



LONDON FIRE BRIGADE

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

Freedom of Information request reference number: 7081.1

Date of response: 17 January 2023

Request:

For London Borough of Islington 'LBI' please provide:

- 1. A copy of every NOD and Enforcement Notice issued to LBI; and*
- 2. A confirmation letter of every 'closing out' letter should notices in 1 above have been closed/satisfied.*

Response:

Please find attached copies of the informal notification of (fire safety) deficiencies (NOD) letters and Enforcement Notices issued to London Borough of Islington.

Please note that 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](#).

FIRE AND COMMUNITY SAFETY DIRECTORATE
Roy Bishop Deputy Commissioner

FILE

Date
12th March 2007

Our Ref.
03/011949/MD

Your Ref.

Addressee
Director of Education Services
CEA@Islington
Laycock Street
Islington
London
N1 1TH

Please reply to
[REDACTED]
Inspecting Officer

Direct Telephone

Direct Fax
020 7587 4503

Direct E-mail
[REDACTED]@london-fire.gov.uk

ENFORCEMENT NOTICE

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

TO :

Name: **CEA@Islington**

Address: **Laycock Street, Islington. London. N1 1TH**

Concerning Premises **Islington Arts and Media School, Turle Road, Islington. London. N4 3LZ**
at:

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

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

The relevant extracts of the legislation are attached.

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

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

There may be suitable alternative safety measures, to those detailed in this notice, that would meet the requirements of the regulations. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Authority.

The steps must be taken by **3rd September 2007** (or such extension if granted by the Authority).

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

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

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

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

Signed:

Dated:

Assistant Commissioner
(The Officer appointed for the purpose)

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

Encl: FS03_01a
FS03_01b
FS03_06

CC: [REDACTED]
Islington Arts and Media School
Turle Road
Islington
London
N4 3LZ

[REDACTED]
CEA@Islington
Planning and Development
Block C, Barnsbury Complex
Offord Road
Islington
London
N1 1QG

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

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

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

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

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

SCHEDULE

Schedule referred to in the enforcement notice reference **03/011949** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **12th March 2007**

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

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

Article	Location and detail of matters which are considered to be failures to comply with the Order	Steps considered necessary to remedy the failures
Article 8(1)(b)	At the time of inspection there were inadequate general fire precautions for relevant persons who are not employed.	By providing suitable precautions for visitors and guests this will satisfy the requirement of this article.
Article 9(7)	The measures of by whom, when and how the significant findings will be acted upon has not been recorded.	By providing an action plan to detail by whom, when and how all the recorded significant findings will implemented. This will satisfy the requirement of this article.
Article 14(2)(b)	At the time of the inspection some of the break glass call points did not have fire action notices adjacent to them.	By providing fire action notices adjacent to all the fire alarm break glass call points this will satisfy the requirement of this article.
Article 14(2)(g)	Inadequate fire exit signage.	By providing Fire Exit signs to assist persons to leave the premises in case of emergency. Signs/notices, which conform to the Health and Safety (Safety Signs and Signals) Regulation 1996, will satisfy the requirement of this article. (see attached guidance note No.61).
Article 17(1)	At the time of the inspection there was no evidence to demonstrate that the fire alarm was being tested and maintained to a correct standard.	The results of the tests and maintenance should be recorded and kept in satisfactory order. This will satisfy the requirement of this article.
Article 17(1)	At the time of the inspection there was no evidence to demonstrate that the emergency lighting was being tested and maintained to a correct standard.	The results of the tests and maintenance should be recorded and kept in satisfactory order. This will satisfy the requirement of this article
Article 17(1)	At the time of inspection there was evidence to demonstrate that fire doors are being held open by door wedges.	The removal of door wedges which prevent doors being held open by this method will satisfy the requirement of this article. If doors are required to be held open then an alternative method should be employed.

Article 17(1)	At the time of inspection there was evidence to demonstrate that self closing devices were not maintained.	The provision of maintenance to repair the self closing device to the FIRE RESISTING door leading to the external staircase will satisfy the requirement of this article.
Article 20(1)	There was no evidence to demonstrate that employees from outside undertakings were provided with comprehensible and relevant information to the appropriate fire safety measures.	Ensure that all outside employees are advised to the risks, preventive and protective measures detailed within the fire risk assessment.
Article 21 (1)(a)	There were no records to demonstrate that Fire Safety training was being given to staff on induction.	Ensure that all new members of staff receive appropriate training in the use of portable fire fighting equipment and actions to be taken in an emergency including the content of the emergency plan.
Article 21(2)(a)(b)(d)	There were no training records to demonstrate that staff are receiving Fire Safety continuation training.	<p>The provision of a written training programme that details the Fire Safety training and instruction that has been given to your staff covering the significant findings identified within your risk assessment and the items listed below:-</p> <ul style="list-style-type: none"> • Actions in the event of a fire • Means of raising the alarm • Means of summoning the Fire Brigade • Actions on hearing the alarm • Locations and use of the portable fire extinguishers • General fire precautions • Means of escape • Location of the assembly point <p>All staff should sign their training record to indicate that they have received and understood the fire safety instructions. Evacuation drills should be carried out at six monthly intervals and recorded in the fire log book. This would satisfy the requirements of this article.</p>



Circle Housing Circle 33
1-7 Corsica Street
Highbury
London
N5 1JG

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 14th May 2015
Our Ref 03/010472/ere

Dear Sirs,

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

Premises: Belmore House, 245 Camden Road, Holloway, London N7 0HL

A recent inspection of the above premises by a fire authority officer revealed that certain conditions specified in and required by the Regulatory Reform (Fire Safety) Order 2005, were being contravened. The Authority considers that the step(s) detailed in the attached schedule need(s) to be taken in order to comply with the above legislation.

The steps should be completed by **6th August 2015** when a further inspection may be carried out.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

Your attention is drawn to the notes attached.

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification you may contact the person named below. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

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

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 Ext. [REDACTED]

Enc: Form FS03_01b Legislation Extracts

cc.: London Borough of Islington, Environmental Residential Team, Town Hall, Upper Street,
Islington, London N1 2UD

SCHEDULE

PREMISES: Belmore House, 245 Camden Road, Holloway, London N7 0HL

File Number: 03/010472/ere

Sheet : 1 of 2

This schedule should be read in conjunction with the Authority’s letter dated **14th May 2015**.

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 9(1)	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 had not been reviewed following smoke issuing from a flat causing the alarm to activate. Consideration has not been given to heavy smokers on the premises. Consideration has not been given to the effectiveness of a temporary alarm device for residents and what happens if the GPS fails to work. Consideration has not been given to the current Tunstall system may not be effective for residents. No evidence findings on the action plan had been addressed.	The fire risk assessment should be reviewed, with specific consideration given to all the issues raised in the Articles.
Article 10	At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that the fire risk assessment was not suitable or sufficient.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular review the fire risk assessment taking into account all the issues raised in the Articles.

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 were no procedures for checking protective measures on the premises were in good working order such as self closer to fire door.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
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 were four different types of evacuation procedure for the building which may cause confusion.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 22	At the time of the audit you had not cooperated and coordinated with other responsible persons. It was found that there was no evidence of cooperation between the scheme holders and care providers.	You must take all reasonable steps to cooperate and coordinate with other responsible persons. In particular the significant findings of the fire risk assessment.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the staircase with one bin chute did not close effectively in the event of a fire in the chute the staircases would become smoke logged preventing persons from escaping.	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 relocating the bin chute.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there were holes above the cross corridor doors to the rear protected staircase.	Provide suitable FIRE RESISTING separation by filling in the holes to the standard of the existing fire resistance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority 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.



