



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: 7112.1

Date of response: 31 January 2023

Request:

For London Borough of Hackney 'LBH' please provide:

- 1. A copy of every NOD and Enforcement Notice issued to LBH; 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 Hackney (directly or on copy).

Please note that some 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](#).



The Company Secretary
Win's Entertainment Enterprises Limited Liability Partnership
64-66 Brooksby's Walk
Homerton
London
E9 6DA
F. A.O. Mr Winston Laws

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 5 January 2010
04/000127/GC/PC

Dear Sir

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Snooker Club, First Floor, 64-66 Brooksby's Walk, Homerton, London, E9 6DA

I refer to the Authority's enforcement notice dated 17th November 2009 in respect of the above mentioned premises.

An inspection took place on **5th January 2010** and the following steps within the Notice were found to have been completed to a satisfactory standard:

Article 15 (1) a - Emergency plan and Fire policy.

The following items were still outstanding:

Article 9 - Fire Risk Assessment to be carried out.

Article 14 – Emergency exit routes - Simple fastening for the side exit gate.

Article 21 - Staff Training records.

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary

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

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
[REDACTED]london-fire.gov.uk

Reply to [REDACTED]
Direct T 0208 555 1200 x [REDACTED]
Direct F 0208 536 5963



The Company Secretary
Win's Entertainment Enterprises Limited Liability Partnership
64-66 Brooksby's Walk
Homerton
London
E9 6DA

London Fire Brigade is run by the London
Fire and Emergency Planning Authority

Date **17 NOV 2009**
Our Ref 04/000127/GC/PM

ENFORCEMENT NOTICE

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

TO :

Name: **Win's Entertainment Enterprises Limited Liability Partnership**

Address: **64-66 Brooksby's Walk, Homerton, London, E9 6DA**

Concerning Premises **Win's Entertainment Enterprises Limited Liability Partnership**
at:

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

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

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the Schedule to this notice must be taken to remedy the specified failures 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 **15th December 2009** (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 the person named below. .

Signed:

[Redacted Signature] PP [Redacted Initials]

Dated:

17 NOV 2009

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

Reply to [Redacted]
Direct T 020 8555 1200 ext [Redacted]
Direct F 020 8536 5963

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 **04/000127** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on

17 NOV 2009

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)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk.
FSO Article 14 (1)(f)	During audit of premises, the emergency exit gate in the side alley was found to be locked. As a result, relevant persons would not be able to easily and immediately open them in an emergency.	All emergency exit doors that may be used by relevant persons must be kept unlocked at all times. Fastenings provided for security purposes must be operable without using a key. Existing fastenings on the final exit gate should be replaced with pressure release devices such as panic bars, push pads.
FSO Article 15 (1) a	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.

<p>FSO Article 21</p>	<p>Evidence is not available of safety training being provided to enable the employees to safeguard themselves and other persons on and in the immediate vicinity of the premises.</p>	<p>Safety training for employees must be provided to staff</p> <ul style="list-style-type: none"> (a) at the time when they are first employed; and (b) on their being exposed to new or increased risks because of— <ul style="list-style-type: none"> (i) their being transferred or given a change of responsibilities within the undertaking; (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the undertaking; (iii) the introduction of new technology into the undertaking; or (iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the undertaking.
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[REDACTED]
Manager
Chats Palace Arts Centre
42-44 Brooksbys Walk
Hackney
London
E9 6DF

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 2 June 2015
Our Ref 04/000480/PO

Dear [REDACTED],

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

Premises: Chats Palace, 42-44 Brooksbys Walk, Hackney, London E9 6DF

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 **28 July 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 sincerely,

for Assistant Commissioner (Fire Safety Regulation)

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

Enc: Form FS03_01b Legislation Extracts

cc.:

Hackney Council, Hackney Service Centre, 1 Hillman Street, London E8 1DY
Licensing and Trading Standards, Hackney Council, Hackney Service Centre, 1 Hillman Street, E8 1DY

Reply to [REDACTED]

Direct T 0208 555 1200 [REDACTED]

SCHEDULE

PREMISES: Chats Palace, 42-44 Brooksbys Walk, Hackney, London E9 6DF

File Number: 04/000480/PO

Sheet : 1 of 2

This schedule should be read in conjunction with the Authority's letter dated **2 June 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)	Failure to review fire risk assessment.	Implement regular program to review fire risk assessment.
Article 11	Failure in the effective planning of preventive and protective measures.	Implement effective planning of preventive and protective measures.
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. Trip hazards exist throughout the premises.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. Repair/eliminate trip hazards throughout the premises.
Article 21	Failure to ensure employees receive adequate safety training. Fire drills not carried out and/or recorded.	Implement/review training programme to ensure employees receive adequate safety training. Carry out regular fire drills and record findings.
Article 14	Failure to ensure that emergency routes and exits are adequately lit.	Ensure that adequate lighting is provided to illuminate emergency routes and exits.
Article 14	Failure to ensure that, in the event of danger, persons are able to evacuate the premises as quickly and as safely as possible. Fire doors not self-closing. Fire doors not provided with seals and strips and badly fitting in frames.	Ensure persons are able to evacuate the premises as quickly and as safely as possible. Fit fire doors with strips and seals. Fire doors should fit within acceptable tolerances in the frames.
Article 8	A fire risk assessment was carried out in January 2014. It appears that very little or none of the recommendations have been carried out.	Formulate an action plan and carry out the significant findings from the fire risk assessment.
Article 13(1)	Failure to provide a suitable method of giving warning in case of fire.	Provide a suitable method of giving warning in case of fire.

Article 15(1)	Failure to establish an appropriate emergency plan. Lone worker office identified.	Prepare/update emergency plan. Lone worker arrangements should be implemented.
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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.



The Company Secretary
Chats Palace Limited
Chats Palace
42-44 Brooksby's Walk
London
E9 6DF

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 14 September 2017
Our Ref 04/000480/SH

Dear Sir/Madam

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

Premises: Chats Palace, 42-44 Brooksby's Walk, London E9 6DF

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 **9 November 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], Chats Palace, 42-44 Brooksby's Walk, London E9 6DF

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

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.

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: Chats Palace, 42-44 Brooksby's Walk, London E9 6DF

File Number: 04/000480

This schedule should be read in conjunction with the Authority's letter dated **14 September 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 9	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that deficiencies identified had not been recorded in the fire risk assessment.	The fire risk assessment should be 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 deficiencies identified and recorded on a notification of deficiencies letter sent in June of 2015 have not been monitored and reviewed.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The fire doors provided to the main bar leading to a means of escape to the front of the premises are defective. 2) The fire doors provided to the main hall that lead into a means of escape are defective. 3) The final exit door from the 1st floor to the external stair is defective.	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: 1) Repairing/replacing defective fire doors. 2) Repairing/replacing defective fire doors. 3) Repairing/replacing defective fire doors.

Article 14 continued	<p>4) The final exit gate from the yard to the street is defective.</p> <p>5) Additional fire exit signage should be provided to the rear yard.</p> <p>6) The rear external metal escape stair has not been subject to a structural survey.</p>	<p>4) Repairing/replacing defective fire doors.</p> <p>5) Providing additional fire exit signage to the rear yard.</p> <p>6) Carrying out a structural survey of the external metal escape stair.</p>
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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.

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.

The Company Secretary
Strettons Limited
29-30 Fitzroy Square
London
W1T 6LQ

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

Date 18th July 2018
Our Ref 04/000732/GM

Dear Sir/Madam

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

Premises: 186 Homerton High Street, Hackney, London E9 6AG

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 **5th December 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 0208 555 1200 ext [REDACTED]

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

Cc: [REDACTED], Strettons Ltd, 29-30 Fitzroy Square, London W1T 6LQ

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

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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.

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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.

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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 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: 186 Homerton High Street, Hackney, London E9 6AG

File Number: 04/000732

This schedule should be read in conjunction with the Commissioner's letter dated **18th July 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: 1) Rooms in the rear basement area contain electrical intake/ meters which may or may not be redundant and which are not locked shut.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular: 1) The power supply to these rooms should be accessed and suitable risk reduction measures taken.
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) The delineation of fire safety management responsibilities between the landlord (London Borough of Hackney) and the managing agent (Strettons Ltd) has not been or does not appear to be planned or organised. 2) Receipt and review of the occupiers' fire risk assessments has not been controlled. 3) The repetition of false alarms has not been monitored or controlled. 4)The use of wedges holding open fire doors has not been controlled.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, or reviewed.

<p>Article 11 (continued)</p>	<p>5) The fire safety training of occupiers in relation to the fire alarm has not been monitored or reviewed;</p> <p>6)The emergency plan has not been planned or organised;</p> <p>7)The majority of the significant findings in the health and safety/fire risk assessment dated June 2017 have not been planned, organised, controlled, monitored or reviewed;</p> <p>8)Keeping the means of escape clear from combustibles and trip hazards has not been controlled. Please display signage to any electrical or gas cut off rooms and display floor plans by both entrances indicating these rooms, plus the pant room, for fire crews in the event of fire.</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)Fire doors are wedged open on the means of escape.</p> <p>2)Fire doors with 'fire doors, keep locked' signage are not kept locked in the basement area.</p> <p>3)There is no emergency escape lighting in the rear basement area.</p> <p>4)There is an air block in an interior wall on the means of escape from the rear basement area.</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) Insuring occupiers do not wedge fire doors open on the means of escape, or fitting said doors with door holders compliant with BS 5839:Part 3 and BS 7273:Part 4.</p> <p>2)Ensuring fire doors with 'fire doors, keep locked' signage are kept locked in the basement area, and throughout the building.</p> <p>3) Supplying emergency escape lighting in the rear basement area.</p> <p>4)Removing and infilling the air block in the interior wall on the means of escape from the rear basement area with suitable FIRE RESISTANT material.</p>

<p>Article 14 (continued)</p>	<p>5)The final exit door from the rear basement to the street is not a suitable final exit door because it does not open easily (other non-compliant doors are noted in the health and safety/fire risk assessment.</p> <p>6)The final exit door from the rear basement to the street is not a suitable final exit door because it does not open easily (other non-compliant doors are noted in the health and safety/fire risk assessment dated June 2017).</p> <p>7)Bikes are stored on the means of escape at ground level, to the front and rear of the premises.</p>	<p>5)Supplying escape signage in the rear basement area.</p> <p>6)Ensuring all final exit doors open easily, immediately, and where practicable, in the direction of travel. These doors should be well lit and have appropriate signage.</p> <p>7)Ensuring no items are stored on the means of escape within the building.</p>
<p>Article 15</p>	<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:</p> <p>1) No emergency plan is in place, and in particular what the occupants should do when the alarm activates (the surgery are closest to the fire alarm panel and all unwanted fire signals have been allocated to them which is incorrect). There is also a risk that the fire alarm may be turned off without an investigation into its activation, leaving occupiers vulnerable.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:</p> <p>1) Creating a suitable and sufficient emergency plan, and in particular what resident should do when the alarm activates.</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)The London Borough of Hackney as landlord or Strettons Ltd as the managing agent were unable to confirm testing and maintenance of emergency escape lighting or provide any documentation to support testing and maintenance of fire safety systems.</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:</p> <p>1) Arranging a system to periodically test and maintain the emergency escape lighting within the premises or providing evidence that a system is in place;</p>

<p>Article 17 (continued)</p>	<p>2)The 30-minute FIRE RESISTING construction protecting the corridor in the rear basement has been breached by holes around cabling.</p> <p>3)The 30-minute FIRE RESISTING construction protecting the front corridor on the first floor has been breached by a metal strut entering the first floor occupancy through a panel above the occupancy's fire door (the panel may not be 30 minutes FIRE RESISTANT).</p> <p>4)The ground floor front, left hand side fire door onto the means of escape is catching on the carpet due to dropped hinges.</p>	<p>2) Infilling any breaches in compartmentation in the walls and ceiling on the means of escape with suitable FIRE RESISTING materials.</p> <p>3)Confirming the panel is 30-minute FIRE RESISTING/ replacing with 30 minute FIRE RESISTING material and ensuring suitable fire stopping around metal strut.</p> <p>4)Taking any required remedial action to ensure all fire doors onto the means of escape self-close effectively.</p>
<p>Article 22</p>	<p>At the time of the audit you had not cooperated and coordinated with other responsible persons. It was found that:</p> <p>1) The delineation of management responsibilities between the London Borough of Hackney, the landlord, and Strettons Ltd, the managing agent, is not clear.</p>	<p>You must take all reasonable steps to cooperate and coordinate with other responsible persons. In particular:</p> <p>1) Define what responsibilities Stretton Ltd has in managing the fire safety measures in the building.</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.</p>	<p>Implement the significant findings of your fire risk assessment.</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 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 Company Secretary
Nofax Enterprises Limited
Swiss House
Beckingham Street
Tolleshunt Major
Essex
CM9 8LZ

