk	InfOrmal notification of (fire safety) deficiencies (NOD) issued.
9-16 Kings Ct, Wembley, London, HA9 9ES	10-Nov-21	Low Risk	InfOrmal notification of (fire safety) deficiencies (NOD) issued.
85-107 Hitherwood Ct, Colindale, London, NW9 5WU	20-May-21	Works satisfactorily completed	Confirmation letter issued.
65-81 Hitherwood Ct, Colindale, London, NW9 5WU	20-May-21	Works satisfactorily completed	Confirmation letter issued.

48-62 Hitherwood Ct, Colindale, London, NW9 5WU	20-May-21	Works satisfactorily completed	Confirmation letter issued.
2-17 Hitherwood Ct, Colindale, London, NW9 5WU	20-May-21	Works satisfactorily completed	Confirmation letter issued.
19-46 Hitherwood Ct, Colindale, London, NW9 5WU	20-May-21	Works satisfactorily completed	Confirmation letter issued.
36-39 Advertiser Ct, Colindale, London, NW9 6SR	20-May-21	Not Compliant	Enforcement Notice issued.
1- 35 Advertiser Ct, Colindale, London, NW9 6SR	20-May-21	Not Compliant	Enforcement Notice issued.
23-58 Herald Ct, Colindale, London, NW9 4AW	11-Mar-21	Not Compliant	Enforcement Notice issued.
1-22 Herald Ct, Colindale, London, NW9 4AW	11-Mar-21	Not Compliant	Enforcement Notice issued.
1 -16 Denver Ct, Colindale, London, NW9 4AW	11-Mar-21	Not Compliant	Enforcement Notice issued.
18-42 Denver Ct, Colindale, London, NW9 4BA	10-Mar-21	Not Compliant	Enforcement Notice issued.
33-50 Ledger Court, 6 Chronicle Ave, Colindale, London, NW9 4BA	09-Feb-21	Works satisfactorily completed	Confirmation letter issued.
Wilson Ct, Colindale, NW9 5WQ	06-Aug-20	Low Risk	Informal notification of (fire safety) deficiencies (NOD) issued.
1-22 Felix Court Colindale, London, NW9 5ZD	07-Feb-20	Low Risk	Informal notification of (fire safety) deficiencies (NOD) issued.

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

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



LONDON FIRE BRIGADE

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

[REDACTED]
Crabtree Property Management LLP
Marlborough House
298 Regents Park Road
London
N3 2UU

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

Date 18 May 2022
Our Ref 30/201629/MC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 2 – 10 Biggs Court, Harvey Close, Colindale, London, NW9 5WF

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 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **2 November 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A

Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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, (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).

SCHEDULE

PREMISES: Flats 2 – 10 Biggs Court, Harvey Close, Colindale, London, NW9 5WF

FILE NUMBER: 30/201629

This schedule should be read in conjunction with the Commissioner's letter dated **18 May 2022**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
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> <p>1) The maintenance of measures provided for the protection of firefighters has not been suitably controlled and monitored.</p> <p>2) The means of escape fire doors have not been suitably controlled and reviewed.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that a number of fire doors and riser cupboard doors had been altered to bridge gaps between doors and frames.</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. This can be achieved by appointing a competent person to review all fire doors.</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 the 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 ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the ventilation of the access route. The</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. The following is provided as advice and does not form any part of the notice: 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. Available</p>

	<p>PROTECTED ROUTE has been compromised, when activating the automatic opening vent (AOV), the staircase automatic opening vent did not activate but the lobby area automatic opening vent activated on every floor simultaneously.</p>	<p>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>
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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.



LONDON FIRE BRIGADE

Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

[REDACTED]
Margil Limited
Marlborough House
298 Regents Park Road
London
N3 2UU

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

Date 15 November 2021
Our Ref 27/009572/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Marryatt Court, Green Vale, Ealing, W5 3AU

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 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **14 November 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

CC: [REDACTED] [REDACTED]@crabtreeproperty.co.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A

Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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, (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).