[REDACTED]
London Borough of Islington
222 Upper Street
Islington
London
N1 1XR

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 18 July 2017
Our Ref 03/010357/ere

Dear [REDACTED]

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

Premises: Braithwaite House, Bunhill Row, Islington, London EC1Y 8NE

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **12 September 2017**.

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 Authority'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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours sincerely

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 Ext. [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_01c Schedule
Form FS03_06 Definitions of standard terms
GN66

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 Authority may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the fire authority, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
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 Authority.
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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

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

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

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



Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/011387/SH

Dear Sir/Madam

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

Premises: Flats 1-15 Halton Mansions, 52 Halton Road, London N1 2AA

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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 Authority'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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]

Direct T 0208 555 1200 ext [REDACTED]

E FSR-AdminSupport@london-fire.gov.uk

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

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway
House, 257-258 Upper Street, London N1 1RU

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 Authority may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the fire authority, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
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 Authority.
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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

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

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

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

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

SCHEDULE

PREMISES: Flats 1-15 Halton Mansions, 52 Halton Road, London N1 2AA

File Number: 03/011387

This schedule should be read in conjunction with the Authority’s letter dated **7 August 2017**.

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 emergency plan of actions to be taken in the event of a fire differs between FRA (stay-put strategy) and fire action notice within blocks (full evacuation).</p> <p>2) Significant findings of 2016 fire risk assessment have not yet been fully addressed.</p> <p>3) No obvious management of escape routes to ensure they are maintained as 'sterile' areas.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p> <p>1) The emergency plan needs clarification as to correct actions to be taken in event of a fire and tenants informed accordingly.</p> <p>2) Significant findings of fire risk assessment should be acted upon and recorded when complete.</p> <p>3) A management system to ensure escape routes are maintained free of storage, on an ongoing basis, should be put in place.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that no emergency lighting was provided within common parts, and storage was located on means of escape.</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 providing emergency lighting throughout the common parts, ensuring storage is removed from the common parts.</p>

Article 17(1)	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Not all flat front doors opening onto the escape stair are FD30s self-closing fire doors.</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. This should include ensuring that all flat front doors are fully self-closing FD30s fire doors.</p>
Article 17(1)	<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 not all escape lighting units were apparently operational.</p>	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring escape route lighting is subject to regular ongoing maintenance.</p>

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



LONDON FIRE BRIGADE

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

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Islington
Islington Town Hall
Upper Street
Islington
London
N1 2UD

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

Date 24 June 2021
Our Ref 03/010167/PDB

ENFORCEMENT NOTICE

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

TO :

Name: **London Borough of Islington**

Address: **Islington Town Hall, Upper Street, Islington, London N1 2UD**

Concerning Premises at: **Godfrey House, 45 Bath Street, Islington, London EC1V 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.

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 **11 November 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 **Fire Safety Advisor** [REDACTED].

Signed: _____

[REDACTED]
Assistant Commissioner
(The Officer appointed for the purpose)

Dated: 24 June 2021

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 Fire Safety Advisor [REDACTED]
Direct T 020 8555 1200 Ext [REDACTED]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [REDACTED]@islington.gov.uk

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

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (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: Godfrey House, 45 Bath Street, Islington, London EC1V 9ES

FILE NUMBER: 03/010167

This schedule should be read in conjunction with the Commissioner's Notice dated **24 June 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 10	<p>At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that:</p> <p>1) Resident packages were being stored underneath a hot unsecure electrical heater in the concierge office, potentially creating risk of fire.</p> <p>2) PAT testing for electrical appliances in the concierge office could not be confirmed.</p> <p>3) Bin containers were being store against the building presenting a risk of arson.</p>	<p>Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. The principles are:</p> <p>1-3)</p> <p>A) Avoiding risks.</p> <p>B) Evaluating the risks which cannot be avoided.</p> <p>C) Combating the risks at source.</p> <p>D) Adapting to technical progress.</p> <p>E) Replacing the dangerous by the non dangerous or less dangerous.</p> <p>F) Developing a coherent overall prevention policy which covers technology, organisation of work and the influence of factors relating to the working environment.</p> <p>G) Giving collective protective measures priority over individual protective measures.</p> <p>H) Giving appropriate instructions to employees.</p>

<p>Article 11</p>	<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) Arrangements to address outstanding significant findings had not been monitored.</p> <p>2) Storage of combustible items in the escape routes (including the basement area), had not been controlled.</p> <p>3) Fire safety training for the concierge had not been monitored.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
<p>Article 14</p>	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) The items were being stored in common areas including a folded pushchair outside Flat 115, a bike close to Flat 82, fridge freezer outside Flat 75, stacked boxes and packages in the exit from the concierge office and various combustible items in the basement stairway which compromises the escape route.</p> <p>2) Metal security gates were fitted to a number of Flat entrance doors (including Flats 67, 50, 49), potentially delaying firefighting action.</p> <p>3) A number of basement fire doors were left open or observed to have faulty door closers compromising the escape routes.</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>1-2) Ensure all common areas are kept clear of obstructions and combustibles at all times.</p> <p>3) Ensuring that all fire doors are kept shut when not in use.</p>

<p>Article 14 Cont'd</p>	<p>4) The FIRE RESISTANCE of the additional letter box outside Flat 99 could not be confirmed.</p> <p>5) There was visible damage to the wall outside Flat 115 of level 19, which pose potential hazards in the common area.</p> <p>6) A number of the electrical risers in the Flat lift lobbies had visible gaps between wooden panels inadequately protecting the common areas.</p> <p>7) The FIRE RESISTANCE of the ground level lift lobby riser cupboard doors and the main concierge door off the escape route could not be confirmed.</p> <p>8) The fire door between the concierge office and the rear working space was wedged open.</p> <p>9) The electrical units in the ground floor rear working space was inadequately protected by the wooden doors and vents.</p> <p>10) The 30 minute FIRE RESISTING construction between the concierge office and the rear working space in the ceiling above and in the wall by the electrical units in the rear working space had been breached by holes around cables.</p>	<p>4-5) Review and ensure all compartment walls, floors and ceilings provide a minimum of 60 minute FIRE RESISTANCE.</p> <p>6) Ensuring all riser cupboards are protected by a minimum of 30 minutes FIRE RESISTANCE construction.</p> <p>7) Ensuring that all doors leading onto the protected route have suitable FIRE RESISTANCE.</p> <p>8) Ensuring that all fire doors are kept shut when not in use.</p> <p>9) Installing FD30 FIRE RESISTING construction to protect the escape route.</p> <p>10) Ensuring that FIRE RESISTING construction is reinstated.</p>
<p>Article 17</p>	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) A number of the communal fire doors including the Level 19 Flat lobby doors (by Flat 117), the internal concierge fire door and doors in the basement level had faulty self closers and or had missing protective glass compromising the escape route.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <p>1) Repairing or replacing faulty self closing devises and missing FIRE RESISTING glass in all communal fire doors throughout the building.</p>