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

Date 20 November 2020
Our Ref 04/000964/MH

Dear Sir/Madam

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

Premises: 53-55 Hoxton Square, Hackney, London, N1 6PB

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 **12 February 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 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]

Enc: Form FS03_01b Legislation Extracts

Form FS03_06 Definitions of standard terms

Cc via email: Joint Freeholder, [REDACTED] - [REDACTED]@mgnx3d.co.uk

Property Manager, [REDACTED] - [REDACTED]@hscpm.co.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate 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: 53-55 Hoxton Square, Hackney, London, N1 6PB

FILE NUMBER: 04/000964

This schedule should be read in conjunction with the Commissioner's letter dated **20 November 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 planned, organised, controlled, monitored or reviewed where required. It was found that:</p> <ol style="list-style-type: none">1) The residential stairs, court yard and alternative escape route was not monitored.2) The alternative escape route fire door was locked with an external padlock, not planned or reviewed.3) The interlinked alarm system was not organised or monitored.	<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> <ol style="list-style-type: none">1) An external padlock was fitted to the alternative fire exit door, compromising the means of escape.2) The basement, ground level and enclosed side alternative escape route was unsafe to use due to combustible materials being store in these areas.	<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> <ol style="list-style-type: none">1) Ensuring all fire doors are well maintained and fitted with simple fastenings.2) Ensuring all escape routes and service cupboards are kept clear and sterile at all times.
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that the alarm system and was not being suitability maintained.</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 ensuring all fire safety systems are maintained in efficient working order, paying particular attention to the detection and warning system, the fire doors, sprinkler and the dry rising main.</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 the following issues had not been addressed:</p> <ol style="list-style-type: none"> 1) Items stored in the stairwell, loose floor mat. 2) Gaps at the threshold of the plant room doors (basement), gaps around the doors on the 4th floor. 3) No intumescent seals on lobby door, it is assumed that there are no seals on the plant room door. 4) Commercial tenant on the ground/basement floor. 5) Weekly fire alarm test. 6) Dry riser testing regime / sprinkler testing regime. 7) Dry riser inlet situated behind wired glass and not in a conventional cabinet / fire extinguishers in communal area. 8) Firestopping measures need to be improved. 9) Construction works in the rear stairwell needs to be managed throughout the remainder of the construction works. 	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.

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

Date

12 JAN 2009

Our Ref.

04/001055

Your Ref.

Addressee

[REDACTED]
The Fox Reformed Wine Bar
176 Stoke Newington
Church Street
London
N16 0JL

Please reply to

[REDACTED]
Inspecting Officer

Direct Telephone

020 8555 1200 [REDACTED]

Direct Fax

020 8536 5963

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:

[REDACTED]

Address:

176 Stoke Newington, Church Street, London, N16 0JL.

Concerning Premises at:

The Fox Reformed Wine Bar

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

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

The relevant extracts of the legislation are attached.

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

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

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

The steps must be taken by **6th May 2009** (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] address provided at the top of this letter.

Signed:

[REDACTED]

Assistant Commissioner
(The Officer appointed for the purposes of)

PA

Dated:

12th January 2009

Cc: [REDACTED] Hackney Environment, Licensing Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ.

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 **04/001055** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on

10 2 JAN 2006

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)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premise.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk. (See guidance note No.66)
FSO Article 13 (1)	Insufficient or inadequate means of detecting and giving warning in case of fire has been provided for the premise, that also includes a sleeping risk.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. A fire warning system complying with BS 5839 Part 1 L3 would provide adequate warning in the event of a fire throughout the commercial and residential area premises.
FSO Article 14 (2)(b)	In the event of danger persons would be unable to evacuate as quickly and a safely as possible due to inadequate protection to emergency route from fire. This is because the single stairway emergency route from the upper floors is not adequately protected from fire and smoke. This would allow fire to spread quickly and compromise the means of escape.	Provide a suitable and sufficient protection from fire to the single stairway means of escape by enclosing the staircase with 30 minute fire resistant material (including door accessing the stairway from the ground floor) and provide the door onto the staircase with intumescent strips and cold smoke seals. Particular attention should be paid to the separation between the basement and the staircase enclosure.

FSO Article 14 (2) h	Inadequate means for illuminating the emergency escape routes from the basement and ground floor commercial areas.	A system of emergency lighting with adequate intensity must be installed e.g. Self – contained luminaries conforming to the current British Standard or a system complying to the current BS 5266 pt 1 or an equivalent standard.
FSO Article 21	Evidence is not available of safety training being provided to staff and being kept up to date, to enable the employees to safeguard themselves and other persons on and in the immediate vicinity of the premises.	Safety training for employees must be provided to staff (a) at the time when they are first employed; and (b) on their being exposed to new or increased risks because of – (i) their being transferred or given a change of responsibilities within the undertaking; (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the undertaking; (iii) the introduction of new technology into the undertaking; or (iv) the introduction of a new system of work into, or a change respecting a system of work already in use with the undertaking.
FSO Article 21 (2)	Evidence is not available of adequate safety training for staff, including 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;	Provide instruction and training for staff about the 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. Provide staff training during working hours.



[REDACTED]
The Fox Reformed
176 Stoke Newington Church Street
London
N16 0JL

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 17 November 2009
Our Ref 04/001055/BH/PM

Dear [REDACTED]

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: The Fox Reformed, 176 Stoke Newington Church Street, London, N16 0JL

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice, issued by this Authority in respect of the above mentioned premises have been satisfactorily completed. 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 a licence under an enactment in force in respect of the premises, your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
[REDACTED]@london-fire.gov.uk

Reply to [REDACTED]
Direct T 020 8555 1200 ext [REDACTED]
Direct F 020 8536 5963



[REDACTED]
The Fox Reformed
176 Stoke Newington Church Street
London
N16 0JL

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 26 February 2010
Our Ref 04/001055/BH/PM

Dear Sir,

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: The Fox Reformed, 176 Stoke Newington Church Street, London, N16 0JL

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice, issued by this Authority in respect of the above mentioned premises have been satisfactorily completed. 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 a licence under an enactment in force in respect of the premises, your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
[REDACTED]@london-fire.gov.uk

Reply to Bob Hughes
Direct T 020 8555 1200 ext [REDACTED]
Direct F 020 8536 5963

██████████
Licensee
Basak Supermarket
Ground Floor
70-72 Stoke Newington Road
London
N16 7XB

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

Date 24 July 2018
Our Ref 04/001475/PO

Dear ██████████,

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

Premises: Basak Supermarket, Ground Floor, 70-72 Stoke Newington Road, London N16 7XB

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 October 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 sincerely,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 0208 555 1200 [REDACTED]

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

Cc.: [REDACTED], Basak Supermarket, 70-72 Stoke Newington Road, London N16 7XB

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: Basak Supermarket, Ground Floor, 70-72 Stoke Newington Road, London N16 7XB

File Number: 04/001475

This schedule should be read in conjunction with the Commissioner's letter dated **24 July 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 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 failures highlighted within this notice had not been managed.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that there was no fire detection provided with workers working out of an office in the basement that was not adequately protected by fire resisting construction.	Provide an appropriate means of fire detection and giving warning.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the means of escape at rear of premises was becoming obstructed with stock and required further escape signage and emergency lighting.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring that the means of escape at rear of premises does not become obstructed with stock and has sufficient escape signage and emergency lighting.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that fire doors had been removed from the top and bottom of basement stairs.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by replacing fire doors removed from top and bottom of basement stairs.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that part of the basement ceiling was missing.	Provide suitable FIRE RESISTING separation by ensuring that the basement ceiling is at least 30min FIRE RESISTING.

Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment did not address failures found within this notice.	The fire risk assessment should be reviewed, with specific consideration given to ensuring that fire safety deficiencies are identified, recorded and addressed.
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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 Hackney
Hackney Town Hall
Mare Street
London
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 14 August 2017
Our Ref 04/001658/SH

Dear Sir/Madam

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

Premises: Rozel Court, De Beauvoir Estate, Hackney, London N1 5SS

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 **6 November 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], Project Manager, Hackney Homes, Christopher Addison House, 72 Wilton Way,
London E8 1BJ

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

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.

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: Rozel Court, De Beauvoir Estate, Hackney, London N1 5SS

File Number: 04/001658

This schedule should be read in conjunction with the Authority's letter dated **14 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 9(3)	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that no review since 2011	The fire risk assessment should be 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 no evidence was available for testing of systems .No review of the fire risk assessment	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The door and screen to flat 65 appeared to be non fire resistant. 2) Furniture was stored on 2nd floor stir lobby.	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. 1) This can be achieved by verifying door and screen to flat 65. 2) Remove furniture.
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 no evidence was provided for testing of systems. Emergency lighting, dry riser main etc. Drop key for lifts was tested and not working.	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.

Article 8	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 door and screen to flat 65 appears to be non fire resistant.	Implement the significant findings of your fire risk assessment, in particular ensure all front doors and screens are fire rated.
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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.

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 disaplication provisions under Section 20ZA of that Act.

The Chief Executive
London & Quadrant Housing Trust
29-35 West Ham Lane
Stratford
London
E15 4PH

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

Date 10 March 2020
Our Ref 04/002247/FM

Dear Sir/Madam

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

Premises: De Beauvoir Wharf, 16 Hertford Road, Hackney, London N1 5QR

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 **21 April 2020**.

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

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

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

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

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

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T [REDACTED]

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

Cc: [REDACTED], Fire Safety Advisor, London & Quadrant, Cray House, 3 Maidstone Road,
Sidcup, Kent DA14 5HU

Hackney Council Private Sector Housing, 2 Hillman Street, London E8 1FB

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: De Beauvoir Wharf, 16 Hertford Road, Hackney, London N1 5QR

FILE NUMBER: 04/002247

This schedule should be read in conjunction with the Commissioner's letter dated **10 March 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 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) Communal lighting was not fit for purpose; with scrutiny of the emergency lighting discharge test, showing non functioning luminaires along the whole of the escape route.	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. Given the current evacuation status of this block, it is my recommendation to correct this at the earliest opportunity. This can be achieved by: 1) Enlisting competent persons to install sufficient emergency luminaires, in line with B.S. 5266-1: 2016 part 1.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. Following scrutiny of the emergency lighting discharge test, it was found that: 1) Up to 20 accommodation lights with the emergency lighting facility, had failed.	Ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Arranging the replacement of defective light fittings and ensuring testing protocols, recommended in BS 5266, are complied with.

*****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.



██████████
42 Ashford Crescent
Enfield
EN3 7HX

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date **28 March 2012**
Our Ref 04/002350/GC/PC

ENFORCEMENT NOTICE

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

TO :

Name: ██████████

Address: **42 Ashford Crescent, Enfield, EN3 7HX**

Concerning Premises at: **Flats above 209-211 Stoke Newington High Street, London N16 0LH**

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

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

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) to comply with the Order.

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 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 Authority.

The steps must be taken by **7th June 2012** (or such extension if granted by the Authority).

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

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

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

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

Signed:

[REDACTED]

Dated: 28 March 2012

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 2000 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

Reply to [REDACTED]
Direct T 0208 555 1200 Ext [REDACTED]
Direct F 0208 536 5963

Cc- [REDACTED], London Borough of Hackney, Private Sector Housing, Room 8 Stoke Newington Municipal Offices, Stoke Newington Church Street, London N16 0JR

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 **04/002350** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on 28 March 2012

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 of the Regulatory Reform(Fire Safety)Order 2005	Location and detail of matters which are considered to be failures to comply with the Order including reasons why the Authority is of that opinion	Steps considered necessary to remedy the failures
Article 9(6)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk.
Article 11(1)	Suitable arrangements for the effective planning, organisation, control, monitoring and review of the protective measures are not in place. Fire risk assessment has not been carried out to identify the risks at this premises.	Suitable arrangements for the effective planning, organisation, control, monitoring and review. Fire risk assessment to be carried out to identify any risks at the premises or any persons specifically at risk.
Article 13(1)	Insufficient means of detecting and giving warning in case of fire has been provided. Existing arrangements would not provide warning to relevant persons in all the flats and Existing arrangements would not detect a fire in another part of the premises before the fire materially affected the means of escape from the premises.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises The installation of interconnected smoke detectors installed in accordance with the current BS7671 conforming to the principles of a minimum L3 category system as detailed in the current BS5839 Pt 6 or an equivalent system would be appropriate.