SCHEDULE

PREMISES: Marryatt Court, Green Vale, Ealing, W5 3AU

FILE NUMBER: 27/009572

This schedule should be read in conjunction with the Commissioner's letter dated **15 November 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	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 there is evidence of poor maintenance to FIRE RESISTING standards. This has not been planned, organised, controlled, monitored or reviewed where required.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the devices installed within the common parts of the premises include both a manual system and single point smoke detectors but no hardwired system within the dwellings to give automatic warning to simultaneously evacuate, as is the premises' described fire strategy.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by installing an interlinked BS5839 system incorporating individual flats to support the simultaneous evacuation strategy. Although not a requirement of this notice it is strongly recommended that hard wired smoke detectors are installed in all flats.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that breaches are evident to the FIRE RESISTING separation	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 the FIRE RESISTING construction is reinstated. Remedial work that may be

<p>Article 14 continued.</p>	<p>allowing smoke to pass into the escape route, enabling rapid fire to spread which may prevent relevant persons from making their escape quickly and safely in the event of fire.</p> <p>1) Ground floor electrical intake, unstopped penetrations.</p> <p>2) Ground floor electrical intake unstopped door frame to enclosure.</p>	<p>necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant FIRE RESISTING standards.</p>
<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that the fire risk assessment has not been reviewed since 2018.</p>	<p>The fire risk assessment should be reviewed.</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.

████████████████████
Wisestates Limited
Churchill House Suite 64
137-139 Brent Street
London
NW4 4DJ

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

Date 10 November 2021
Our Ref 28/169071/MC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 17 – 24 Kings Court, Kings Drive, Wembley, London, HA9 9ES

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 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **2 February 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

FSR-AdminSupport@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [REDACTED], Crabtree Property Management LLP, Marlborough House,
298 Regents Park Road, London, N3 2UU

Notes to accompany the Notification of Deficiencies schedule.

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2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
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 this 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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

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of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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, (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).

SCHEDULE

PREMISES: Flats 17 – 24 Kings Court, Kings Drive, Wembley, London, HA9 9ES

FILE NUMBER: 28/169071

This schedule should be read in conjunction with the Commissioner’s letter dated **10 November 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
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 inadequate management arrangements are in place:</p> <ol style="list-style-type: none">1) Fire alarm self test and maintenance records had not been planned or organised. Consequently, the information provided was out of date.2) Emergency lighting self test and maintenance records had not been planned or organised. Consequently, the information provided was out of date.3) No information has been organised/displayed within the communal areas to inform residents of the fire strategy for the building (fire action notices).4) A fire evacuation management plan has not been planned or considered (in the absence of permanent staff on site 24/7).5) Electrical installation certification has not been planned or organised. Consequently, records provided had expired in 2020.6) Contact information had not been planned or organised for display as	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

	<p>reference for residents and emergency/enforcing authorities.</p> <p>7) Common areas are not being controlled or monitored and consequently items are being stored in the common areas forming escape routes.</p>	
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Residents are storing items, including combustibles within communal areas forming escape routes.</p> <p>2) Flat doors are not FIRE RESISTING or self closing.</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. This can be achieved by:</p> <p>1) Initially clearing all common areas of combustibles/other trip hazards, then in accordance with Article 11, a robust management regime must be implemented to monitor/maintain all common areas forming escape routes in a 'sterile state'.</p> <p>2) Providing self closing devices to all flat doors as a minimum measure. A further upgrade of all flat doors to a minimum 30 minute FIRE RESISTING standard may be necessary, once the fire risk assessment review detailed in Article 9 of this schedule, considering other possible mitigating measures, has been concluded.</p>
Article 15	<p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that no information has been displayed to inform residents of the fire strategy for the property.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by informing residents of the fire strategy for the property including the provision of fire action notices.</p>
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 no records could be provided to demonstrate adequate maintenance/testing of the fire alarm and emergency lighting installations.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p>
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) The document has been created to cover multiple properties. This practice is unacceptable, particularly where differing/</p>	<p>The fire risk assessment should be reviewed, with specific, but not exclusive consideration given to:</p> <p>1) Identify/address the issues highlighted.</p>