	<p>2) The wooden riser panel by Flat 25 in the level 6 lift lobby was visibly damaged compromising the common area.</p> <p>3) The FIRE RESISTANCE of the ground level (lift lobby) riser cupboard doors, concierge escape door leading into the main entrance lobby and the escape route doors in the basement could not be confirmed.</p> <p>4) The electrical heater in the concierge office was seen to be unsecure with loose screws, coming away from the wall.</p> <p>5) Both drop key fire control panels were faulty delaying entry into the building in the event of a fire.</p> <p>6) The middle emergency light fitting on the roof escape route appeared faulty.</p> <p>7) It could not be confirmed when the fire detection and warning system was last serviced.</p>	<p>2) Repairing or replacing the FIRE RESISTING construction to the service riser to protect the common areas throughout the building.</p> <p>3) Ensuring that all communal fire doors and door sets provide adequate levels of FIRE RESISTANCE to protect the common areas.</p> <p>4) Ensuring all certified heating units are fitted with secure fixtures and are in good working order.</p> <p>5) Ensuring fire control panels are maintained in efficient working order.</p> <p>6) Repairing or replacing any faulty internal and external emergency light fittings, ensuring effective working order.</p> <p>7) Ensuring the fire detection and warning system is periodically tested and serviced, ensuring effective working order in line with BS 5839-1 or equivalent.</p>
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<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access routes) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.</p> <p>During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in the protection to the access route.</p> <p>It was found that the FIRE RESISTANCE of entrance doors to Flats 10, 14, 15, 19, 21, 22, 23, 24, 33, 39, 52, 56, 61, 69, 71, 73, 82, 86, 91, 106, 117 and 120 could not be confirmed to offer 30 minutes FIRE RESISTANCE.</p> <p>The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire.</p> <p>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.</p> <p>Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE.</p> <p>Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE.</p> <p>Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
<p>Article 19</p>	<p>At the time of the audit you had not provided your employees with clear and relevant information. It was found that staff demonstrated inadequate knowledge of actions they were required to take under your emergency plan.</p>	<p>Provide your employees with information. This can be achieved by ensuring all staff are provided with detailed information of actions to be taken by them in an emergency.</p>
<p>Article 21</p>	<p>At the time of the audit your employees had not been provided with adequate safety training. It was found that the employees had not been given appropriate training on keeping escape routes clear and sharing vital information with emergency services.</p>	<p>Provide your staff with adequate safety training.</p>

<p>Article 8</p>	<p>At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that the following tasks to reduce risk had not been completed:</p> <ol style="list-style-type: none"> 1) Inspect boarded glazed panels above secondary means of escape door opposite Flat 55 on the 9th floor and replace it if it does not provide 30 minute fire separation. 2) Seal off gaps and or service penetrations with fire stopping materials throughout the premises including risers and basement area. 3) Clear waste, storage and combustibles from common landlord areas and advise residents of the policy in place. 4) Repair or replace door entry override system as appropriate to allow fire brigade access. 5) Riser panelling in the 9th and 13th floors Flat lift lobby were not secure. 6) Refuse bins are stored against the building and are likely to cause damage if set alight. 7) Replace any missing or defective letterbox installation including Flat 91. 8) Inspect front entrance doors take appropriate action to ensure the doors provide 30 minute FIRE RESISTANCE and are fitted with self closing devices; Flat number; 10, 14, 15, 19, 21, 22, 23, 24, 33, 39, 52, 56, 61, 69, 71, 73, 82, 86, 91, 106, 117, and 120. 	<p>Implement the significant findings of your fire risk assessment.</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 East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Islington
Islington Town Hall
Upper Street
Islington
London, N1 2UD

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

Date 8 November 2021
Our Ref 03/010167/PDB

**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: Godfrey House, 45 Bath Street, Islington, London EC1V 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.

I refer to the Commissioner's enforcement notice dated **24 June 2021** when you were given notice of steps to be taken by **11 November 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 **31 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,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Fire Safety Advisor [REDACTED]

Direct T 020 8555 1200 Ext [REDACTED]

Cc: [REDACTED]@islington.gov.uk

FIRE AND COMMUNITY SAFETY DIRECTORATE
Roy Bishop Deputy Commissioner

Date
26th November 2007

Our Ref.
03/172074/MD

Your Ref.

Addressee
Director of Education
London Borough of Islington
Town Hall
Islington
London

Please reply to
[REDACTED]
Inspecting Officer

Direct Telephone

Direct Fax

020 7587 4503

Direct E-mail

[REDACTED]@london-fire.gov.uk

N1-240

ENFORCEMENT NOTICE

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

TO:

Name: **London Borough of Islington**

Address: **Town Hall, Upper Street, Islington, London.**

Concerning Premises **The Bridge School, 28 Carleton Road, Islington, London. N7 0ER**
at:

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

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

The relevant extracts of the legislation are attached.

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

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

There may be suitable alternative safety measures, to those detailed in this notice, that would meet the requirements of the regulations. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Authority.

The steps must be taken by **28th February 2008** (or such extension if granted by the Authority).

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

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

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

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

Signed:

[REDACTED]

Assistant Commissioner
(The Officer appointed for the purpose)

Dated:

26th November 2007

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

Encl: FS03_01a
FS03_01b
FS03_06

Notes:

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

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

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

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

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

SCHEDULE

Schedule referred to in the enforcement notice reference **03/0172074** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **26th November 2007**

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

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

Article	Location and detail of matters which are considered to be failures to comply with the Order	Steps considered necessary to remedy the failures
FSO Article 9(1)	The fire risk assessment is not suitable and sufficient. During audit, it was found that persons especially at risk, and general fire precautions that need to be taken have not been appropriately considered.	The fire risk assessment should be reviewed, with specific consideration given to: the use and occupancy of the premises with particular attention to wheel chair users and their evacuation in the event of fire.
FSO Article 10	Preventative and protective measures have not been implemented on the basis of the principles specified in Part 3 of Schedule 1 of the Regulatory Reform (Fire Safety) Order 2005. During audit it was found that protective measures were not suitable for those at risk.	Implement preventative and protective measures, including general fire precautions, on the basis of the principles set out in part 3 of schedule 1 ('principles of prevention') of The Regulatory Reform (Fire Safety) Order 2005. In particular protective measures must be implemented for wheel chairs users on the upper floors.
FSO Article 11 (1)	Suitable arrangements for the effective planning, organisation, control, monitoring, maintenance and review of the protective measures are not in place. There is a lack of evidence of monitoring or reviewing of protective measures for wheel chairs users.	Suitable arrangements for the effective planning, organisation, control, monitoring, maintenance and review of the preventative and protective measures must be made and implemented. The preventative and protective measures are the measures that have been identified by a risk assessment as the general fire precautions the responsible person needs to take to comply with the Order.
FSO Article 14 (2)(a)	The emergency route from the upper floors for wheel chair users does not lead, as directly as possible, to a place of safety. This results in wheel chair users being unable to evacuate in the event of a fire.	Provide a suitable means of escape from the upper floors for all wheel chair users.