Article 14(2)(b)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because fire door(s) from all floors are missing which would allow fire to spread into the escape route and/or the route to fill with smoke before people can use it to escape.	Provide suitable FIRE RESISTING door sets to the current BS 476 Part 22, or an equivalent standard, to the openings in the staircase enclosure. The door sets must be installed by a competent person who has sufficient training and experience or knowledge and other qualities to enable him or her to properly install them.
Article 14(2)(b)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate fire separation to single staircase.	Provide suitable and sufficient protection from fire to the single stairway specifically the means of escape by enclosing the staircase with 30 minute fire resistant material (including doors accessing the stairway) and provide all doors onto the staircase with intumescent strips and cold smoke seals.
Article 14(2)(h)	There is no adequate means for illuminating the emergency escape route because there is limited borrowed light.	A system of emergency lighting with adequate intensity must be installed e.g. Self-contained luminaires conforming to the current British Standard or a system complying to the current BS 5266 pt 1 or an equivalent standard.
Article 15(1)(a)	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.



The Company Secretary
ENB International Limited
170 Sandringham Road
London
E8 2HS

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 14 November 2014
Our Ref 04/002565/PC

ENFORCEMENT NOTICE

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

TO :
Name: **ENB International Limited**
Address: **170 Sandringham Road, London E8 2HS**
Concerning Premises at: **Casablanca, 170 Sandringham Road, London E8 2HS**

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

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

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) to comply with the Order.

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 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 Authority.

The steps must be taken by **9 January 2015** (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 Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

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

Signed:

[REDACTED]

Dated: 14 November 2014

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 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Encl: FS03_01a
FS03_01b
FS03_06
GN 61
GN 66

Cc [REDACTED], Manager, Casablanca, 170 Sandringham Road, London E8 2HS

Hackney Police Licensing Unit, Stoke Newington Police Station, 33 Stoke Newington High Street, London, N16 8DS

Hackney Safer Communities Services, 2nd Floor, Maurice Bishop House, 17 Reading Lane, London, E8 1HH

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

Notes:

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

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

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 **04/002565/PC** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **14 November 2014**.

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 9(1)	A fire risk assessment had not been carried out.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk. (See guidance note No.66) Carry out maintenance to cylinder hose and fittings and store securely. To be used in open air only.
Article 11	Suitable arrangements for the effective planning, organisation, control, monitoring and review of the protective measures are not in place.	Suitable arrangements for the effective planning, organisation, control, monitoring 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.
Article 17(1)	Inadequate maintenance of: emergency lighting. fire extinguishers electrical installation self closing device to kitchen door LP gas cooking range located in the rear yard.	Arrange maintenance to ensure the emergency lighting, extinguishers and electrical installation are in an efficient state, in effective working order and in good repair. Arrange maintenance to the self closing device on the Kitchen door. Maintenance should be carried out on the LP gas cooking range. 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 20	Information on the risks identified by the fire risk assessment and the protective and preventative measures in place has not been provided to the employer(s) of persons from an outside undertaking who are working in/on the premises.	Ensure that the employer of any persons working within the premises is fully informed of the risks and the protective and preventative measures being taken in/on the premises.
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.	Safety training for employees must be provided to staff (a) at the time when they are first employed; and (b) on their being exposed to new or increased risks because of— (i) their being transferred or given a change of responsibilities within the undertaking; (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the undertaking; (iii) the introduction of new technology into the undertaking; or (iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the undertaking.
Article 16	No information on emergency arrangements related to the presence of dangerous substances is displayed at the premises.	Ensure that information on emergency arrangements, including- (a) details of relevant work hazards and hazard identification arrangements; and (b) specific hazards likely to arise at the time of an accident, incident or emergency, is available; and is displayed at the premises.
Article 14	The emergency route from the rear yard does not lead, as directly as possible, to a place of safety. This results in an excessive time to evacuate the premises.	Provide a suitable means of escape from the rear yard. Alternatively the installation of a fire warning system as specified in the current BS 5839 Type L3 or an equivalent standard, will compensate for the inadequate emergency route with excessive travel distance.
Article 14	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because the door leading from the basement stair to the escape route is not of fire resistant construction.	Provide a fire door of at least 30min fire resistance to the head of the basement stair.

Article 14	Persons seeking to leave the premises in an emergency cannot readily identify the emergency exit routes because fire exit signage incorrectly leads persons to a secure yard with no final exit.	Provide fire exits signs to assist persons to leave the premises in case of an emergency. Signs which conform to the Health and Safety (Safety Signs and Signals) Regulations 1996 must be used. (See attached guidance note No. 61).
Article 14	There is no adequate means for illuminating the emergency escape route because the emergency lighting units provided had not been maintained. No escape lighting provided to the rear yard.	A system of emergency lighting with adequate intensity must be installed e.g. Self-contained luminaires conforming to the current British Standard or a system complying to the current BS 5266 pt 1 or an equivalent standard.
Article 8	General fire precautions to, so far as is reasonably practicable, ensure the safety of relevant persons have not been implemented.	Implement the general fire precautions identified as necessary by the fire risk assessment for the premises.
Article 13(1)	Insufficient or inadequate means of detecting and giving warning in case of fire has been provided. Existing arrangements would not provide warning to relevant persons in the basement and rear yard	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. The installation of interconnected smoke detectors/alarms installed in accordance with the current BS 7671 conforming to the principles of a minimum L3 system as detailed in the current BS 5839 or an equivalent system would be appropriate.
Article 15(1)	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY - LONDON FIRE BRIGADE

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

PROHIBITION NOTICE

Name: [REDACTED] ENB International Ltd

Address: 170 Sandringham Road London E8 2HS

I, Deputy Assistant Commissioner Michael Ellis, on behalf of the London Fire and Emergency Planning Authority (the Authority), 169, Union Street, London, SE1 0LL hereby give notice that the Authority is of the opinion that the use of 170 Sandringham Road London E8 2HS (the premises) for sale of goods involves, or will involve, a risk to relevant persons so serious that the use of the premises ought to be prohibited or restricted.

The Authority is of this opinion because:

There is no means of detecting a fire and giving warning to those on the basement floor or persons in the rear enclosed yard. Any fire in the ground floor will result in heat and/or smoke filling the escape route and will prevent persons on the basement floor and rear yard from making a safe escape from the premises.

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

The basement and rear yard may only be used for storage until the matters identified above as giving rise to serious risk have been remedied.

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

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

The proposals should not be implemented until they have been agreed to offer an acceptable level of safety.

Signature: [REDACTED] Date: 5th November 2014

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



The Company Secretary
ENB International Limited
Casablanca
170 Sandringham Road
London
E8 2HS

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 24 November 2014
Our Ref 04/002565/PC

For the attention of [REDACTED]

Dear [REDACTED]

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 ARTICLE 31

Premises: Casablanca , 170 Sandringham Road , London E8 2HS

I write to confirm that the Restriction Notice issued under Article 31 of the Regulatory Reform (Fire Safety) Order 2005 in respect of the above-mentioned premises is hereby:

COMPLIED WITH

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.

Signed:

[REDACTED]

Assistant Commissioner
(The Officer appointed for the purpose)

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

FIRE AND COMMUNITY SAFETY DIRECTORATE

Max Hood QFSM Assistant Commissioner (Fire Safety Regulation)

Date

08 JUL 2008

Our Ref.

04/002759

Your Ref.

Addressee

The Company Secretary
Highgate Pub Company Limited
590 Green Lanes
Palmers Green
London
N13 5RY

Please reply to

Inspecting Officer

Direct Telephone

020 8555 1200

Direct Fax

020 7587 2133

Direct E-mail

@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: **Highgate Pub Company Limited**

Address: **590 Green Lanes, Palmers Green, London, N13 5RY**

Concerning Premises **The Duke Of York, 33 Downham Road, London, N1 5AA**
at:

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

The matters which, in the opinion of the Authority, constitute the failures 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 failures 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 **29 August 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] *ps* [REDACTED]

Dated:

08 JUL 2008

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.

GC/LD

Encl: FS03_01a
FS03_01b
FS03_06
Guidance Note No 8
Guidance Note No 66

cc. Attn [REDACTED]
The Duke of York
33 Downham Road
London
N1 5AA

cc. Attn [REDACTED]
Highgate Pub Company Limited
7 Englands Lane
Loughton
Essex IG10 2QX

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 **04/002759** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on

08 JUL 2008

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)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk. (See guidance note No.66)
FSO Article 11(1)	The arrangements for effective planning, organisation, control, monitoring and review of the fire detection and warning system are inadequate. The Detection unit in the Kitchen area is required to be changed/maintained as it is causing the fire alarm to actuate, indicating the system has been inappropriately planned or installed and that the design has not been subject to appropriate monitoring and review. Frequent activation of the fire detection and warning system by non-fire events shows that due to inadequate planning and control, the system is not in an efficient state.	The fire detection and warning system is to be reviewed by a competent person. Such changes as are necessary must be made to bring the system to an efficient state so that residents can reasonably rely on warnings provided by the system.
FSO Article 13 (1)	Insufficient or inadequate means of detecting and giving warning in case of fire has been provided. Insufficient or inadequate fire-fighting equipment has been provided to the Kitchen area.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. Provide fire fighting equipment appropriate to the fire hazards so that people may protect themselves or assist others in an emergency in the Kitchen area. Guidance Note 8 (attached) provides advice.

FSO Article 14 (2)(b)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because the stair has a pipe protruding from the ground area.	Provide a FIRE RESISTING structure to enclose the stairway in the form of 30 minute fire protection DOOR SETS to form a lobby. This requires that the protruding pipe is separated from the stair by way of enclosing the pipe with a fire rated construction.
FSO Article 15 (1) a	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan, and in the form of Call Point Notices.
FSO Article 17 (1)	Inadequate maintenance of testing of the Fire Alarm and Emergency lighting.	Arrange maintenance to ensure the Fire Alarm and Emergency Lighting are in an efficient state, in effective working order and in good repair. An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organization, control, monitoring and review in accordance with article 11 of the Order.
FSO Article 21	Evidence is not available of safety training being carried out to all staff to enable the employees to safeguard themselves and other persons on and in the immediate vicinity of the premises.	Safety training for employees must be provided to staff (a) at the time when they are first employed; and (b) on their being exposed to new or increased risks because of— (i) their being transferred or given a change of responsibilities within the undertaking; (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the undertaking; (iii) the introduction of new technology into the undertaking; or (iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the undertaking.

FIRE AND COMMUNITY SAFETY DIRECTORATE
Roy Bishop Deputy Commissioner

Date
19 January 2007

Our Ref.
04/002759

Your Ref.

Addressee
FAO [REDACTED]
Goswells Estate Agents
93-99 Goswell Road
London
EC1V 7EY

Please reply to
[REDACTED]
Inspecting Officer

Direct Telephone

Direct Fax

020 7587 2133

Direct E-mail

[REDACTED]@london-fire.gov.uk

Dear [REDACTED]

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: THE DUKE OF YORK PH
Address: 33 DOWNHAM ROAD, LONDON, N1 5AA

I refer to the Authority's enforcement notice dated 7th December 2006 in respect of the above mentioned premises. An inspection took place on 18th January 2007 and the following steps within the Notice were found to have been completed to a satisfactory standard:

Fire Risk Assessment completed. Fire Alarm now fully Functional and operational. Fire Fighting Equipment (Fire Extinguishers) now provided. Fire Doors no longer wedged open. No storage on escape routes. Balustrade and handrail repaired. Banqueting Seating repaired. Temporary wiring appears to have been replaced. Emergency lighting appears to be effective.

The following items were still outstanding:

Intruding pipe on stair that is now boxed in, requires further Fire Stopping. The Final exit door requires maintenance to allow a free operation on opening. Compliance Certificates for the Fire Alarm and Emergency Lighting. Test records for the Fire Alarm, Emergency Lighting and Staff Training. A Fire Action notice is required for the Bar area.

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

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,

[REDACTED]
for Assistant Commissioner

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary.

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

Date
2nd September 2008

Our Ref.
04/002759

Your Ref.