<p>Article 9 continued</p>	<p>block specific issues have not been clearly identified or where comments specify a single unit. The issue is further compounded by excessive use of informative data combined with health and safety content. Consequently this will be onerous for the end user to interpret and likely lead to the risk of inaction where risk critical items are identified.</p> <p>2) It further fails to clearly identify flat doors that are not FIRE RESISTING and that should have been identified visually, without the need to access flats, as part of the common stair inspection. Section H1v gives only a technical statement and continues "<i>all front doors appeared as at the time of construction</i>". It is unclear what this means.</p> <p>3) Statement in section G viii (means of escape) states "<i>a change to the fire strategy from simultaneous evacuation (evacuate policy) to delayed evacuation (stay put policy) will incorporate the following remedial works: removal of smoke detection/alarm systems to common parts (common parts and demised areas to be removed on completion of remedial works). Installation of (stay put policy) fire action notices. Letters of communication to all occupants of the blocks</i>". This contradicts the statement contained in the document summary "<i>due to compartmentation issues within the building and grade A interlinked fire alarm system installed, recommendation would be to continue with current evacuation policy</i>". The action plan refers to "<i>ground floor block 17-24</i>" but gives no direction in regard to the other blocks (further highlighting the issue of a coverall fire risk assessment detailed in item 1).</p> <p>4) Fails to consider fire alarm and evacuation management arrangements in the absence of person(s) present to deal with this.</p> <p>5) Fails to consider the mitigating effect of an alternative means of escape when</p>	<p>2) Documenting each block individually. This will prevent accidental inclusion/omission of relevant issues pertaining to any given building.</p> <p>3) The adequacy of mitigating measures regarding flat doors that are not FIRE RESISTING e.g. a) fire alarm and b) an alternative means of escape via the rear stair.</p>
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<p>Article 9 continued</p>	<p>recommending retention (or not) of the existing fire alarm system.</p> <p>6) Fails to consider the adequacy of fire alarm audibility should the fire alarm be retained.</p> <p>7) Questions (section Ki.) "<i>there is currently no fire strategy on display within the common areas</i>" but latterly asks (section Mi) "<i>are procedures in the event of fire appropriate and properly documented</i>". The check box response was marked 'yes'.</p> <p>8) Questions (section M8) "<i>is there a suitable record of the fire safety arrangements</i>" this was checked 'yes' however section li states "<i>emergency escape lighting has been installed at the premises, however there is no evidence of testing or maintenance to confirm if it is functional 'see section P'</i>". Section P fails every section of service and testing.</p> <p>The above are examples, not an exhaustive list of errors and/or contradictions identified.</p>	
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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.

████████████████████
Wisestates Limited
Churchill House Suite 64
137-139 Brent Street
London
NW4 4DJ

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

Date 10 November 2021
Our Ref 28/169071/MC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 25–32 Kings Court, Kings Drive, Wembley, London, HA9 9ES

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 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **2 February 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

[Redacted Signature]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [Redacted]

Direct T 020 8555 1200 [Redacted]

FSR-AdminSupport@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [Redacted], Crabtree Property Management LLP, Marlborough House,
298 Regents Park Road, London, N3 2UU

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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, (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).

SCHEDULE

PREMISES: Flats 25–32 Kings Court, Kings Drive, Wembley, London, HA9 9ES

FILE NUMBER: 28/169071

This schedule should be read in conjunction with the Commissioner's letter dated **10 November 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
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">1) Fire alarm self test and maintenance records had not been planned or organised. Consequently, the information provided was out of date.2) Emergency lighting self test and maintenance records had not been planned or organised. Consequently, the information provided was out of date.3) No information has been organised/displayed within the communal areas to inform residents of the fire strategy for the building (fire action notices).4) A fire evacuation management plan has not been planned or organised (in the absence of a permanent staff on site 24/7).5) Electrical installation certification has not been planned or organised. Consequently, records provided had expired in 2020.6) Contact information had not been planned or organised for display/reference by residents and emergency/enforcing authorities.7) Common areas are not being controlled or monitored. Consequently, items are being stored in the common areas forming escape routes.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Residents are storing items, including combustibles within communal areas forming escape routes.</p> <p>2) Flat doors are not FIRE RESISTING or self closing.</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. This can be achieved by:</p> <p>1) Initially clearing all common areas of combustibles/other trip hazards, then in accordance with Article 11, a robust management regime must be implemented to monitor/maintain all common areas forming escape routes in a 'sterile state'.</p> <p>2) Providing self closing devices to all flat doors as a minimum measure. A further upgrade of all flat doors to a minimum 30 minute FIRE RESISTING standard may be necessary, once the fire risk assessment review detailed in Article 9 of this schedule, considering other possible mitigating measures, has been concluded.</p>
Article 15	<p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that no information has been displayed to inform residents of the fire strategy for the property.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by informing residents of the fire strategy for the property; including the provision of fire action notices.</p>
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 no records could be provided to demonstrate adequate maintenance or testing of the fire alarm and emergency lighting installations.</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 arranging initial, then ongoing, maintenance to all fire safety installations present.</p>
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) The document has been created to cover multiple properties. This practice is unacceptable, particularly where differing/block specific issues have not been clearly identified, or where comments specify a single unit. The issue is further compounded by excessive use of informative data and combined with health and safety content. Consequently this will be onerous for the end user to interpret and likely lead to the</p>	<p>The fire risk assessment should be reviewed with specific, but not exclusive, consideration given to:</p> <p>1) Identifying/addressing the issues highlighted.</p>