FSO Article 15 (1) a	The procedures to be followed in the event of serious and imminent danger to relevant persons are inadequate as they do not reflect, following discussion with the headteacher the 12 wheel chair users using the upper floors of the building.	Review and revise the procedures to be followed in the event of a fire emergency on the premises. To avoid a future failure to comply with Articles 19 and 21 of the Order you should ensure employees receive appropriate information, instruction and training about the revised procedures. You should ensure the revised procedures are subject to arrangements for effective planning, organisation, control, monitoring and review in accordance with Article 11 of the Order.
FSO Article 17 (1)	Inadequate evidence of maintenance of the fire alarm system.	Arrange maintenance to ensure the fire alarm system is in an efficient state, in effective working order and in good repair. An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organization, control, monitoring and review in accordance with article 11 of the Order.
FSO Article 17 (1)	Inadequate evidence of maintenance of the emergency lighting system.	Arrange maintenance to ensure the emergency lighting system is in an efficient state, in effective working order and in good repair. An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organization, control, monitoring and review in accordance with article 11 of the Order.
FSO Article 18(1)	No evidence is available to show that one or more competent persons has been appointed to assist the responsible person in implementing the protective measures for wheel chair users.	<p>Appoint sufficient competent persons to adequately assist with implementation of the protective measures for wheel chair users on upper floors.</p> <p>Where a person with appropriate competence is already employed in the company/undertaking, that person must be appointed to the role in preference to a competent person not in the company's / undertaking's employment. The responsible person may appoint themselves for this purpose if appropriately competent for the role.</p>
FSO Article 21	Evidence is not available of safety training being provided to staff to enable the employees to safeguard themselves and other persons on and in the immediate vicinity of the premises.	<p>Safety training for employees must be provided to staff</p> <p>(a) at the time when they are first employed; and</p> <p>(b) on their being exposed to new or increased risks because of—</p> <p>(i) their being transferred or given a change of responsibilities within the undertaking;</p> <p>(ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the undertaking;</p> <p>(iii) the introduction of new technology into the undertaking; or</p> <p>(iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the undertaking.</p>

File Copy

Units 5-6 City Forum
City Road
London, EC1V 2FB

Switchboard 020 8555 1200
www.london-fire.gov.uk



LONDON FIRE & EMERGENCY PLANNING AUTHORITY

FIRE AND COMMUNITY SAFETY DIRECTORATE

Assistant Commissioner (Fire Safety Regulation)

Date
26th February 2008

Our Ref.
03/172074

Your Ref.

Addressee
Director of Education
London Borough of Islington
Town Hall
Islington
London

Please reply to
Inspecting Officer

Direct Telephone
020 8555 1200

Direct Fax
020 7587 4503

Direct E-mail
@london-fire.gov.uk

**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: The Bridge School

Address: 28 Carleton Road, Islington, London. N7 0ER

I refer to the Authority's enforcement notice dated **26th November 2007** when you were given notice of steps to be taken by **28th February 2008**.

An inspection took place on **26th February 2008** when it was noted that the following matters were still outstanding:

1) **FSO Article 10, 11(1), 18(1) and 21.**

The time limit in which to deal with these outstanding matters has been extended to **2nd May 2008**.

If at the end of the time limit the matters have not been rectified, consideration will be given to the initiation of legal proceedings.

Any queries regarding this letter should be addressed to the person named at the top of the letter. 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

CC The Bridge School, 28 Carleton Road, Islington, London. N7 0ER

FIRE AND COMMUNITY SAFETY DIRECTORATE
Assistant Commissioner (Fire Safety Regulation)

Date

14 MAY 2008

Our Ref.

03/172074/

Your Ref.

Addressee

Director of Education
London Borough of Islington
Town Hall
Islington
London N1 2UD

Please reply to

Inspecting Officer

Direct Telephone

020 8555 1200

Direct Fax

020 7587 4503

Direct E-mail

@london-fire.gov.uk

Dear Sir or Madam,

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: The Bridge School
Address: 28 Carleton Road, Islington, London. N7 0ER

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice dated 26th November 2008, issued by this Authority 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 at the top of the letter. 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

CC: 
The Bridge School
28 Carleton Road
ISLINGTON
London
N7 0ER

██████████
London Borough of Islington
Municipal Office
222 Upper Street
Islington
London
N1 1XR

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

Date 16th August 2018
Our Ref 03/230663/HE

Dear Sir/Madam

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

Premises: Flats 29-40, Aberdeen Park, Islington, London N5 2AN

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 **8th November 2018**.

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 Inspecting Officer [REDACTED]

Direct T 02085001200 Ext. [REDACTED]

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

Cc. [REDACTED], London Borough of Islington, Municipal Office, 222 Upper Street, Islington, London, N1 1XR

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 29-40, Aberdeen Park, Islington, London N5 2AN

FILE NUMBER: 03/230663

This schedule should be read in conjunction with the Commissioner's letter dated **16th August 2018**.

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 10	At the time of the audit the risk reduction and prevention principles of the order had not been applied in the correct sequence. It was found that: Avoiding risk, evaluating risks which cannot be avoided, combating the risks at source, adapting to technical progress. Replacing the dangerous by the non-dangerous or less dangerous, developing coherent overall prevention policy. Giving collective protective measures priority over individual protective measures and giving appropriate instructions to employees.	Apply the principles of prevention contained in schedule 1 part 3 of the order in the priority set out in that schedule. In particular: Smoke and fire affecting the means of escape route. Means of escape route being fit for purpose. Procedures to be followed to reduce or eliminate a fire from occurring. Ensure Instructions are given to employees.
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: 1) Consideration was not given in the use of materials around the outside of flat front door that may burn and melt in a fire. 2) Residents and vulnerable persons were not provided with clear instructions regarding replacing flat front door with non fire resisting door and no self closing device.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<p>Article 11 Continued</p>	<p>3) Residents, vulnerable persons and visitors were not provided with clear instructions regarding evacuation procedure from their flat and building.</p> <p>4) Procedure to be followed to ensure compartmentation in the building is adequate was not provided.</p> <p>5) Residents have not been provided with adequate information regarding vulnerable residents in the building.</p> <p>6) Consideration not given to vulnerable persons at risk from fire hazards in the common area experiencing physical and mental disability.</p> <p>7) Consideration have not given to reviewing the procedure to ensure a stay put policy can be maintained.</p> <p>8) The fire risk assessment should take into consideration adequate protection to the means of escape route this includes all flat front doors is FD30 self closing fire door to BS 476 pt22 and compartmentation. Reviewing the fire risk assessment to ensure it meets the requirement within the Purpose Built Block of Flats Guidance 57.2 states; Adequate protection need to be provided to the communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways.</p> <p>9) Review monitoring processes in place; to ensure escape route is not likely to be compromised in the early stages of a fire due to flat front door not provided with self closing device.</p>	
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<p>Article 14</p>	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that: In the event of danger vulnerable persons would not evacuate the premises as quickly and as safely as possible due to draft seal used around the external part of flat front door which burn and melt in a fire. Emergency route not provided with emergency lighting of adequate intensity in the case of failure of normal lighting. Adequate protection must be provided to the communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways could not be demonstrated.</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: Providing adequate protection to the communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways. Provide emergency lighting of adequate intensity in the case of failure of their normal lighting to the common area.</p>
<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are 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 audit it was found that the responsible person responsible for the management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The flat front door(s) are not provided with self closing device.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>

Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that: Evidence of instructions provided for staff with responsibility of managing/maintaining fire safety in the building was not provided.	Provide your staff with adequate safety training. In particular: The preventative and protective measures for the building and general fire safety awareness.
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> <ol style="list-style-type: none"> 1) No clear emergency evacuation procedure for visitors within the building. 2) Consideration was not given to the effects of draft proof seals around the outside of flat front doors and how it reacts in the event of a fire. 3) The wording on fire safety advice given to residents and vulnerable persons was not made clear. It was noted that if fire occurs in flat get everyone out. Information to residents and vulnerable persons should be provided with clear instructions regarding replacing flat front door with a non fire resisting door with no self closing device was not made clear. 4) A stay put policy should be reviewed taking into consideration adequate protection to the means of escape route this includes all flat front doors is FD30 self closing to BS476 pt22 and compartmentation. 5) The action plan was not updated to show flat front doors not fire door set including no self closing device or fire resisting glass above door. Purpose Built Block of Flats 57.2; states adequate protection need to be provided to the 	The fire risk assessment should be reviewed, with specific consideration given to: The failures mentioned in this notice.