Addressee
FAO [REDACTED]
Duke of York PH
33 Downham Road
London
N1 5AA

Please reply to
[REDACTED]
Inspecting Officer

Direct Telephone:
020 [REDACTED]

Direct Fax
020 7587 2133

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

Dear [REDACTED]

RÉGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: DUKE OF YORK PH.

Address: 33 DOWNHAM ROAD, LONDON, N1 5AA

I refer to the Authority's enforcement notice dated 8th July 2008 in respect of the above mentioned premises.

An inspection took place on 1st September 2008 and the following steps within the Notice were found to have been completed to a satisfactory standard:

Fire Risk Assessment carried out, Fire detection system reviewed and maintained along with the Emergency lighting, both of which appear to be in satisfactory working order.

Fire fighting equipment supplied to the Kitchen, and Fire safety training given.

Pipe work removed from stair area.

The following items were still outstanding:-

Compliance certificates of the Fire Alarm and Emergency lighting to be supplied.

Fire Evacuation drill to be carried out and recorded.

Call point Notices to be supplied where necessary

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

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,

PP

[REDACTED]
for Assistant Commissioner

GC/SS

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary.

The Company Secretary
Smartrose Estates Limited
53 Northwold Road
London
E5 8RN

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

Date 10 May 2019
Our Ref 04/003266/PO

Dear Sir/Madam,

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

Premises: Grannys Caribbean Takeaway Restaurant, Basement and Ground Floor, 113 Downs Road, Hackney, London E5 8DA

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 **7 June 2019**.

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

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

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

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

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

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 0208 555 1200 [REDACTED]

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

Cc.: The Company Secretary, Smartrose Estates Limited, 49 Mowbray Road, Middlesex HA8 8JL

[REDACTED], Grannys Caribbean Takeaway Restaurant, Basement and Ground Floor, 113 Downs Road, Hackney, London E5 8DA

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: Grannys Caribbean Takeaway Restaurant, Basement and Ground Floor, 113 Downs Road, Hackney, London E5 8DA

FILE NUMBER: 04/003266

This schedule should be read in conjunction with the Commissioner's letter dated **10 May 2019**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that basement escape stair door (from adjoining food outlets) was not effectively self closing and latching, and the base of these stairs was being used for storage by one of the units which was reducing the 60 minute fire separation.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the door to secondary means of escape door from commercial units was not to the required standard.	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 replacing missing strips and seals to door and ensure that it effectively self closes and latches in the closed position. The basement staircase must also be cleared of any storage and the basement fire doors must be maintained as effectively self closing.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that fire door at foot of flat main staircase was not being maintained correctly and the stair contained storage from one of the units.	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 replacing missing strips and seals and maintaining door as effectively self closing and ensuring that it latches in the closed position.

*****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.



Chief Executive Officer
London Borough of Hackney Council
Town Hall
Mare Street
Hackney
London
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 11 January 2018
Our Ref 04/003521/ere

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Chaucer Court, Milton Gardens Estate, Stoke Newington, London N16 8TS

I refer to the Authority's enforcement notice dated **14 July 2017** in respect of the above mentioned premises.

An inspection took place on **23 November 2017** and the following steps within the Notice were found to have been completed to a satisfactory standard:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that some of the significant findings in the fire risk assessment issued on 10 June 2015 have not been completed within the timescale for action, as identified in said fire risk assessment.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<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.</p> <p>1) Flat 29 has had a broken letter box for over 2 years, as identified in the fire risk assessment dated 10 June 2015 and not identified in the fire risk assessment dated 15 November 2016.</p> <p>2) Flat 36 has damage to the door set where daylight from the flat can be seen.</p> <p>3) Flat front doors appear to be of various ages and may be of various levels of FIRE RESISTANCE. The requirement to assess was highlighted in the fire risk assessment dated 10 June 2015 but this does not appear to have been implemented.</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. This can be achieved by:</p> <p>1) Replacing the letter box on the door of Flat 29 with a FIRE RESISTING letter box, by a competent person who is practised in application of the relevant standards for means of escape.</p> <p>2) Replacing the fire door set of Flat 36 by a competent person who is practised in application of the relevant standards for means of escape.</p> <p>3) Undertaking a survey of flat doors and replacing, where required, with suitable FIRE RESISTING doors, by a competent person who is practised in application of the relevant standards for means of escape. (Noting this in future fire risk assessments).</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>
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Article 38	At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that one firefighter override function on the lifts was not working and the other was sticking.	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 repairing or replacing the overrides.
Article 8	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 several schedule numbers R50, (12 months), R51 (6 months), R54 (6 months), and R59 (6 months), R45 (6 months), R47 (6 months), R48 (6 months), R49 (6 months) and R58 have not been undertaken/ rectified/ completed.	Implement the significant findings of your fire risk assessment.
Article 9	<p>At the time of the audit the fire risk assessment dated 15 November 2016 for your premises was not suitable and sufficient. It was found that the following outstanding significant findings from the fire risk assessment dated 10 June 2015 had not been identified;</p> <ol style="list-style-type: none"> 1) Schedule no. R47 (6 months) – unconfirmed as having been checked. 2) Schedule no. R48 (6 months) – unconfirmed as having been checked. 3) Schedule no. R49 (6 months) – unconfirmed as having been checked. 4) Schedule no. R50 (12 months) – unconfirmed as having been checked. 5) Schedule no. R51 (6 months). 6) Schedule no. R54 (6 months). 7) Schedule no. R58 (6 months) – unconfirmed as having been checked. 8) Schedule no. R59 (6 months); 	The fire risk assessment should be reviewed, with specific consideration given to numbers 1-13 as identified issues under Article 9(1).

	<p>In addition;</p> <p>9) The fire risk assessment does not highlight any specific or potential issues with flat front doors other than generic text at the start of the assessment.</p> <p>10) The fire risk assessment states: "Q. Are there dry risers? Answer N/A Comments This question is not applicable as there are no fixed fire fighting installations installed within the premises. Issues No". (There is a dry rising main with outlets in the flat/lift lobbies from the 5th floor, serving odd number floors).</p> <p>11) The fire risk assessment states: "Q. Fire stopping between compartments is satisfactory? Answer Yes Comments The standard of compartmentation was found to be satisfactory. Issues No" There is no evidence of how the assessor has arrived at this decision.</p> <p>12) "Structural features notes. The building structure was found to require some revision." The assessor does not state where the revisions are required.</p> <p>13) There is no 'timescale for action' in the fire risk assessment.</p>	
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The following items were still outstanding:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that;</p> <ol style="list-style-type: none"> 1) Schedule number - R54 repair to wall on single stair towards fifth floor following fire remains outstanding. 2) Schedule number R59 - missing service duct panels over risers in various floors remains outstanding. 3) Schedule number R45 some emergency escape lighting units may not be functioning but no LED to indicate power. 4) There is evidence of deliberate fire damage to Gerda panelling fronting exterior wall towards top floor and reports from residents of anti-social behaviour in common parts at night. 	<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> <ol style="list-style-type: none"> 1) Making good the damage to the wall on single stair towards fifth floor. 2) Replacing service duct panels over risers in various flat lobbies. 3) Replacing any non-functioning emergency escape lighting units. 4) Installing CCTV in common parts to deter anti-social behaviour including deliberate fire starting (previous fire in 2015).

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary

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

Yours faithfully

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

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



Chief Executive Officer
London Borough of Hackney
Town Hall
Mare Street
London
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 14 July 2017
Our Ref 04/003521/PC

For the attention of

ENFORCEMENT NOTICE

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

TO :

Name: **London Borough of Hackney**

Address: **Town Hall, Mare Street, London, E8 1EA**

Concerning Premises at: **Chaucer Court, Milton Gardens Estate, Hackney, London, N16 8TS**

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

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

The steps must be taken by **6 October 2017** (or such extension if granted by the Authority).

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.

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 Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

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

Signed:

[REDACTED]

Dated: 14 July 2017

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) 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.

Encl: FS03_01a
FS03_01b
FS03_01c
FS03_06

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

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).

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 Authority 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 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 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 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.

SCHEDULE

PREMISES: Chaucer Court, Milton Gardens Estate, Hackney, London, N16 8TS

File Number: 04/003521

Sheet : 1 of : 5

This schedule should be read in conjunction with the Authority's Notice/letter dated **14 July 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	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 some of the significant findings in the fire risk assessment issued on 10 June 2015 have not been completed within the timescale for action period, as identified in said fire risk assessment.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1. Schedule number R54 - repair to wall on single stair towards fifth floor following fire remains outstanding 2. Schedule number R59 - missing service duct panels over risers in various floors remains outstanding 3. Schedule number R45 - some emergency escape lighting units may not be functioning but no LED to indicate power 4. There is evidence of deliberate fire damage to Gerda panelling fronting exterior wall towards top floor and reports from residents of anti-social behaviour in common parts at night.	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: 1. Making good the damage to the wall on single stair towards fifth floor 2. Replacing service duct panels over risers in various flat lobbies 3. Replacing any non-functioning emergency escape lighting units 4. Installing CCTV in common parts to deter anti-social behaviour including deliberate fire starting (previous fire in 2015).

<p>Article 9(1)</p>	<p>At the time of the audit the fire risk assessment dated 15 November 2016 for your premises was not suitable and sufficient. It was found that the following outstanding significant findings from the fire risk assessment dated 10 June 2015 had not been identified:</p> <ol style="list-style-type: none"> 1. Schedule no. R47 (6 months) – unconfirmed as having being checked 2. Schedule no. R48 (6 months) – unconfirmed as having being checked 3. Schedule no. R49 (6 months) – unconfirmed as having being checked 4. Schedule no. R50 (12 months) – unconfirmed as having being checked 5. Schedule no. R51 (6 months) 6. Schedule no. R54 (6 months) 7. Schedule no. R58 (6 months) – unconfirmed as having being checked; 8. Schedule no. R59 (6 months); <p>In addition:</p> <ol style="list-style-type: none"> 9. The fire risk assessment does not highlight any specific or potential issues with flat front doors other than generic text at the start of the assessment 10. The fire risk assessment states: "Q. Are there dry risers? Answer N/A Comments This question is not applicable as there are no fixed fire fighting installations installed within the premises. Issues No". 	<p>The fire risk assessment should be reviewed, with specific consideration given to numbers 1-13 as identified issues under Article 9(1).</p>
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	<p>(There is a dry rising main with outlets in the flat/ lift lobbies from the 5th floor, serving odd number floors)</p> <p>11. The fire risk assessment states: "Q. Fire stopping between compartments is satisfactory? Answer Yes Comments The standard of compartmentation was found to be satisfactory. Issues No" There is no evidence of how the assessor has arrived at this decision</p> <p>12. "Structural features notes The building structure was found to require some revision." The assessor does not state where the revisions are required</p> <p>13 There is no 'timescale for action' in the fire risk assessment.</p>	
<p>Article 17(1)</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.</p> <p>1. Flat 29 has had a broken letter box for over 2 years, as identified in the fire risk assessment dated 10 June 2015 and not identified in the fire risk assessment dated 15 November 2016</p> <p>2. Flat 36 has damage to the door set where daylight from the flat can be seen</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. This can be achieved by:</p> <p>1. Replacing the letter box on the door of Flat 29 with a FIRE RESISTING letter box, by a competent person who is practised in application of the relevant standards for means of escape</p> <p>2. Replacing the fire door set of Flat 36 by a competent person who is practised in application of the relevant standards for means of escape.</p>

	<p>3. Flat front doors appear to be of various ages and may be of various levels of FIRE RESISTANCE. The requirement to assess was highlighted in the fire risk assessment dated 10 June 2015 but this does not appear to have been implemented.</p>	<p>3. Undertaking a survey of flat doors and replacing, where required, with suitable FIRE RESISTING doors, by a competent person who is practised in application of the relevant standards for means of escape. (Noting this in future fire risk assessments).</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>Article 38(1)</p>	<p>At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that one fireman's override function on the lifts was not working and the other was sticking.</p>	<p>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 repairing or replacing the overrides.</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 several schedule numbers R50, (12 months), R51 (6 months), R54 (6 months), and R59 (6 months), R45 (6 months), R47 (6 months), R48 (6 months), R49 (6 months) and R58 have not been undertaken/ rectified/ completed.</p>	<p>Implement the significant findings of your fire risk assessment.</p>

Continued from previous page;