<p>Article 9 continued</p>	<p>risk of inaction where risk critical items are identified.</p> <p>2) It further fails to clearly identify flat doors that are not FIRE RESISTING and should have been identified visually, without the need to access flats, as part of the common stair inspection. Section H1v gives only a technical statement and continues "<i>all front doors appeared as at the time of construction</i>". It is unclear what this means.</p> <p>3) Statement in section G viii (means of escape) states: "<i>a change to the fire strategy from simultaneous evacuation (evacuate policy) to delayed evacuation (stay put policy) will incorporate the following remedial works: removal of smoke detection/alarm systems to common parts (common parts and demised areas to be removed on completion of remedial works). Installation of (stay put policy) fire action notices. Letters of communication to all occupants of the blocks</i>". This contradicts the statement contained in the document summary "<i>due to compartmentation issues within the building and grade A interlinked fire alarm system installed, recommendation would be to continue with current evacuation policy</i>". The action plan refers to "<i>ground floor block 17-24</i>" but gives no direction in regard to the other blocks (further highlighting the issue of a coverall fire risk assessment detailed in item 1).</p> <p>4) Fails to consider fire alarm and evacuation management arrangements in the absence of person(s) present to deal with this.</p>	<p>2) Documenting each block individually. This will prevent accidental inclusion/omission of relevant issues pertaining to any given building.</p> <p>3) The adequacy of mitigating measures regarding flat doors that are not FIRE RESISTING e.g. a) fire alarm and b) an alternative means of escape via the rear stair.</p>
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<p>Article 9 continued</p>	<p>5) Fails to consider the mitigating effect of an alternative means of escape when recommending retention (or not) of the existing fire alarm system.</p> <p>6) Fails to consider the adequacy of fire alarm audibility should the fire alarm be retained.</p> <p>7) Questions (section Ki) "<i>there is currently no fire strategy on display within the common areas</i>" but latterly asks (section Mi) "<i>are procedures in the event of fire appropriate and properly documented</i>". The check box response was marked 'yes'.</p> <p>8) Questions (section M8) "<i>is there a suitable record of the fire safety arrangements</i>". This was checked 'yes' however section li states "<i>emergency escape lighting has been installed at the premises, however there is no evidence of testing or maintenance to confirm if it is functional 'see section P'</i>". Section P fails every section of service and testing.</p> <p>The above are examples, not an exhaustive list of errors and/or contradictions identified.</p>	
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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.

████████████████████
Wisestates Limited
Churchill House Suite 64
137-139 Brent Street
London
NW4 4DJ

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

Date 10 November 2021
Our Ref 28/169071/MC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 9–16 Kings Court, Kings Drive, Wembley, London, HA9 9ES

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The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **2 February 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

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I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

FSR-AdminSupport@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [REDACTED], Crabtree Property Management LLP, Marlborough House,
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THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

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ENVIRONMENT AND SAFETY INFORMATION ACT 1988
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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).

SCHEDULE

PREMISES: Flats 9–16 Kings Court, Kings Drive, Wembley, London, HA9 9ES

FILE NUMBER: 28/169071

This schedule should be read in conjunction with the Commissioner’s letter dated **10 November 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
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 inadequate management arrangements are in place:</p> <ol style="list-style-type: none">1) Fire alarm self test and maintenance records had not been planned or organised. Consequently, the information provided was out of date.2) Emergency lighting self test and maintenance records had not been planned or organised. Consequently, the information provided was out of date.3) No information has been organised/displayed within the communal areas to inform residents of the fire strategy for the building (fire action notices).4) A fire evacuation management plan has not been planned or organised (in the absence of a permanent staff on site 24/7).5) Electrical installation certification has not been planned or organised. Consequently, records provided had expired in 2020.6) Contact information had not been planned or organised for reference by	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