<p>Article 9 Continued</p>	<p>communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways.</p> <p>6) Escape route is likely to be compromised in the early stages of a fire due to flat front door(s) not provided with self closing device. Residents have not been provided with adequate information regarding vulnerable persons in the building.</p> <p>7) Consideration not given to vulnerable persons at risk from hazards in the common area experiencing physical and mental disability.</p> <p>8) The fire risk assessment 5.9 states common and landlord areas suitable and sufficient. The fire risk assessment states Flat 37 & 38 glass panel above door may not be fire resisting.</p> <p>9) Emergency escape route not provided with emergency lighting. The fire risk assessment 5.9 states common and landlord areas suitable and sufficient.</p> <p>10) Consideration have not been given to the common areas may be compromised in the event of a fire. It was not made clear which fire doors in the common and landlord areas have self closing device. Fire risk assessment 5.12 does not make clear which doors open in the direction of travel.</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 East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
Islington Council
222 Upper Street
London
N1 1XR

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

Date 22 July 2020
Our Ref 03/232909/MH

Dear Sir/Madam

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

Premises: Fallowfield, Pooles Park, Islington, London N4 3PA

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 **16 September 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'.

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 Inspecting Officer [REDACTED]

Direct T 020 8555 1200 x [REDACTED] / [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 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: Fallowfield, Pooles Park, Islington, London N4 3PA

FILE NUMBER: 03/232909

This schedule should be read in conjunction with the Commissioner's letter dated **22 July 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	<p>At the time of the audit your preventative and protective measures had not been controlled, monitored or reviewed where required. It was found that:</p> <p>1) The means of escape is partially blocked with, sofas and chairs, wooden storage boxes and wooden flower shelves which is not only high fire loading, but also restricts the means of escape in the event of an emergency.</p> <p>2) Metal structures have been erected from the residents flats to the open balcony. Metal doors are within the metal structure which are locked from inside the structure.</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:</p> <p>1) The means of escape is partially blocked with, sofas and chairs, wooden storage boxes and wooden flower shelves which is not only high fire loading, but also restricts the means of escape in the event of an emergency.</p> <p>2) Metal structures have been erected from the residents flats to the open balcony. Metal doors are within the metal structure which are locked from inside the structure.</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) Removing the items from the means of escape.</p> <p>2) Removing the metal structures that have been erected. Also, ensure that escape routes and exits are kept clear at all times</p>

Article 17	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.</p> <p>During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The fire risk assessor has highlighted that the flat front doors require a fire door survey. Letterboxes are missing and the glazing above the front doors does not appear to be fire rated. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.</p> <p>Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 MINUTES FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE.</p> <p>Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.</p>
Article 8	<p>At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that management controls to ensure that emergency exit routes are available and clear at all material times as described by your risk assessment had not been implemented.</p>	<p>Implement the significant findings of your fire risk assessment. In particular, establish, manage and maintain systems to ensure emergency exit routes are available and clear at all material times.</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.



The Company Secretary
Tenants Management Organisation
Weston Rise Estate Management Association
Weston Rise Estate
187 Pentonville Road
Islington
London N1 9NZ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 14th November 2014
Our Ref 03/204815/ere

Dear Sirs,

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

Premises: Hurst House, 6 Penton Rise, Islington, London WC1X 9ED

A recent inspection of the above premises by a fire authority officer revealed that certain conditions specified in and required by the Regulatory Reform (Fire Safety) Order 2005, were being contravened. The Authority considers that the step(s) detailed in the attached schedule need(s) to be taken in order to comply with the above legislation.

The steps should be completed by **6th February 2015** when a further inspection may be carried out.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

Your attention is drawn to the notes attached.

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification you may contact the person named below. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

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

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 Ext. [REDACTED]

Enc: Form FS03_01b Legislation Extracts

cc.: [REDACTED], London Borough of Islington, 7 Newington Borough Way, Islington, London
N7 7EP

SCHEDULE

PREMISES: Hurst House, 6 Penton Rise, Islington, London WC1X 9ED

File Number: 03/204815/ere

Sheet : 1 of 4

This schedule should be read in conjunction with the Authority's letter dated **14th November 2014**.

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 9(1)	<p>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 had not been reviewed since 12/02/10. On the day of the audit dated 21/08/14, scaffolding had been erected to the externally building allowing for refurbishment to be carried out. The significant findings from the fire risk assessment had not been implemented. Additional hazards and risk had been highlighted on the day of the audit such as fire doors snagging on the floor effectively wedging it open. Upon release these doors would not effectively self close. The fire door between the front lobby and corridor was being held open with a cabin hook. There was storage in the common corridor to residents flats. Service pipes passing through the wall within the rubbish chute area was not adequately fire stopped. Water damage in the basement to the cable trays / trunking, electrical junction / switch boxes and fire alarm connections 240V AC box to the ceiling causing erosion. No evidence of an emergency plan being carried out.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to changes to the building including, carrying out internal or external refurbishment, any additional risk introduced. Demonstrate within the fire risk assessment action plan how the proposed actions will be addressed and who has the responsibility for completing the action. Provide sufficient information within the fire risk assessment in the observation and action required column for each risk / hazard. Include an emergency plan.</p>

Article 10	At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that the fire risk assessment had not been reviewed following refurbishment works to the external of the building where scaffolding was erected. Doors to common corridors / lobby area were not effectively self closing. Inadequate fire separation to the lift lobby area and service pipes passing through the wall was not fire stopped.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular review the fire risk assessment taking into account any additional risks introduced to the building.
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 no evidence or understanding of the evacuation procedure. No evidence demonstrated of understanding the fire safety policy. No evidence provided of information given to tenants regarding storing in the common parts. No evidence of service level agreement provided. No evidence of how housekeeping is managed.	Arrangements identified as above as not suitably addressed must be effectively planned, organised, controlled, monitored or review. Consideration should be given to providing an emergency plan. Procedures for reporting repairs, providing the service level agreement between landlord and tenant. Procedures for managing housekeeping.
Article 17(1)	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 there were inadequate maintenance of the fire alarm, emergency lighting, suppression system (sprinkler) & fire doors not being maintained on a periodic basis.	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by arranging maintenance to ensure the suppression system (sprinkler), fire doors, are in an efficient state, are effective working order and in good repair. An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organization, control, monitoring and review in accordance with Article 11 of the Order.