*****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.

The Company Secretary
Hoxton Hall
130 Hoxton Street
London
N1 6SH

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

Date 14 May 2018
Our Ref 04/004103/MN

Dear Sir/Madam

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

Premises: Hoxton Hall Theatre, 128A-130 Hoxton Street, Hackney, London N1 6SH

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 **18 June 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 020 8555 1200 Ext: [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms
GN66
Choosing a Competent Fire Risk Assessor

Cc: [REDACTED], Hoxton Hall, 130 Hoxton Street, London N1 6SH

The Chief Executive, Licensing and Technical Support, Hackney Service Centre, 1 Hillman Street,
London E8 1DY

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: Hoxton Hall Theatre, 128A-130 Hoxton Street, Hackney, London N1 6SH

File Number: 04/004103

This schedule should be read in conjunction with the Commissioner's letter dated **14 May 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 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) You had not ensured the fire risk assessment was being reviewed.2) You had not suitably worked out your correct occupancy for your premises for your available exit widths and floor space factors.3) You had not ensured that there was a suitable system in place for weekly testing of your fire alarm.4) You had not ensured that there was a suitable system in place for monthly testing of your emergency lighting.5) A number of fire doors around your building were found to be wedged open.6) Open candles on candelabras were found within your premises, although it was stated you did not allow them. Ensure persons renting out spaces within your premises provide you with information on the activities they will be carrying out and that this is monitored.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that you had not ensured that the fire alarm could be heard within the music and rehearsal studios.	Provide an appropriate means of fire detection and giving warning. This can be achieved by ensuring the fire alarm sirens are five decibels above the ambient noise levels and providing beacons in areas where persons may be wearing headphones.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Numerous breaches in compartmentation of the electrical riser were found in the front stair. In the event of a fire, this will allow smoke to spread into the stair and compromise the escape route.</p> <p>2) The fire door to the changing room was found to be wedged open.</p> <p>3) The fire doors to the musical room, in the basement, were found to have an excessive gap between them.</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 the electrical riser within the stair is enclosed in 30 minute fire resistant construction and any breaches due to cabling should be suitably fire stopped.</p> <p>2) Due to the changing room leading in to a fire escape stair, the door should be kept closed.</p> <p>3) The fire doors should be repaired or replaced to ensure there are no excessive gaps in order to prevent smoke spread into the stair.</p>
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) You had not ensured that there was a suitable system in place for weekly testing of your fire alarm.</p> <p>2) You had not ensured that there was a suitable system in place for monthly testing of your emergency lighting.</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) The fire alarm is tested weekly inline with British Standard 5839 Part 1.</p> <p>2) The emergency lighting is tested monthly in accordance with British Standard 5266.</p>
Article 18	At the time of the audit you had not appointed any competent person(s) to assist you in undertaking your identified preventive and protective measures. It was found that fire risk assessor was not competent.	Appoint one or more competent persons to provide you with safety assistance. This can be achieved by ensuring you have carried out due diligence in selecting your fire risk assessor and ensuring they are suitably qualified and experienced in addressing the risks involved within your premises.

Article 9	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that it had not been reviewed since 2015.	The fire risk assessment should be reviewed.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that it did not consider compartmentation and did not have any information regarding maximum capacity for the venue.	The fire risk assessment should be reviewed, with specific consideration given to compartmentation, protection of escape routes, door wedging, management of outside organisations using spaces and the correct maximum occupancy for your venue.

*****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
Camelot Property Management
Unit 4 Pegaso
20 Westland Place
London
N1 7JR

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 3 September 2014
Our Ref 04/005096/PDB

Dear Sir/Madam

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

Premises: 55 Albion Grove, Hackney, London, N16 8RE

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 steps detailed in the attached schedule need to be taken in order to comply with the above legislation.

The steps should be completed by **26 November 2014** 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

██████████ london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

Reply to ██████████

Direct T 0208 555 1200 Ext ██████████

SCHEDULE

PREMISES: 55 Albion Grove, Hackney, London, N16 8RE

File Number: 04/005096/PDB

This schedule should be read in conjunction with the Authority's letter dated 3 September 2014.

The conditions specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following steps need 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 underside of a kitchen cupboard had been scorched by a mini cooker with hob rings being partly placed underneath it. The cable from a toaster was also hanging over the toaster (moved that day) and tea towels were hanging close to another cooker and could have fallen onto the hob and ignited if on & hot.	The fire risk assessment should be reviewed, with specific consideration given to potential higher risks in the kitchen areas and to show how these risks can be removed or reduced, with findings acted upon.
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 hazards had not been identified in the kitchen areas and so risk reduction and prevention methods were not undertaken there.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular preventative methods should be implemented in the kitchen areas - re-siting the mini oven, re-siting the toaster (undertaken that day), a notice erected to state tea towels are to be kept away from the cooker hob.
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 fire alarm, emergency and normal electrical lighting was not working, and fire doors had not been properly maintained.	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 the fire detection and alarm system, the emergency lighting and normal lighting, and fire doors are regularly checked and maintained, and in good working order.

Article 14	At the time of the audit the emergency routes were inadequate. It was found that areas of the building had no electricity supply to power normal electrical lighting and emergency lighting, and therefore illumination to escape routes was inadequate.	Ensure adequate emergency routes 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 remedying the lack of power supply to these areas, and checking normal electrical lighting and emergency lighting are in good working order throughout the premises.
Article 14	Several doors on the escape routes were not self-closing, or locked where appropriate, and the fire resistance of one door had been reduced because of a hole.	Ensure adequate emergency routes 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 fitting self-closers or ensuring existing self-closers are working and maintained, by locking other doors as appropriate and by ensuring all fire doors have 30 minutes fire resistance
Article 14	At the time of the audit the emergency exits were inadequate. It was found that one final exit door from the first floor was locked and with no appropriate emergency exit signage, leading down an external staircase into thick shrubbery which was impassable, and one final exit door was jammed and hard to open.	Ensure adequate emergency 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 fitting a push-bar, or similar device, to the first floor emergency exit, clearing shrubbery to ensure safe escape to place of safety, and by ensuring the other final exit door can be opened easily.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that combustible items were being stored at various locations on the escape route or by final exits.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by removing combustible items and managing the areas/ co-ordinating and communicating with the guardians.

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.

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.



██████████
The Manager
Card Factory
Unit 14, Kingsland Shopping Centre
Kingsland High Street
Dalston
London E8 2LX

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 3 February 2016
Our Ref 04/010057/PDB

Dear Sir

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

Premises: Card Factory, Unit 14, Kingsland Shopping Centre, Kingsland High Street
Dalston, London E8 2LX

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 steps detailed in the attached schedule need to be taken in order to comply with the above legislation.

The steps should be completed by **30 March 2016** 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)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

Reply to [REDACTED]

Direct T 0208 555 1200 Ext [REDACTED]

SCHEDULE

**PREMISES: Card Factory, Unit 14, Kingsland Shopping Centre, Kingsland High Street
Dalston, London E8 2LX**

File Number: 04/010057/PDB

This schedule should be read in conjunction with the Authority's letter dated 3 February 2016.

The conditions specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following steps need 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 rear fire exit was overstocked. The rear fire exit was not kept clear. The fire alarm panel was showing faults.	The fire risk assessment should be reviewed, with specific consideration given to the fire alarm and the rear exit route.
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.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule.
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 the fire alarm panel was showing faults at the time of inspection.	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. Repair the fire alarm panel.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that there was overstocking in the rear fire escape route.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by removing excessive stock from the rear fire escape.
Article 8	The fire risk assessment should be reviewed and the significant findings actioned.	Review the fire risk assessment.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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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;
- ◆ 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]
Manager
Market Cafe London Ltd.
2 Broadway Market
London
E8 4QT

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 22 May 2014
Our Ref 04/010341/MAG

Dear Madam

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

Premises: 2 Broadway Market, London, E8 4QT

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 **17 July 2014** 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

██████████ london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts
GN_66

Reply to ██████████

Direct T 020 8555 1200 X ██████████

cc: Licensing Service, London Borough of Hackney, 1 Hillman Street, London, E8 1DY

SCHEDULE

PREMISES: 2 Broadway Market, London, E8 4QT

File Number: 04/010341

Sheet : 1 of : 1

This schedule should be read in conjunction with the Authority's letter dated 22 May 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)	Failure to make a suitable and sufficient fire risk assessment	Carry out a fire risk assessment (See guidance note No.66)
Article 14(2)(f)	Failure to ensure that emergency doors are able to be easily and immediately opened by any person who may require to use them in an emergency.	Ensure that emergency doors are easily and immediately opened without the use of a key.
Article 14(2)(h)	Failure to ensure that emergency routes and exits are adequately lit.	Ensure that adequate lighting is provided to illuminate emergency routes and exits.
Article 14(2)(b)	Failure to ensure that, in the event of danger, persons are able to evacuate the premises as quickly and as safely as possible. The means of escape from the customer toilet area is compromised due to a non-fire rated door fitted to the kitchen.	Ensure persons are able to evacuate the premises as quickly and as safely as possible. Fit a fire rated door with self closing device to the kitchen at the point where it enters the customer toilet area leading to the upper floor.
Article 8	Failure to take such general fire precautions as will ensure the safety of any of the employees	Implement the general fire precautions identified as necessary by the fire risk assessment for the premises.
Article 13(1)	Failure to provide a suitable method of giving warning in case of fire. No Smoke detection provided in the basement office.	Provide a suitable method of giving warning in case of fire. Smoke detection should be provided in the basement office.
Article 13(1)	Failure to provide a suitable method of giving warning in case of fire. Call point missing from basement/kitchen rear fire exit.	Provide a suitable method of giving warning in case of fire. A Manual call point should be provided to the basement/kitchen rear fire exit.
Article 15(1)(a)	Failure to establish an appropriate emergency plan.	Prepare/update emergency plan.

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:

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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;
- ◆ 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.
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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]
Latelier
31 Stoke Newington Road
Hackney
London
N16 8BJ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date: 15th September 2014
Our Ref: 04/010453/PDB

Dear Sir,

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

Premises: Latelier, 31 Stoke Newington Road, Hackney, London, N16 8BJ

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 steps detailed in the attached schedule need to be taken in order to comply with the above legislation.

The steps should be completed by **15 November 2014** 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

Enc: Form FS03_01b Legislation Extracts
GN66

Reply to: [REDACTED]

Direct T 0208 555 1200 [REDACTED]

SCHEDULE

PREMISES: Latelier, 31 Stoke Newington Road, Hackney, London, N16 8BJ

File Number: 04/010453/PDB

This schedule should be read in conjunction with the Authority's letter dated 15 September 2014.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 9	Failure to make a suitable and sufficient fire risk assessment and make it available for viewing.	Carry out suitable and sufficient fire risk assessment and make available for viewing (see GN 66)
Article 11	Failure in the effective planning of preventive and protective measures.	Ensure that the emergency lighting is tested monthly and the fire alarm weekly.
Article 15	Failure to establish an appropriate emergency plan.	Prepare an emergency plan.
Article 17	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. The fire extinguishers are outside of their annual test date. Last tested May 2012.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

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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.



████████████████████
129 Dunstable Road
Caddington
Bedfordshire
LU1 4BB

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 22 March 2018
Our Ref 04/010514/PDB

Dear Sir/Madam

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

Premises: Flats, 17 Blackstock Road, Hackney, London N4 2JF

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 July 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 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

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 0208 555 1200 Ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
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.
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 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.