	<p>residents and emergency/enforcing authorities.</p> <p>7) Common areas are not being controlled or monitored and consequently items are being stored in the common areas forming escape routes.</p>	
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Residents are storing items, including combustibles within communal areas forming escape routes.</p> <p>2) Flat doors are not FIRE RESISTING or self closing.</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. This can be achieved by:</p> <p>1) Initially clearing all common areas of combustibles/other trip hazards, then in accordance with Article 11, a robust management regime must be implemented to monitor/maintain all common areas forming escape routes in a 'sterile state'.</p> <p>2) Providing self closing devices to all flat doors as a minimum measure. A further upgrade of all flat doors to a minimum 30 minute FIRE RESISTING standard may be necessary, once the fire risk assessment review detailed in Article 9 of this schedule, considering other possible mitigating measures, has been concluded.</p>
Article 15	<p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that no information has been displayed to inform residents of the fire strategy for the property.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by informing residents of the fire strategy for the property including the provision of fire action notices.</p>
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 no records could be provided to demonstrate adequate maintenance testing of the fire alarm and emergency lighting installations.</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 arranging initial, then ongoing, maintenance to all fire safety installations present.</p>
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient:</p> <p>1) The document has been created to cover multiple properties, this practice is unacceptable, particularly where differing/</p>	<p>The fire risk assessment should be reviewed with specific, but not exclusive, consideration given to:</p> <p>1) Identifying/addressing the issues highlighted.</p>

<p>Article 9 continued</p>	<p>block specific issues have not been clearly identified or where comments specify a single unit. The issue is further compounded by excessive use of informative data and combined with health and safety content. Consequently this will be onerous for the end user to interpret and likely lead to the risk of inaction where risk critical items are identified.</p> <p>2) It further fails to clearly identify flat doors that are not FIRE RESISTING and that should have been identified visually, without the need to access flats, as part of the common stair inspection. Section H1v gives only a technical statement and continues "<i>all front doors appeared as at the time of construction</i>". It is unclear what this means.</p> <p>3) Statement in section G viii (means of escape) states : "<i>a change to the fire strategy from simultaneous evacuation (evacuate policy) to delayed evacuation (stay put policy) will incorporate the following remedial works: removal of smoke detection/alarm systems to common parts (common parts and demised areas to be removed on completion of remedial works). Installation of (stay put policy) fire action notices. Letters of communication to all occupants of the blocks</i>". This contradicts the statement contained in the document summary "<i>due to compartmentation issues within the building and grade A interlinked fire alarm system installed, recommendation would be to continue with current evacuation policy</i>". The action plan refers to "<i>ground floor block 17-24</i>" but gives no direction in regard to the other blocks (further highlighting the issue of a coverall fire risk assessment detailed in item 1).</p> <p>4) Fails to consider fire alarm and evacuation management arrangements in the absence of person(s) present to deal with this.</p> <p>5) Fails to consider the mitigating effect of an alternative means of escape when</p>	<p>2) Documenting each block individually, this will prevent accidental inclusion/omission of relevant issues pertaining to any given building.</p> <p>3) The adequacy of mitigating measures re flat doors that are not FIRE RESISTING e.g. a) fire alarm and b) an alternative means of escape via the rear stair.</p>
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<p>Article 9 continued</p>	<p>recommending retention (or not) of the existing fire alarm system.</p> <p>6) Fails to consider the adequacy of fire alarm audibility should the fire alarm be retained.</p> <p>7) Questions (section Ki) "<i>there is currently no fire strategy on display within the common areas</i>" but latterly asks (section Mi) "<i>are procedures in the event of fire appropriate and properly documented</i>". The check box response was marked 'yes'.</p> <p>8) Questions (section M8) "<i>is there a suitable record of the fire safety arrangements</i>". This was checked 'yes' however (section li) states "<i>emergency escape lighting has been installed at the premises, however there is no evidence of testing or maintenance to confirm if it is functional 'see section P'</i>". Section P fails every section of service and testing.</p> <p>The above are examples, not an exhaustive list of errors and/or contradictions identified.</p>	
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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.