Article 38(1)	At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that suppression system (sprinkler) and fireman switch have not been subject to a suitable maintenance or kept in working order and in good repair.	Arrange initial and on-going maintenance to ensure fire-fighting measures are kept in an efficient state, working order and good repair. This can be achieved by arranging maintenance by a competent person to ensure the suppression system (sprinkler) and fireman switch are in an efficient state, in effective working order and in good repair. An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organisation, control, monitoring and review in accordance with Article 11 of the Order.
Article 22	At the time of the audit you had not cooperated and coordinated with other responsible persons. It was found that the fire safety arrangements in place have not been co-ordinated with those of other responsible persons in the premises.	You must take all reasonable steps to cooperate and coordinate with other responsible persons. In particular taking all reasonable steps to co-ordinate the measures taken, or to be taken for fire safety in the premises with those of other responsible persons.
Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that inadequate suitable and sufficient instruction and training on the appropriate precautions and actions to be taken by the employee in order to safeguard himself and other relevant persons on the premises. Also not taking into account appropriate risk identified by the fire risk assessment.	Provide your staff with adequate safety training. In particular about precautions and actions to be taken by staff to safeguard themselves and others in case of fire. Arrange for training to be repeated with sufficient frequency to reasonably ensure all staff have current knowledge of precautions and action to be taken.

Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that fire doors to the rubbish chute on all floors and the fire door to lift lobby on the ground floor where not effectively self closing. The cabling panels within the lift lobby areas on all floors are in disrepair. Service pipe passing through the wall in the refuge chute area is not adequately fire stopped. Storage in the common corridor which leads to flat entranced door. The stairs from the car park basement is in disrepair which could result in a trip hazard. Huge holes to the wall within the basement staircase.</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. Fire doors must close effectively to resist the passage of smoke and heat. Ensure that fire doors are effectively self closing and are kept closed. Fire stop any service pipe that passes through a wall. Provide suitable and sufficient protection from fire to the basement single stairway by enclosing the staircase with 30 minute fire resisting material. All routes to emergency exits must be kept clear at all times. Remove all items blocking or obstructing emergency exit routes and in accordance with Article 11, make suitable management arrangements to ensure the route(s) is/are kept clear of obstructions.</p>
Article 15(1)	<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 evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by the responsible person establishing and where necessary, give effect to appropriate procedures to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.</p>

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority 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.



Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/223959 /SH

Dear Sir/Madam

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

Premises: Flats 17-39 Halton Mansions, 52 Halton Road, London N1 2AA

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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 Authority'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'.

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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
E FSR-AdminSupport@london-fire.gov.uk

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

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway
House, 257-258 Upper Street, London N1 1RU

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 Authority may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the fire authority, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
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 Authority.
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

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

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

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

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

SCHEDULE

PREMISES: Flats 17-39 Halton Mansions, 52 Halton Road, London N1 2AA

File Number: 03/223959

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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 emergency plan of actions to be taken in the event of a fire differs between FRA (stay-put strategy) and fire action notice within blocks (full evacuation).2) Significant findings of 2016 fire risk assessment have not yet been fully addressed.3) No obvious management of escape routes to ensure they are maintained as 'sterile' areas.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p> <ol style="list-style-type: none">1) The emergency plan needs clarification as to correct actions to be taken in event of a fire and tenants informed accordingly.2) Significant findings of fire risk assessment should be acted upon and recorded when complete.3) A management system to ensure escape routes are maintained free of storage, on an ongoing basis, should be put in place.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that no emergency lighting was provided within common parts, and storage was located on means of escape.</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 providing emergency lighting throughout the common parts, ensuring storage is removed from the common parts.</p>

Article 17(1)	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Not all flat front doors opening onto the escape stair are FD30s self-closing fire doors.</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. This should include ensuring that all flat front doors are fully self-closing FD30s fire doors.</p>
Article 17(1)	<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 not all escape lighting units were apparently operational.</p>	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring escape route lighting is subject to regular ongoing maintenance.</p>

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/223960 /SH

Dear Sir/Madam

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

Premises: Flats 57-72 Halton Mansions, 52 Halton Road, London N1 2BX

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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 Authority'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'.

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Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
E FSR-AdminSupport@london-fire.gov.uk

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

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway
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Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

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

SCHEDULE

PREMISES: Flats 57-72 Halton Mansions, 52 Halton Road, London N1 2BX

File Number: 03/223960

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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 emergency plan of actions to be taken in the event of a fire differs between FRA (stay-put strategy) and fire action notice within blocks (full evacuation).2) Significant findings of 2016 fire risk assessment have not yet been fully addressed.3) No obvious management of escape routes to ensure they are maintained as 'sterile' areas.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p> <ol style="list-style-type: none">1) The emergency plan needs clarification as to correct actions to be taken in event of a fire and tenants informed accordingly.2) Significant findings of fire risk assessment should be acted upon and recorded when complete.3) A management system to ensure escape routes are maintained free of storage, on an ongoing basis, should be put in place.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that no emergency lighting was provided within common parts, and storage was located on means of escape.</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 providing emergency lighting throughout the common parts, ensuring storage is removed from the common parts.</p>

Article 17(1)	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Not all flat front doors opening onto the escape stair are FD30s self-closing fire doors.</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. This should include ensuring that all flat front doors are fully self-closing FD30s fire doors.</p>
Article 17(1)	<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 not all escape lighting units were apparently operational.</p>	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring escape route lighting is subject to regular ongoing maintenance.</p>

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/223961/SH

Dear Sir/Madam

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

Premises: Flats 97-112 Halton Mansions, 52 Halton Road, London N1 2BX

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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 Authority'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'.

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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
E FSR-AdminSupport@london-fire.gov.uk

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

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway
House, 257-258 Upper Street, London N1 1RU

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 Authority may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the fire authority, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
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 Authority.
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.

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

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

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

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

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

SCHEDULE

PREMISES: Flats 97-112 Halton Mansions, 52 Halton Road, London N1 2BX

File Number: 03/223961

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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 emergency plan of actions to be taken in the event of a fire differs between FRA (stay-put strategy) and fire action notice within blocks (full evacuation).2) Significant findings of 2016 fire risk assessment have not yet been fully addressed.3) No obvious management of escape routes to ensure they are maintained as 'sterile' areas.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p> <ol style="list-style-type: none">1) The emergency plan needs clarification as to correct actions to be taken in event of a fire and tenants informed accordingly.2) Significant findings of fire risk assessment should be acted upon and recorded when complete.3) A management system to ensure escape routes are maintained free of storage, on an ongoing basis, should be put in place.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that no emergency lighting was provided within common parts, and storage was located on means of escape.</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 providing emergency lighting throughout the common parts, ensuring storage is removed from the common parts.</p>

Article 17(1)	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Not all flat front doors opening onto the escape stair are FD30s self-closing fire doors.</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. This should include ensuring that all flat front doors are fully self-closing FD30s fire doors.</p>
Article 17(1)	<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 not all escape lighting units were apparently operational.</p>	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring escape route lighting is subject to regular ongoing maintenance.</p>

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/223963/SH

Dear Sir/Madam

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

Premises: Flats 113-126 Halton Mansions, 52 Halton Road, London N1 2HF

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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 Authority'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'.