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 Blackstock Road, Hackney, London N4 2JF

File Number: 04/010514

This schedule should be read in conjunction with the Authority's letter dated 22 March 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 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) There was no evidence that the hardwired detection in the common area is serviced and maintained.2) There was no evidence that the emergency escape lighting is serviced and maintained.3) The cupboard housing the electricity meters is under the required 30 minutes fire resistance, was unlocked and not signed 'Fire Door Keep Locked'.4) The self-closer on the fire door at half level does not close properly.5) The current provision of smoke detection and fire alarm is inadequate.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises.	<p>Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by:</p> <p>1) Providing a mixed fire detection and alarm system: Grade A:LD2 coverage in the common areas and a heat alarm in each flat in the room/ lobby opening onto the escape route (interlinked); and a Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room opening onto the escape route) to protect the sleeping occupants of the flat.</p> <p>The commercial alarm in the restaurant needs to be interlinked to the residential alarm to provide early warning of fire to the occupants of the flats. Its has been suggested that sounders can be placed on the escape route from this alarm in the Notification of Deficiencies to the lessee of the commercial premises. If the fire alarm is a landlord's fitting, please can this, or similar, be provided.</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 cupboard housing the electricity meters by the front door would not provide a minimum of 30 minutes fire and smoke separation.</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) Housing the electricity meters in a cupboard which would provide a minimum of 30 minutes fire and smoke separation. The doors should be locked with appropriate 'Fire Door Keep locked' signage.</p>
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) There was no evidence the hardwired detection is serviced, tested and maintained;</p> <p>2) There was no evidence the emergency escape lighting is serviced, tested and maintained.</p> <p>3. The self closer on the fire door at half level does not close as it sticks on the carpet.</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:</p> <p>1) &2) Servicing, testing and maintaining any fire detection and alarm system and the emergency escape lighting.</p> <p>3) Ensuring the fire door at half level self closes.</p>
Article 9	At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.	Carry out a fire risk assessment. (See guidance note No.66)

*****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.



The Company Secretary
Minted Lounge Limited
17 Blackstock Road
London
N4 2JF

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 19 March 2018
Our Ref 04/010514/MN

Dear Sir/Madam

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

Premises: 17 Blackstock Road, Finsbury Park, London N4 2JF

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 **11 June 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 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

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_06 Definitions of standard terms
GN 66

Cc: The Chief Executive, Licensing and Technical Support, Hackney Service Centre, 1 Hillman Street,
Hackney, London E8 1DY

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

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: 17 Blackstock Road, Finsbury Park, London N4 2JF

File Number: 04/010514

This schedule should be read in conjunction with the Authority's letter dated **19 March 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 9	At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.	Carry out a fire risk assessment (see guidance note No.66).
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) A fire risk assessment had not been undertaken for the refit works or for the operating business.2) A system of testing and maintenance for the fire alarm and emergency escape lighting was not in place.3) A system of cleaning and maintaining the kitchen ducting was not in place.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<p>Article 13</p>	<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:</p> <p>1) There is no provision of early warning of a fire in the restaurant for the residential accommodation above.</p> <p>2) There is no provision of early warning of a fire in the restaurant for the residential accommodation above.</p>	<p>Provide an appropriate means of fire detection and giving warning. This can be achieved by:</p> <p>1) Providing sounders at each level on the means of escape from the flats which are connected to the restaurant fire alarm, and would activate in the event of a fire, providing early warning for those residents (a fire alarm engineer may suggest alternatives).</p> <p>2) Providing sounders at each level on the means of escape from the flats which are connected to the restaurant fire alarm, and would activate in the event of a fire, providing early warning for those residents (a fire alarm engineer may suggest alternatives).</p>
<p>Article 8</p>	<p>At the time of the audit the fire resisting separation in your premises was inadequate. It was found that:</p> <p>1) There are holes in the ceiling and wall in the basement which may lead to smoke and fire spread into the restaurant floor above and/or the residential accommodation.</p>	<p>Provide suitable fire resisting separation by:</p> <p>1) Infilling holes with suitable fire retardant material.</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.

[REDACTED]
148 Albion Road
Hackney
London
N16 9PA

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

Date 22nd May 2018
Our Ref 04/011378/GM

Dear Sir/Madam

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

Premises: 148 Albion Road, Hackney, London N16 9PA

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 **11th September 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 0208 555 1200 Ext [REDACTED]

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

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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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 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: 148 Albion Road, Hackney, London N16 9PA

File Number: 04/011378

This schedule should be read in conjunction with the Commissioner's letter dated **22nd May 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 13	<p>At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. Due to the nature of the lease demise where Flat 148B's only escape route is through the shop's demise, the shop's alarm system should provide early detection and warning for the protection of the residents above. It was found that:</p> <p>1) There is a heat detector in the shop's kitchenette area/ flat 148B's escape route which would not activate as quickly as a smoke detector.</p> <p>2) The alarm may not be heard in the flat above and so would not provide sufficient early warning for those residents.</p>	<p>Provide an appropriate means of fire detection and giving warning. This can be achieved by:</p> <p>1) Replacing the heat detector with a smoke detector and ensuring all detectors are interlinked.</p> <p>2) Providing a sounder in flat 148B's demise so those residents would have suitable early warning to evacuate in the event of a fire in the shop's demise.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Although robust in appearance, the door set between the shop and the kitchenette area/ escape route for the flat was not of an FD30S standard.</p> <p>2) There is a fridge in the kitchenette area which also serves as the escape route for flat 148B.</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) Upgrading or replacing the door set between the shop and the kitchenette area/ escape route for the flat ensuring it is of an FD30S standard.</p> <p>2) Relocating the fridge to an area outside of the escape route for flat 148B.</p>

Article 14 (continued)	3) Electrical equipment (kettle and toaster) are in the kitchenette area which also serves as the escape route for Flat 148B.	3) Ensuring electrical items within the escape route of the flat are unplugged at the end of every day and managed. No combustible items should be kept in this area.
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

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

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

[REDACTED]
Sacred Art Tatoos
148 Albion Road
London
N16 9PA

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

Date 22nd May 2018
Our Ref 04/011378/GM

Dear [REDACTED]

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

Premises: 148 Albion Road, Hackney, London N16 9PA

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 **11th September 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 sincerely,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

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

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

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

If an Inspector:

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

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

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

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

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

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

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

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

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

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

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

SCHEDULE

PREMISES: 148 Albion Road, Hackney, London N16 9PA

File Number: 04/011378

This schedule should be read in conjunction with the Commissioner's letter dated **22nd May 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 15	<p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that:</p> <p>1) There was no plan of action in the event of a fire.</p> <p>2) Fire action plan notices were not displayed.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:</p> <p>1) Devising a simple plan of action in the event of a fire.</p> <p>2) Displaying action plan notices.</p>
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) The fire alarm test certificate was out of date.</p> <p>2) The emergency lighting test certificate was out of date.</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 the following fire safety measures have a suitable maintenance regime in place:</p> <p>1) The fire alarm.</p> <p>2) The emergency lighting.</p>
Article 21	<p>At the time of the audit your employees had not been provided with adequate safety training. It was found that: Staff did not know what to do in a fire emergency.</p>	<p>Provide your staff with adequate safety training.</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.



[REDACTED]
Arsenal Cafe
25 Blackstock Road
Finsbury Park
London
N4 2JF

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 19 May 2016
Our Ref 04/011404/ere

Dear Sirs

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

Premises: Arsenal Café, 25 Blackstock Road, Finsbury Park, London N4 2JF

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 **14 July 2016** 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)

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

SCHEDULE

PREMISES: Arsenal Café, 25 Blackstock Road, Finsbury Park, London N4 2JF

File Number: 04/011404/ere

Sheet : 1 of 2

This schedule should be read in conjunction with the Authority's letter dated **19 May 2016**.

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 recorded as required having 5 employees.	The fire risk assessment should be reviewed, with specific consideration given to recording the significant findings.
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.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the travel distance (single MOE) from front door to rear garden (used for seating customers) measured 30 metres.	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 a fire alarm system throughout the premises with sounders in the rear garden. (as a compensatory measure).
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that there was no fire exit signage throughout the premises.	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 fire exit signage throughout the premises.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that there was no Emergency Lighting throughout the premises.	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 installing emergency lighting throughout the premises.

Article 13(1)	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the café, kitchen and rear garden are not protected.	Provide an appropriate means of fire detection and giving warning. This can be achieved by installing a fire alarm system to the cafe , kitchen and sounders to rear garden area.
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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.



██████████
Supported Housing Officer
Islington and Shoreditch Housing Association
102 Blackstock Road
London
N4 2DR

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 24 July 2017
Our Ref 04/011595/CM

Dear Sir

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

Premises: 20 Penn Street , Hackney , London , N1 5DL

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 **4 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 faithfully,

for Assistant Commissioner (Fire Safety)
Directorate of Operations

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

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

cc [REDACTED], Manager, Islington and Shoreditch Housing Association, 102 Blackstock Road,
London, N4 2DR

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

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.

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: 20 Penn Street , Hackney , London , N1 5DL

File Number: 04/011595

This schedule should be read in conjunction with the Authority's letter dated **24 July 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 13(1)	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the alarm system did not release front door.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by signal from alarm to release front door.
Article 13(3)	At the time of the audit the provision of manual fire fighting equipment was not appropriate. It was found that there was no FFE in common kitchen- lounge laundry rooms etc.	Ensure that fire fighting equipment is appropriate to risk, easily identifiable and available at all material times. This can be achieved by ensuring FFE provided as per FRA. No agreement with LFB for its removal on LFB records.

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. The PROTECTED ROUTE has been compromised by the fitting of doors that do not adequately self close or are wedged open.</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. As discussed- contractor to attend and ensure all doors are self closing etc. Consider swing free door closers or Dorgaurd for residents who consistently wedge doors open. 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	<p>At the time of the audit your employees had not been provided with adequate safety training. It was found that there was some confusion as to evacuation procedure(progressive horizontal evacuation) between ISHA representative and L.B.Hackney. Fire doors were being wedged open by residents AND staff.</p>	<p>Provide your staff with adequate safety training. In particular ensure ALL staff receive and understand evacuation procedures especially relating to PHE. Need for fire doors to be closed.</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.



The Company Secretary
Enterprise Inns Plc
3 Monkspath Hall Road
Solihull
West Midlands
B90 4SJ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 3 March 2011
Our Ref 04/012050/OA/DO

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Tiger Public House, 245 Wick Road, Hackney, London E9 5DG

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice dated 24 September 2010, 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 below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
[REDACTED] london-fire.gov.uk

Reply to [REDACTED]
Direct T 020 85551200 Ext [REDACTED]

CC; [REDACTED] 245 Wick Road, Hackney, London E8 1DY

Licensing Dept , London Borough of Hackney, 1 Hillman St, London



Mr [REDACTED]
Tiger Public House
245 Wick Road
London
E9 5DG

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 17 May 2012
Our Ref FS/NE/04/012050/MS

ENFORCEMENT NOTICE

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

TO :

Name: [REDACTED]

Address: 245 Wick Road, London E9 5DG

Concerning Premises at: Tiger Public House, 245 Wick Road, London E9 5DG

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

The matters which, in the opinion of the Authority, constitute the failures 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 failures to comply with the Order.

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 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 Authority.

The steps must be taken by **12 July 2012** (or such extension if granted by the Authority).

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

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

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

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

Signed:

[REDACTED]

Dated: 17 May 2012.

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 2000 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

Reply to [REDACTED]
Direct T 020 8555 1200 [REDACTED]
Direct F 020 8536 5926
cc. Licensing, Private Housing

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 FS/NE/04/012050/MS under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on 17 May 2012.

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 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 9(1)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk.
Article 11(1)	Suitable arrangements for the effective planning, organisation, control, monitoring and review of the protective measures are not in place. Evidence of monitoring or review of fire safety measures could not be provided.	Suitable arrangements for the effective planning, organisation, control, monitoring and review of the preventative and protective measures must be made and implemented.
Article 13(1)	Insufficient means of detecting and giving warning in case of fire has been provided. Existing arrangements would not detect a fire in high risk areas and the communal areas before the fire materially affected the means of escape from the premises.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. The installation of interconnected smoke detectors or alarms installed in accordance with the current BS 7671 conforming to the principles of a minimum Grade D LD2 system as detailed in the current BS 5839 or an equivalent system would be appropriate.

Article 14(1)	Routes to emergency exits are not kept clear. Combustibles, refrigerators and shelf on ground floor means of escape. This prevents relevant persons from evacuating the premises as quickly and safely as possible.	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 routes are kept clear of obstructions.
Article 14(2)	The emergency route from the upper floors does not lead, as directly as possible, to a final exit. This results in an excessive time to evacuate the premises.	Provide a suitable means of escape from the upper floors. Alternatively the installation of a fire warning system as specified in the current BS 5839 Part 6, Grade D, Type LD1, or to an equivalent standard, will compensate for the inadequate emergency route.
Article 14(2)(b)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because fire doors on rooms are not self closing. If any of the doors remain open it will allow fire to spread into the escape route and the route to fill with smoke before people can use the route to escape.	Fire doors must close effectively to resist the passage of smoke and heat. Positive action self-closing devices which comply with BS EN standards or an equivalent must be fitted to the rooms.
Article 14(2)(g)	Persons seeking to leave the premises in an emergency cannot readily identify the emergency exit routes.	Provide fire exits signs to assist persons to leave the premises in case of an emergency. Signs which conform to the Health and Safety (Safety Signs and Signals) Regulations 1996 must be used.
Article 14(2)(b)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because fire doors to rooms are not fire resisting and would allow fire to spread into the escape route and the route to fill with smoke before people can use it to escape.	Provide suitable FIRE RESISTING door sets to the current BS 476 Part 22, or an equivalent standard, to the openings in the staircase enclosure. Once installed the doors must be kept locked shut when not in use. The door sets must be installed by a competent person who has sufficient training and experience or knowledge and other qualities to enable him or her to properly install them.