[REDACTED]
Crabtree PM Limited
15 Galena Road
London
W6 0LT

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

Date 15 March 2022
Our Ref 30/249709/EB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Flats 85-107 Hitherwood Court, 28 Charcot Road, Colindale, London NW9 5WN

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 (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **20 May 2021**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

Cc: welcome@crabtreeproperty.co.uk

EnvironmentalHealth@barnet.gov.uk



LONDON FIRE BRIGADE

Minicom 020 7960 3629

london-fire.gov.uk

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED]

[REDACTED]
Crabtree PM Limited
15 Galena Road
London
W6 0LT

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Flats 65-81 Hitherwood Court, 28 Charcot Road, Colindale, London NW9 5WN

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 (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **20 May 2021**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

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Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

Cc: welcome@crabtreeproperty.co.uk

EnvironmentalHealth@Barnet.gov

[REDACTED]
Crabtree PM Limited
15 Galena Road
London
W6 0LT

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

Date 15 March 2022
Our Ref 30/249709/EB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Flats 48-62 Hitherwood Court, 28 Charcot Road, Colindale, London NW9 5WN

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 (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **20 May 2021**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

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- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to

[REDACTED]

Direct T 020 8555 1200

[REDACTED]

Cc: welcome@crabtreeproperty.co.uk

EnvironmentalHealth@Barnet.gov.uk

[REDACTED]
Crabtree PM Limited
15 Galena Road
London
W6 0LT

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

Date 15 March 2022
Our Ref 30/249709/EB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Flats 2-17 Hitherwood Court, 28 Charcot Road, Colindale, London NW9 5WN

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 (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **20 May 2021**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to ██████████ ██████████

Direct T 020 8555 1200 ██████████

Cc: welcome@crabtreeproperty.co.uk

EnvironmentalHealth@Barnet.gov.uk

[REDACTED]
Crabtree PM Limited
15 Galena Road
London
W6 0LT

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

Date 15 March 2022
Our Ref 30/249709/EB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Flats 19-46 Hitherwood Court, 28 Charcot Road, Colindale, London NW9 5WN

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 (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **20 May 2021**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

Cc: welcome@crabtreeproperty.co.uk

EnvironmentalHealth@Barnet.gov.uk



LONDON FIRE BRIGADE

Minicom 020 7960 3629

london-fire.gov.uk

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

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

Crabtree PM Limited
15 Galena Road
London
W6 0LT

Date 20 May 2021
Our Ref 30/244442/MH

ENFORCEMENT NOTICE

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

TO :

Name: **Crabtree PM Limited**

Address: **15 Galena Road, London, W6 0LT**

Concerning Premises at: **Flats 36-39 Advertiser Court, 2 Telegraph Avenue, Colindale, London NW9 6SR**

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 (The Order) in London.

I Paul Jennings, Assistant Commissioner (Fire Safety Regulation) 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 (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 2 December 2021 (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, 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 [REDACTED].

Signed:  Dated: 20 May 2021
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 [REDACTED]
Direct T 020 8555 1200 [REDACTED]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: welcome@crabtreeproperty.co.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, (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:

**Flats 36-39
Advertiser
Court, 2
Telegraph
Avenue,
Colindale,
London NW9
6SR**

FILE

**NUMBER:
30/244442**

This schedule should be read in conjunction with the Commissioner’s Notice dated **20 May 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
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">1) The fire risk assessment has not been reviewed.2) The emergency and evacuation plan had not been planned, organised or reviewed.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the external linings/ACM cladding of the building has not been taken into account and the impact this will have on the means of escape route stairs.	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 carrying out a review of the external linings/ACM cladding in order to determine the fire risk and combustibility.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the emergency plan did not take into account that the stay put procedure may not be suitable due to the insufficient findings of the external linings/ACM cladding of the building.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan to take into account the insufficient findings of the external linings/ACM cladding of the building.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment did not take into account the external linings/ACM cladding on the building and the impact it may have with regards to the means of escape route.	The fire risk assessment should be reviewed, with specific consideration given to the external linings/ACM cladding and the impact on the evacuation fire strategy of the building.

*****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

Minicom 020 7960 3629

london-fire.gov.uk

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

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

Crabtree PM Limited
15 Galena Road
London
W6 0LT

Date 20 May 2021
Our Ref 30/244442/MH

ENFORCEMENT NOTICE

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

TO :

Name: **Crabtree PM Limited**

Address: **15 Galena Road, London, W6 0LT**

Concerning Premises at: **Flats 1-35 Advertiser Court, 2 Telegraph Avenue, Colindale, London NW9 6SR**

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 (The Order) in London.