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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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

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Directorate of Operations

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Direct T 0208 555 1200 ext [REDACTED]
E FSR-AdminSupport@london-fire.gov.uk

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

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway
House, 257-258 Upper Street, London N1 1RU

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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 Fire Authority within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Flats 113-126 Halton Mansions, 52 Halton Road, London N1 2HF

File Number: 03/223963

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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:

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Article 17(1)	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Not all flat front doors opening onto the escape stair are FD30s self-closing fire doors.</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. This should include ensuring that all flat front doors are fully self-closing FD30s fire doors.</p>
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

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Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/223964/SH

Dear Sir/Madam

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

Premises: Flats 127-147 Halton Mansions, 52 Halton Road, London N1 2HE

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
E FSR-AdminSupport@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts
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Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway
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SCHEDULE

PREMISES: Flats 127-147 Halton Mansions, 52 Halton Road, London N1 2HE

File Number: 03/223964

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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:

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London Fire and Emergency Planning
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Date 7 August 2017
Our Ref 03/223983/SH

Dear Sir/Madam

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

Premises: Flats 148-161 Halton Mansions, 52 Halton Road, London N1 2HD

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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- 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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
E FSR-AdminSupport@london-fire.gov.uk

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

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway House, 257-258 Upper Street, London N1 1RU

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 Authority may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the fire authority, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
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 Authority.
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.

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Your rights when Fire Safety Inspecting Officers take action.

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

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

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

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

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

SCHEDULE

PREMISES: Flats 148-161 Halton Mansions, 52 Halton Road, London N1 2HD

File Number: 03/223983

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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 emergency plan of actions to be taken in the event of a fire differs between FRA (stay-put strategy) and fire action notice within blocks (full evacuation).2) Significant findings of 2016 fire risk assessment have not yet been fully addressed.3) No obvious management of escape routes to ensure they are maintained as 'sterile' areas.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p> <ol style="list-style-type: none">1) The emergency plan needs clarification as to correct actions to be taken in event of a fire and tenants informed accordingly.2) Significant findings of fire risk assessment should be acted upon and recorded when complete.3) A management system to ensure escape routes are maintained free of storage, on an ongoing basis, should be put in place.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that no emergency lighting was provided within common parts, and storage was located on means of escape.</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 providing emergency lighting throughout the common parts, ensuring storage is removed from the common parts.</p>

Article 17(1)	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Not all flat front doors opening onto the escape stair are FD30s self-closing fire doors.</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. This should include ensuring that all flat front doors are fully self-closing FD30s fire doors.</p>
Article 17(1)	<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 not all escape lighting units were apparently operational.</p>	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring escape route lighting is subject to regular ongoing maintenance.</p>

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/223984/SH

Dear Sir/Madam

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

Premises: Flats 41-55 Halton Mansions, 52 Halton Road, London N1 2AA

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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 Authority'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'.

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;
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- 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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

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Directorate of Operations

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Direct T 0208 555 1200 ext [REDACTED]
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Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway
House, 257-258 Upper Street, London N1 1RU

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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 Fire Authority within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Flats 41-55 Halton Mansions, 52 Halton Road, London N1 2AA

File Number: 03/223984

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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:

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Article 17(1)	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Not all flat front doors opening onto the escape stair are FD30s self-closing fire doors.</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. This should include ensuring that all flat front doors are fully self-closing FD30s fire doors.</p>
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The Authority 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.

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Chief Executive
London Borough of Islington
Property Services
HASS Northway House
257-258 Upper Street
London
N1 1RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 August 2017
Our Ref 03/223985/SH

Dear Sir/Madam

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

Premises: Flats 73-96 Halton Mansions, 52 Halton Road, London N1 2BX

The Authority'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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2017**.

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 Authority'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'.

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for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
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Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc [REDACTED], Construction and Fire Safety Manager, Property Services, HASS Northway House, 257-258 Upper Street, London N1 1RU

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SCHEDULE

PREMISES: Flats 73-96 Halton Mansions, 52 Halton Road, London N1 2BX

File Number: 03/223985

This schedule should be read in conjunction with the Authority's letter dated **7 August 2017**.

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

The Authority 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.

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LONDON FIRE BRIGADE

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

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Islington
222 Upper St
London
N1 1XR

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

Date 12 April 2021
Our Ref 03/226915/LB

Dear Sir/Madam

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

Premises: Wyclif Court, St John Street, Islington, London EC1V 0EL

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 **27 September 2021**.

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'.

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- 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,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Fire Safety Advisor [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

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

CC: [REDACTED]@islington.gov.uk

[REDACTED], Islington Council, 222 Upper Street, London N1 1XR

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: Wyclif Court, St John Street, Islington, London EC1V 0EL

FILE NUMBER: 03/226915

This schedule should be read in conjunction with the Commissioner's letter dated **12 April 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.</p> <p>It was found that:</p> <p>1) The maintenance of the fire doors had not been planned, organised and reviewed.</p> <p>2) A bicycle, a scooter, wooden shelving unit and plants on the means of escape wooden shelving unit and plants had not been properly controlled and monitored.</p> <p>3) The bin chambers had not been effectively controlled or monitored.</p> <p>4) Breaches in compartmentation on the 11th floor in the dry riser cupboard and means of escape has not been effectively controlled or 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.</p> <p>It was found that:</p> <p>1) Fire doors of stair ways to landing on floors 13, 12, 11, 10, 9, 8, 7, 5 and 4 did not fully close in to the frames. In the event of a fire this will compromise the escape routes.</p>	<p>Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times.</p> <p>This can be achieved by:</p> <p>1&2) Ensure fire doors fit fully in to their frames.</p>

<p>Article 14 continued.</p>	<p>2) The fire door on the ground floor lobby to stairwell had an excessive gap located at the top of the doorway when closed, which will allow smoke to spread onto the escape stair ways.</p> <p>3) It was found that there was bicycle and a scooter outside flat 53, buggy outside flat 8, and wooden shelving unit and plants flats 2 and 1 which will effect safe evacuation in the event of a fire.</p>	<p>3) Ensure means of escape are kept clear and sterile at all times.</p>
<p>Article 17</p>	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises.</p> <p>It was found that:</p> <p>1) Fire doors on floors 13, 12, 11, 10, 9, 8, 7, 5 and 4 are not being fully maintained as they did not fully close into their frames.</p> <p>2) Wires were observed going in to means of escape on 11th floor were not fire stopped.</p>	<p>Arrange initial and on going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p> <p>This can be achieved by:</p> <p>1) Ensure a suitable maintenance regime is being carried out regarding fire doors.</p> <p>2) Ensure any breeches in compartmentation are fire stopped throughout the building.</p>
<p>Article 8</p>	<p>At the time of the audit:</p> <p>1) The significant findings in the risk assessment for both refuse chambers were not actioned as they were found to not be secured, they were not locked.</p> <p>2) At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that the significant findings in the risk assessment have not been carried out within the stated time frame.</p> <p>3) The significant findings in the risk assessment in relation to combustibile items on the means of escape have not been carried out in the stated time frame.</p>	<p>Implement the significant findings of your fire risk assessment, in particular:</p> <p>1) Ensure refuse chambers are kept locked and secure in line with the fire risk assessment.</p> <p>2&3) Implementing action plans within the stated time frame.</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.

██████████
London Borough of Islington
Municipal Office
222 Upper Street
Islington
London
N1 1XR

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

Date 16th August 2018
Our Ref 03/230663/HE

Dear Sir/Madam

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

Premises: Flats 29-40, Aberdeen Park, Islington, London N5 2AN

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 **8th November 2018**.