Article 14(2)(c)	Inadequate protection of the escape route from the rooms on the first floor due to non-fire resistant partitioning of the rooms. This would allow fire to spread into the escape route and the route to fill with smoke before people can use it to escape.	Provide suitable and sufficient protection from fire to the means of escape with 30 minute fire resistant material (including doors accessing the stairway) and provide all doors onto the staircase with intumescent strips and cold smoke seals.
Article 15(1)(a)	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.
Article 17(1)	Inadequate maintenance of the fire doors protecting the means of escape from the 3rd floor. No evidence of emergency light and the automatic smoke detection seen during the audit.	Arrange maintenance to ensure that all fire doors, emergency lights and automatic fire detection are in an efficient state, in effective working order and in good repair. An on-going 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.



[REDACTED]

Le Parc Deli
191 Stoke Newington Church Street
London
N16 0UL

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 24 April 2015
Our Ref 04/012118/PC

Dear Mehmet Boyraz

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

Premises: Le Parc Deli, 191 Stoke Newington Church Street, London, N16 0UL

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 **19 June 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 sincerely

for Assistant Commissioner (Fire Safety Regulation)

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

Enc: Form FS03_01b Legislation Extracts

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

SCHEDULE

PREMISES: Le Parc Deli, 191 Stoke Newington Church Street, London, N16 0UL

File Number: 04/012118

Sheet : 1 of : 1

This schedule should be read in conjunction with the Authority's letter dated **24 April 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 11	Failure in the effective planning of preventive and protective measures.	Implement effective planning of preventive and protective measures.
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. No testing of the emergency lighting carried out. No fire alarm testing carried out.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. Testing of the emergency lighting should be carried out. Fire alarm testing should be carried out.
Article 21	Failure to ensure employees receive adequate safety training	Implement/review training programme to ensure employees receive adequate safety training
Article 14	Failure to ensure that emergency doors are able to be easily and immediately opened by any person who may require to use them in an emergency.	Ensure that emergency doors are easily and immediately opened without the use of a key.
Article 13(3)	Failure to provide adequate means for fire fighting.	Provide adequate fire fighting equipment
Article 15(1)	Failure to establish an appropriate emergency plan.	Prepare/update emergency plan

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.



██████████
Checaniah House
26 Chailey Street
London
E5 0RX

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 20 November 2012
Our Ref 04/012247/MS

ENFORCEMENT NOTICE

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

TO :

Name: ██████████

Address:

Checaniah House, 26 Chailey Street, London E5 0RX

Concerning Premises at:

As above

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

The matters which, in the opinion of the Authority, constitute the failures 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 failures to comply with the Order.

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 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 Authority.

The steps must be taken by **5 February 2013** (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 Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

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

Signed:

[REDACTED]

Dated: 20 November 2012.

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 2000 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

Reply to [REDACTED]
Direct T 020 8555 1200 [REDACTED]
Direct F 020 8536 5926

cc. Environmental Health Team, London Borough of Hackney

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 04/012247/MS under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **20 November 2012**.

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 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 9(1)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk.
Article 11(1)	Suitable arrangements for the effective planning, organisation, control, monitoring and review of the protective measures are not in place.	Suitable arrangements for the effective planning, organisation, control, monitoring 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.
Article 13(1)	Insufficient fire detectors have been provided. Existing arrangements would not detect a fire in bedrooms and lounge before the fire materially affected the means of escape from the premises.	Provide an electrical fire detection and warning system. Installation of a fire warning system as specified in the current BS5839 pt 1 to at least a category L2 system, or to an equivalent standard. Any changes to the system must be made by a competent person.

Article 14(2)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because ineffective arrangements are in place to ensure fire doors are kept closed. During audit, fire doors were found wedged and propped open and this would allow a fire to spread quickly and could prevent the means of escape from being used.	Ensure that fire doors are effectively self closing and are kept closed. Where doors need to be kept open for business purposes an alternative may be: Install approved "hold open devices" that cause the fire door to close when a fire is detected by an automatic fire detection and alarm system.
Article 14(2)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because the single stairway emergency route is not adequately protected from fire and smoke and this would allow the route to fill with smoke before people can use it to escape.	Provide suitable and sufficient protection from fire to the single stairway means of escape by enclosing the staircase with 30 minute fire resistant material including doors accessing the stairway and provide all doors onto the staircase with intumescent strips and cold smoke seals.
Article 14(2)(h)	There is no adequate means for illuminating the emergency escape route because there is no emergency lighting and inadequate borrowed light on the escape route.	A system of emergency lighting with adequate intensity must be installed e.g. Self-contained luminaires conforming to the current British Standard or a system complying to the current BS 5266 pt 1 or an equivalent standard.
Article 17(1)	The detection system in the premises appear not to have been subject to test or maintenance. No evidence of any test or maintenance was demonstrated during the audit.	Arrange maintenance to ensure the detection system is in an efficient state, in effective working order and in good repair. An on-going 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 17(1)	The Fire extinguisher provided in the premises appear not to have been subject to test or maintenance. No evidence of any test or maintenance was demonstrated during the audit.	Arrange maintenance to ensure the fire extinguisher is in an efficient state, in effective working order and in good repair. An on-going 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 21	Evidence is not available of safety training being given to enable the employees to safeguard themselves and other persons on and in the immediate vicinity of the premises.	Safety training for employees must be provided to staff (a) at the time when they are first employed; and (b) on their being exposed to new or increased risks because of— (i) their being transferred or given a change of responsibilities within the undertaking; (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the undertaking; (iii) the introduction of new technology into the undertaking; or (iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the undertaking.



SCHEDULE OF FIRE SAFETY AUDIT OBSERVATIONS

FILE 04/012732
REFERENCE:

OCCUPIER/AGENT: Default Address
ADDRESS: 355 Queensbridge Road
London
E8 3JB



[REDACTED]
Costcutter
8-10 Brownswood Road
London
N4 2XS

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 18 September 2012
Our Ref 04/012875/MS

Dear Sir,

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

Premises: Costcutter, 8-10 Brownswood Road, London N4 2XS

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 steps detailed in the attached schedule need to be taken in order to comply with the above legislation.

The steps should be completed by **16 October 2012** 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 letter 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 to be carried out. You are advised that before you commence any building works you are obliged to notify the local Building Control Officer or an approved inspector under the Building Regulations 2000 or the Building (Approved inspectors etc) Regulations, 2000 as amended in 2006 respectively. Regard must also be taken, where applicable of the provisions of the London Building Act (Amendment) Act 1939 as amended.

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)

Fire and Community Safety Directorate

██████████london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

Reply to ██████████

Direct T 020 8555 1200 ██████████

Direct F 020 8536 5926

SCHEDULE

PREMISES: Costcutter, 8-10 Brownswood Road, London N4 2XS

File Number: 04/012875/MS

Sheet : 1 of : 1

This schedule should be read in conjunction with the Authority's letter dated **18 September 2012**.

The conditions specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following steps need 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)	A fire risk assessment has not been carried out. Evidence of a fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk.
Article 14(1)	Routes to the rear emergency exits are not kept clear. This prevents relevant persons from evacuating the premises as quickly and safely as possible.	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 is kept clear of obstructions.
Article 14(2)(b)	During audit of the premises, the emergency exit doors from rear of the premises were found to be fastened with a padlock. As a result, relevant persons would not be able to easily and immediately open them in an emergency.	All emergency exit doors that may be used by relevant persons must be kept unlocked while the premises are in use. Fastenings provided for security purposes must be operable without using a key. Existing fastenings on the rear fire exit should be replaced with pressure release devices such as panic bars or push pads.
Article 17(1)	Inadequate maintenance of the automatic fire alarm.	Arrange maintenance to ensure the automatic fire alarm is in an efficient state, in effective working order and in good repair. An on-going 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.

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.



██████████
Scheme Manager
Newlon Housing Trust
Newlon House
4 Daneland Walk
Hale Village
London
N17 9FE

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 23 February 2017
Our Ref 04/012904/PDB

Dear Sir

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

Premises: Leander Court, 63 Balcorne Street, Hackney, London E9 7AZ

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 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 **18 May 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

FSR-AdminSupport@london-fire.gov.uk

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

Cc: London Borough of Hackney, Hackney Care Team, Hackney Service Centre, 1 Hillman Street,
London E8 1DY

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

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the 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

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.

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).



[REDACTED]
UK Supermarket
159 Stoke Newington Church Street
London
N16 0UH

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 30 July 2013
Our Ref 04/012916/MJ

Dear Sir

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

Premises: UK Supermarket, 159 Stoke Newington Church Street, London N16 0UH

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 steps detailed in the attached schedule needs to be taken in order to comply with the above legislation.

The steps should be completed by **30 September 2013** 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)

Fire and Community Safety Directorate

██████████ london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

Reply to ██████████

Direct T 0208 555 1200 ██████████

SCHEDULE

PREMISES: UK Supermarket, 159 Stoke Newington Church Street, London N16 0UH

File Number: 04/012916

Sheet 1 of 1

This schedule should be read in conjunction with the Authority's letter dated **30 July 2013**.

The conditions specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following steps needs 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)	Failure to make a suitable and sufficient fire risk assessment.	Carry out a fire risk assessment. See Guidance Note No.66.
Article 11(1)	Failure in the effective organisation of preventive and protective measures.	Implement effective organisation of preventive and protective measures.
Article 14(2)	Failure to ensure that, in the event of danger, persons are able to evacuate the premises as quickly and as safely as possible. Fire separation between shop and dwellings appears sub standard.	Ensure persons are able to evacuate the premises as quickly and as safely as possible. Fire separation to flat appears unsatisfactory, review and upgrade as necessary.

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.

Date

08 AUG 2007

Our Ref.

04/012916

Your Ref.

Addressee

[REDACTED]
46 Falmouth Gardens
Ilford
Essex
IG4 5JH

Please reply to

[REDACTED]
Inspecting Officer

Direct Telephone

[REDACTED]

Direct Fax

020 7587 2133

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: [REDACTED]

Address: **46 Falmouth Gardens, Ilford, Essex IG4 5JH**

Concerning Premises **UK Supermarket, 159 Stoke Newington Church Street, London N16 0UH**
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 failures 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 **8 October 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 **G Cooper** at the address provided at the top of this letter.

Signed:

[Redacted Signature]

[Handwritten Signature]

[Redacted Signature]

Dated:

08 AUG 2007

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.

GC/BD

Cc:

[Redacted]
UK Supermarket
159 Stoke Newington Church Street
London
N16 0UH

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 **04/012916** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **08 AUG 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
9	No record of a Fire Risk Assessment.	Carry out a Fire Risk Assessment and record your findings.
11	No record of an Emergency Plan.	Provide a record of your Emergency Plan for the premises.
13	Fire Detection Units. Fire Fighting Equipment.	The Automatic Fire Detection Units are subject to a suitable system of maintenance and testing including the changing of the batteries when necessary. Records are to be provided and kept of the testing of these units. The Fire Fighting Equipment is subject to a suitable system of testing and maintenance, these units are required to be available for use and should be sited in an unobstructed area.
14	No Emergency Lighting.	Provide suitable and sufficient Emergency Lighting to the premises. This is to enable staff and customers to exit the premises when necessary. Emergency Lighting to British Standard 5266 will satisfy this requirement.
15	No records of Evacuation Drills.	Provide records of your Evacuation Drills.
17	Lack of maintenance/housekeeping in this premises.	The premises is subject to a suitable system of maintenance and housekeeping. This to be carried out periodically, in line with your Risk Assessment of the premises.
21	No records of Staff Training.	Provide records of Staff Training in Fire Safety.

FIRE AND COMMUNITY SAFETY DIRECTORATE
Roy Bishop Deputy Commissioner

Date
20th September 2007

Our Ref.
04/012916

Your Ref.