I Paul Jennings, Assistant Commissioner (Fire Safety Regulation) 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 (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 2 December 2021 (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, 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 [REDACTED].

Signed:  Dated: 20 May 2021
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 [REDACTED]
Direct T 020 8555 1200 [REDACTED]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: welcome@crabtreeproperty.co.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, (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:
Flats 1-35
Advertiser
Court, 2
Telegraph
Avenue,
Colindale,
London NW9
6SR
FILE
NUMBER:
30/244442

This schedule should be read in conjunction with the Commissioner’s Notice dated **20 May 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
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">1) The fire risk assessment has not been reviewed.2) The emergency and evacuation plan had not been planned, organised or reviewed.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the external linings/ACM cladding of the building has not been taken into account and the impact this will have on the means of escape route stairs.	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 carrying out a review of the external linings/ACM cladding in order to determine the fire risk and combustibility.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the emergency plan did not take into account that the stay put procedure may not be suitable due to the insufficient findings of the external linings/ACM cladding of the building.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan to take into account the insufficient findings of the external linings/ACM cladding of the building.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment did not take into account the external linings/ACM cladding on the building and the impact it may have with regards to the means of escape route.	The fire risk assessment should be reviewed, with specific consideration given to the external linings/ACM cladding and the impact on the evacuation fire strategy of the building.

*****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

Minicom 020 7960 3629

london-fire.gov.uk

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Crabtree PM Limited
15 Galena Road

Date 18 October 2021 London W6 0LT

Our Ref 30/235398/PDB

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

**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: Flats 23-58, Herald Court, 130 Colindale Avenue, Colindale, London,
NW9 4AW.**

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 (The Order) in London.

I refer to the Commissioner's enforcement notice dated **11 March 2021** when you were given notice of steps to be taken by **23 September 2021**.

You have since contacted the Commissioner 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 has been extended to **4 January 2022**.

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.



LONDON FIRE BRIGADE

Minicom 020 7960 3629

london-fire.gov.uk

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Crabtree PM Limited
15 Galena Road

Date 18 October 2021 London W6 0LT

Our Ref 30/235398/PDB

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

**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: Flats 1-22, Herald Court, 130 Colindale Avenue, Colindale, London,
NW9 4AW.**

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 (The Order) in London.

I refer to the Commissioner's enforcement notice dated **11 March 2021** when you were given notice of steps to be taken by **23 September 2021**.

You have since contacted the Commissioner 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 has been extended to **4 January 2022**.

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) Directorate of
Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to ■■■■■■ ■■■■■■
Direct T 020 8555 1200 ■■■■■■

Cc: welcome@crabtreeproperty.co.uk



LONDON FIRE BRIGADE

Minicom 020 7960 3629

london-fire.gov.uk

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

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

Crabtree PM Limited
15 Galena Road
London
W6 0LT

Date 14 September 2021

Our Ref 30/250172/MH

**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: Flats 1-16 Denver Court, Guardian Avenue, Colindale, London,
NW9 4AW**

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 (The Order) in London.

I refer to the Commissioner's enforcement notice dated **11 March 2021** when you were given notice of steps to be taken by **23 September 2021**.

You have since contacted the Commissioner 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 has been extended to **30 December 2021**.

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

[Redacted]

for Assistant Commissioner (Fire Safety) Directorate of
Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to [Redacted]

Direct T 020 8555 1200 [Redacted]



LONDON FIRE BRIGADE

Minicom 020 7960 3629

london-fire.gov.uk

Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

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

Crabtree PM Limited
15 Galena Road
London
W6 0LT

Date 14 September 2021

Our Ref 30/250211/MH

**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: Flats 18-42 Denver Court, Guardian Avenue, Colindale, London,
NW9 4AW**

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 (The Order) in London.

I refer to the Commissioner's enforcement notice dated **10 March 2021** when you were given notice of steps to be taken by **22 September 2021**.

You have since contacted the Commissioner 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 has been extended to **30 December 2021**.