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 Inspecting Officer [REDACTED]
Direct T 02085001200 Ext. [REDACTED]

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

Cc. [REDACTED], London Borough of Islington, Municipal Office, 222 Upper Street, Islington,
London, N1 1XR

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

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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.

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- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
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SCHEDULE

PREMISES: Flats 29-40, Aberdeen Park, Islington, London N5 2AN

FILE NUMBER: 03/230663

This schedule should be read in conjunction with the Commissioner's letter dated **16th August 2018**.

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 10	At the time of the audit the risk reduction and prevention principles of the order had not been applied in the correct sequence. It was found that: Avoiding risk, evaluating risks which cannot be avoided, combating the risks at source, adapting to technical progress. Replacing the dangerous by the non-dangerous or less dangerous, developing coherent overall prevention policy. Giving collective protective measures priority over individual protective measures and giving appropriate instructions to employees.	Apply the principles of prevention contained in schedule 1 part 3 of the order in the priority set out in that schedule. In particular: Smoke and fire affecting the means of escape route. Means of escape route being fit for purpose. Procedures to be followed to reduce or eliminate a fire from occurring. Ensure Instructions are given to employees.
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: 1) Consideration was not given in the use of materials around the outside of flat front door that may burn and melt in a fire. 2) Residents and vulnerable persons were not provided with clear instructions regarding replacing flat front door with non fire resisting door and no self closing device. 3) Residents, vulnerable persons and visitors were not provided with clear instructions regarding evacuation procedure from their flat and building.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<p>Article 11 Continued</p>	<p>4) Procedure to be followed to ensure compartmentation in the building is adequate was not provided.</p> <p>5) Residents have not been provided with adequate information regarding vulnerable residents in the building.</p> <p>6) Consideration not given to vulnerable persons at risk from fire hazards in the common area experiencing physical and mental disability.</p> <p>7) Consideration have not given to reviewing the procedure to ensure a stay put policy can be maintained.</p> <p>8) The fire risk assessment should take into consideration adequate protection to the means of escape route this includes all flat front doors is FD30 self closing fire door to BS 476 pt22 and compartmentation. Reviewing the fire risk assessment to ensure it meets the requirement within the Purpose Built Block of Flats Guidance 57.2 states; Adequate protection need to be provided to the communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways.</p> <p>9) Review monitoring processes in place; to ensure escape route is not likely to be compromised in the early stages of a fire due to flat front door not provided with self closing device.</p>	
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Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that: In the event of danger vulnerable persons would not evacuate the premises as quickly and as safely as possible due to draft seal used around the external part of flat front door which burn and melt in a fire. Emergency route not provided with emergency lighting of adequate intensity in the case of failure of normal lighting. Adequate protection must be provided to the communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways could not be demonstrated.</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: Providing adequate protection to the communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways. Provide emergency lighting of adequate intensity in the case of failure of their normal lighting to the common area.</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 audit it was found that the responsible person responsible for the management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The flat front door(s) are not provided with self closing device.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>

Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that: Evidence of instructions provided for staff with responsibility of managing/maintaining fire safety in the building was not provided.	Provide your staff with adequate safety training. In particular: The preventative and protective measures for the building and general fire safety awareness.
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> <ol style="list-style-type: none"> 1) No clear emergency evacuation procedure for visitors within the building. 2) Consideration was not given to the effects of draft proof seals around the outside of flat front doors and how it reacts in the event of a fire. 3) The wording on fire safety advice given to residents and vulnerable persons was not made clear. It was noted that if fire occurs in flat get everyone out. Information to residents and vulnerable persons should be provided with clear instructions regarding replacing flat front door with a non fire resisting door with no self closing device was not made clear. 4) A stay put policy should be reviewed taking into consideration adequate protection to the means of escape route this includes all flat front doors is FD30 self closing to BS476 pt22 and compartmentation. 5) The action plan was not updated to show flat front doors not fire door set including no self closing device or fire resisting glass above door. Purpose Built Block of Flats 57.2; states adequate protection need to be provided to the communal escape routes so that smoke and heat from fire in a flat or ancillary room will not prejudice use of the corridors, lobbies, external balconies or stairways. 	The fire risk assessment should be reviewed, with specific consideration given to: The failures mentioned in this notice.

<p>Article 9 Continued</p>	<p>6) Escape route is likely to be compromised in the early stages of a fire due to flat front door(s) not provided with self closing device. Residents have not been provided with adequate information regarding vulnerable persons in the building.</p> <p>7) Consideration not given to vulnerable persons at risk from hazards in the common area experiencing physical and mental disability.</p> <p>8) The fire risk assessment 5.9 states common and landlord areas suitable and sufficient. The fire risk assessment states Flat 37 & 38 glass panel above door may not be fire resisting.</p> <p>9) Emergency escape route not provided with emergency lighting. The fire risk assessment 5.9 states common and landlord areas suitable and sufficient.</p> <p>10) Consideration have not been given to the common areas may be compromised in the event of a fire. It was not made clear which fire doors in the common and landlord areas have self closing device. Fire risk assessment 5.12 does not make clear which doors open in the direction of travel.</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.

The Chief Executive
London Borough of Islington
Town Hall
Upper Street
N1 2UD

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

Date 15 August 2022
Our Ref 03/256406/EB

Dear Sir/Madam

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

Premises: Buckland House, Offord Road, Islington, London N1 1NX

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) here after the Fire Safety Order (as amended)) 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 the Fire Safety Order (as amended).

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 **5 December 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); 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 (as amended) 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 (as amended).

Yours faithfully,

PP

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer

Direct T 020 8555 1200 ext

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

Cc: @islington.gov.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

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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.

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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: Buckland House, Offord Road, Islington, London N1 1NX

FILE NUMBER: 03/256406

This schedule should be read in conjunction with the Commissioner's letter dated **15 August 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 simulations evacuation procedure was not supported by a suitable detection and warning system in the communal area, and therefore had not been planned or monitored.</p> <p>2)The fire protection of the single escape route, provided by flat front doors had not been reviewed.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 13	<p>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 there were no detectors or means of giving warning in the communal area to alert relevant persons to support the evacuation strategy.</p>	<p>Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by providing Grade A LD2 (BS 5839) alarm system to alert all relevant persons in the premises to an emergency.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1)Combustible items were being stored on the escape route.</p> <p>2)There was no emergency lighting in the common areas.</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)Ensuring escape routes are kept clear at all times so relevant persons can escape quickly and safely in event of a fire.</p> <p>2)Install emergency lighting in the escape route(s) accordance with BS 5266.</p>

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 the lack of a detection and warning system to facilitate the simultaneous evacuation strategy.	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 all relevant persons that access the premises.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in the protection to the access route. The PROTECTED ROUTE has been compromised by fitting flats 2, 4, 5, 7, 8 with doors or transom windows that do not provide 30 minutes fire protection to the access route.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 8	<p>At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:</p> <p>1)Waste/storage/combustibles from common/landlord areas had not been removed.</p> <p>2)Inspection of front entrance doors to ensure it provides 30 minutes FIRE RESISTANCE had not been implemented.</p> <p>3)The glazing above (Flat 8) front door does not appear to offer 30 minutes FIRE RESISTANCE.</p> <p>4)The Installation of an automatic fire detection system in the communal parts of the building interlinked with heat detection within flats had not been implemented.</p>	Implement the significant findings of your fire risk assessment.
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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.