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

[Redacted]

for Assistant Commissioner (Fire Safety) Directorate of
Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [Redacted]

Direct T 020 8555 1200 [Redacted]



Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

[REDACTED]
Crabtree PM Limited
15 Galena Road
London
W6 0LT

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

Date 8 March 2022
Our Ref 30/249301/MH

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Flats 33-50, Ledger Court, 6 Chronicle Avenue, Colindale, London NW9 4BA

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 (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **9 February 2021**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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

[REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

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

Cc: welcome@crabtreeproperty.co.uk

[REDACTED]
Crabtree PM Limited
15 Galena Road
London
W6 0LT

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

Date 6th August 2020
Our Ref 30/206961/HE

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Wilson Court, 6 Lingard Avenue, Colindale, London, NW9 5WQ

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 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **26th November 2020**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply To [REDACTED]

Direct T 02085001200 [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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, (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).

SCHEDULE

PREMISES: Wilson Court, 6 Lingard Avenue, Colindale, London, NW9 5WQ

FILE NUMBER: 30/206961

This schedule should be read in conjunction with the Commissioner's letter dated **6th August 2020**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been monitored or reviewed where required. It was found at the time of the audit evidence of smoking in block 28-49 within the stairwell between 2 nd and 3 rd floors. In block 15-26 ceiling tiles had been removed allowing access to water pipes and gate valve. Numerous service cupboard doors were not locked shut allowing easy access.	Arrangements identified as not suitably addressed must be effectively monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that rubbish was inappropriately stored outside flat 19, shoes stored outside flat 28, clothes airing on 5 th floor landing and a bag of shoes outside flat 60, and a bag of rubbish in the first floor 52-75 by the lift.	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 removing all inappropriately stored combustible items from communal escape routes.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that In block 28-49 the ground floor water service cupboard was not locked shut, the service cupboard next to flat 34 was not locked and the water riser cupboard on the second floor in 52-75 was not locked shut.	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 to service cupboards remain locked shut.

Article 17	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 block 15-26 the stair fire door on floor 2 had a broken self closer with damage to the walls in the ground floor lobby and the walls of the first floor stairwell. The stair riser nosing was missing on a stair between the ground and first floors in block 28-49. The automatic open vent was left wide open (unable to determine if in working order) on the 8 th floor block 52-75, with the 5 th floor electrical riser cupboard door damaged (unable to lock shut). With stair nosing strips missing between the ground & first floor.	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 repairing damaged fire doors/self closers, replacing stair nosing strips to prevent trip hazard and service the automatic open vents in block 52-75 to ensure it is in good working order.
Article 9	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that the last revision was dated 17/09/2018.	The fire risk assessment should be reviewed.

*****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.

House

298 Regents Park Road
London

N3 2UU

t
h
Date 7 February 2020
Our Ref 30/221967/MH

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 1-22 Felix Court, 11 Charcot Road, Colindale, London

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 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **1st May 2020**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

FS01_08

(Rev 11, 09/08/2018)

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

Enc: Form FS03_01b Legislation Extracts

Form FS03_06 Definitions of standard terms

Cc via email to: [REDACTED]

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates’ court.

You will be told: how to appeal;

where and within what period an appeal may be brought; and

- that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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, (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).

SCHEDULE

PREMISES: Flats 1-22 Felix Court, 11 Charcot Road, Colindale, London

FILE NUMBER: 30/221967

This schedule should be read in conjunction with the Commissioner's letter dated **7th February 2020**

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been monitored where required. It was found that suitable arrangements were not in place to monitor the fire safety systems by ensuring weekly testing of the car park fire alarm system, monthly testing of the emergency lighting system and periodic inspection of the fire doors.	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 inadequate smoke ventilation measures were in place due to the damaged ventilator at the head of the stair.	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 reviewing arrangements to ensure that adequate smoke ventilation is available to allow use of the exit route in the event of a fire by repairing the damaged ventilator at the head of the stair.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that suitable fire exit signage had not been provided in the car park to denote fire exits.	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 providing suitable fire exit signs to denote fire exits within the car park.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the 30 minute FIRE RESISTING construction protecting the corridor had been breached by	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 the FIRE RESISTING construction is reinstated.

	damaged fire doors to service risers.	
Article 17	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 fire doors to service risers have not been appropriately maintained.	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 ensuring ongoing maintenance is carried out on fire doors to the service risers.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment does not consider the risks from the cladding systems on the building.	The fire risk assessment should be reviewed, with specific consideration given to the cladding systems present and the risks they present. Appropriate mitigation measures should be implemented to reduce the risks to people from the cladding systems and other hazards.

*****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.