Addressee
Mr [REDACTED]
46 Falmouth Gardens
Ilford
Essex
IG4 5JH

Please reply to
[REDACTED]
Inspecting Officer

Direct Telephone

Direct Fax

020 7587 2133

Direct E-mail

[REDACTED]@london-fire.gov.uk

Dear Sir,

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: UK SUPERMARKET

Address: 159 STOKE NEWINGTON CHURCH STREET, LONDON, N16 0UH

I refer to the Authority's enforcement notice dated 8th August 2007 in respect of the above mentioned premises.

An inspection took place on **18th September 2007** and the following steps within the Notice were found to have been completed to a satisfactory standard:

Fire Risk Assessment, Emergency Plan, Fire Detection units maintained, Fire fighting equipment provided, Emergency lighting provided, House keeping satisfactory.

The following items were still outstanding:

No Records of testing the Fire Alarm, No Records of an evacuation drill, No records of staff training.

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

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,

[REDACTED]
for Assistant Commissioner

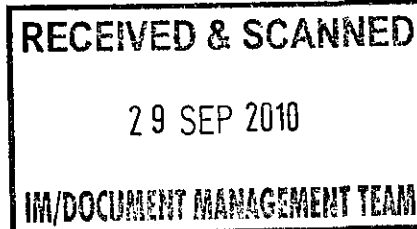
Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary.



[REDACTED]
New China House
20 Stamford Hill
London
N16 6XZ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date **28 SEP 2010**
Our Ref 04/013269/AS/PC



ENFORCEMENT NOTICE

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

TO :
Name: [REDACTED]

Address: **20 Stamford Hill, London N16 6XZ**

Concerning Premises **New China House, 20 Stamford Hill, London, N16 6XZ**
at:

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

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

The relevant extracts of the legislation are attached.

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

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

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

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

The steps must be taken by 20th January 2011 (or such extension if granted by the Authority).

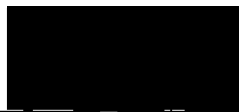
If you fail to comply with the requirements of this Notice, you may have committed an offence. The Authority may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

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 the person named below. .

Signed:



Assistant Commissioner
(The Officer appointed for the purpose)

RP





Dated:

28 SEP 2010

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

Reply to 
Direct T 0208 555 1200 Ext 
Direct F 0208 536 5963

Cc-London Borough of Hackney, Licensing Services, 1 Hillman Street, London E8 1DY

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 **04/013269** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **28 SEP 2010**

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 of the Regulatory Reform(Fire Safety) Order 2005	Detail of matters which are considered to be failures to comply with the Order including reasons why the Authority is of that opinion	Steps considered necessary to remedy the failures
FSO Article 9(1)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk.(See guidance note No.66)
FSO Article 11(1)	Suitable arrangements for the effective control and monitoring of the protective measures are not in place. The internal shutters which separate the kitchen and protect the means of escape from the upper floors are not being utilised as designed	Suitable arrangements for the effective control and monitoring of the 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. Ensure that the internal shutters are fully lowered and checked when the take away restaurant is closed.
FSO Article 13 (1)	Inadequate means of detecting and giving warning in case of fire has been provided. Existing arrangements would not provide warning to relevant persons throughout the premises and would also not detect a fire before the fire materially affected the means of escape from the premises.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. The installation of interconnected smoke detectors/alarms installed in accordance with the current BS 7671 conforming to the principles of a minimum grade A category LD2 system as detailed in the current BS 5839 or an equivalent system would be appropriate.

FSO Article 14 (2) (f)	During audit of the premises, the emergency exit door at the front was found to be locked at night. Also, external shutters are brought down at night. As a result, relevant persons would not be able to easily and immediately open them in an emergency.	Fastenings to doors on escape routes are to be simple fastenings, easily and immediately operable by a person on their way out without the use of a key, e.g.; lever handle, turn snib, night latch, barrel bolt fixed on the face of the doors within easy reach. External shutters on final exit need to be locked in the up position when the premises are occupied.
FSO Article 14 (2) h	There is no adequate means for illuminating the emergency escape route because there is no emergency lighting and inadequate borrowed light in the escape corridor	A system of emergency lighting with adequate intensity must be installed e.g. Self-contained luminaires conforming to the current British Standard or a system complying to the current BS 5266 pt 1 or an equivalent standard.
FSO Article 15 (1) a	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.



[REDACTED]
The Scolt Head
107a Culford Road
Hackney
London
N1 4HT

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 03 April 2012
Our Ref 04/013273/BA

Dear Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: The Scolt Head, 107a Culford Road, Hackney, London, N1 4HT

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice dated **16 January 2012** 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 below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
[REDACTED]@london-fire.gov.uk

Reply to [REDACTED]
Direct T 02085551200 [REDACTED]



[REDACTED]
The Scolt Head
107a Culford Rod
Hackney
London
N4 1HT

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 31 August 2011
Our Ref 04/013273/OA/PC

ENFORCEMENT NOTICE

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

TO :

Name: [REDACTED]

Address: **107a Culford Road, Hackney, London N1 4HT**

Concerning Premises at: **The Scolt Head**

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

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

The relevant extracts of the legislation are attached.

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

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

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

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

The steps must be taken by **5th December 2011** (or such extension if granted by the Authority).

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

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

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

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

Signed:

[REDACTED]

Dated: 31 August 2011

Assistant Commissioner
(The Officer appointed for the purpose)

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

Encl: FS03_01a
FS03_01b
FS03_06
GN66

Cc- London Borough of Hackney, Licensing Services, 1 Hillman Street, London E8 1DY

Reply to O Awolesi
Direct T 0208 555 1200 Ext [REDACTED]
Direct F 0208 536 5963

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 **04/013273** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on 31 August 2011

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

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

Article of the Regulatory Reform(Fire Safety)Order 2005	Details of matters which are considered to be failures to comply with the Order including reasons why the Authority is of that opinion	Steps considered necessary to remedy the failures
Article 9(1)	No fire risk assessment available during inspection	Carry out a fire risk assessment (See guidance note No.66)
Article 13(1)	Inadequate means of detecting and giving warning in case of fire has been provided. Existing arrangements would not detect a fire in the pub area before the fire materially affected the means of escape from the premises	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. The installation of a fire warning system as specified in the current BS 5839 Part 6, Grade A, Type LD2, or to an equivalent standard would be appropriate.
Article 14(2)	The emergency route from upper floors does not lead, as directly as possible, to a place of safety. This results in an excessive time to evacuate the premises and residents of the upper floors having to go through the Pub or Kitchen area in an emergency	Provide a suitable means of escape from the upper floors. Alternatively the installation of a fire warning system as specified in the current BS 5839 Part 6, Grade A, Type LD2, or to an equivalent standard, will compensate for the inadequate emergency route.
Article 14(2)(c)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because fire doors are missing which would allow fire to spread into the escape route and the route to fill with smoke before people can use it to escape.	Provide suitable FIRE RESISTING door sets to the current BS 476 Part 22, or an equivalent standard, to the openings in the staircase enclosure. The door sets must be installed by a competent person who has sufficient training and experience or knowledge and other qualities to enable him or her to properly install them.

Article 15(1)(a)	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.
Article 17(1) Failure to maintain	No record of testing of emergency lighting or fire alarm available during inspection	Arrange maintenance to ensure the emergency lighting and the fire alarm systems 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



The Chief Executive
The UK Turkish Islamic Cultural Centre Trust
212-216 Kingsland Road
Hackney
London
E2 8AX

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 13 January 2010
Our Ref 04/166042/RS/JJ

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: The UK Turkish Islamic Cultural Centre Trust, 1a Clissold Road, London, N16 9EX.

I refer to the Authority's enforcement notice dated **9th September 2009** in respect of the above mentioned premises.

An inspection took place on **12th January 2010** and the following items were still outstanding:

Article 14 (2) (b) All habitable doors leading on to the corridors and the cross corridor doors forming the protected route are not effectively self closing. Positive self closing devices are to be fitted and doors are to be adjusted where necessary to ensure that the positively locate against the door stop.

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary

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

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
[REDACTED]london-fire.gov.uk

Reply to Rob Sherman
Direct **T** 020 8555 1200 x [REDACTED]
Direct **F** 020 8536 5963



[REDACTED]
UK Turkish Islamic Cultural Centre Trust
UK Turkish Islamic Cultural Cent re
1 a Clissold Road
London
N16 9EX

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 30 October 2013
Our Ref FS/04/166042/PJB

FAO: [REDACTED]

Dear Sir

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

Premises: UK Turkish Islamic Cultural Centre Trust, 1a Clissold Road, London,N16 9EX

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 January 2014** 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

██████████ london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

Reply to ██████████

Direct T 020 8555 1200 ext ██████████

SCHEDULE

PREMISES: UK Turkish Islamic Cultural Centre Trust, 1a Clissold Road, London,N16 9EX

File Number: 04/166042

Sheet : 1 of : 2

This schedule should be read in conjunction with the Authority's letter dated **30 October 2013**.

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(3)	Failure to review fire risk assessment -not reviewed since 2009	Implement regular program to review fire risk assessment . Latest review to give special attention to when premises are used as sleeping accommodation and the procedures in place when this occurs.
Article 11(1)	Failure in the effective control of preventive and protective measures.	Implement effective control of preventive and protective measures. Somebody needs to regularly check all fire related items in premises. This person shall be nominated and trained.
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. The fire alarm system needs annual maintenance . The system should also be sounded weekly to ensure its working and a record kept .
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. The emergency lighting must be tested on a regular basis as well as its annual maintenance.
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.	All fire extinguishers need maintenance or replacement.

Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.	All doors onto common escape routes including doors from 1st floor sleeping accommodation and doors to second floor sleeping accommodation MUST be self closing. This includes door from kitchen and dining room. All same doors to have Fire Door Keep Shut signs. Door at ground floor which separates two ways down from 1st floor women's area needs shaving at bottom to allow self closing.
Article 21	Failure to ensure employees receive adequate safety training	Implement/review training programme to ensure employees receive adequate safety training. Staff or volunteers on day and night duty to be given specific duties in writing.
Article 18(1)	Failure to appoint sufficient competent persons to assist in undertaking preventive and protective measures.	Appoint sufficient competent persons to assist in undertaking preventive and protective measures. Somebody who understands all aspects of premises fire safety issues needs to be nominated to assist and stand in for Mr Duman when he is not available.
Article 14(1)	Failure to ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times.	Ensure that routes to emergency exits and the exits themselves are kept clear at all times. The corridor at ground floor from women's area to final exit must be kept clear and the door is readily available.
Article 14(2)(h)	Failure to ensure that emergency routes and exits are adequately lit.	Ensure that adequate lighting is provided to illuminate emergency routes and exits. Same ground floor corridor needs normal lighting to be provided.
Article 14(2)(b)	Failure to ensure that, in the event of danger, persons are able to evacuate the premises as quickly and as safely as possible.	Ensure persons are able to evacuate the premises as quickly and as safely as possible. New fire door with smoke seals and self closer required to internet room first floor women's sleeping area.
Article 14(2)(g)	Failure to ensure that emergency routes and exits are indicated by signs	Ensure that adequate signs are provided to indicate emergency routes and exits. Route from first floor sleeping area down via washroom area to final exit to car park to be provided. This gives an alternative means of escape.
Article 15(1)(a)	Failure to establish an appropriate emergency plan.	Prepare/update emergency plan Give fuller consideration to the systems in place when persons are sleeping on the upper floors. High importance to second and third floor areas above kitchen at first floor.
Article 15(1)(b)	Failure to nominate sufficient competent persons to implement emergency plan.	Nominate sufficient competent persons to implement emergency plan. Ensure persons on duty at all times (especially night times) are aware of fire plan and their duties.

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.



The Chief Executive
The UK Turkish Islamic Cultural Centre Trust
212-216 Kingsland Road
Hackney
London
E2 8AX

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date **09 SEP 2009**
Our Ref 04/166042/RS/PM

ENFORCEMENT NOTICE

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

TO :

Name: The UK Turkish Islamic Cultural Centre Trust

Address: 212-216 Kingsland Road, Hackney, London, E2 8AX

Concerning Premises The UK Turkish Islamic Cultural Centre Trust, 1a Clissold Road, London, N16 9EX
at:

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

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

The relevant extracts of the legislation are attached.

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

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

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

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

The steps must be taken by **10th December 2009** (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 the person named below. .

Signed:




Dated:

8/9/09

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

Reply to Rob Sherman
Direct T 020 8555 1200 ext 
Direct F 020 8536 5963

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 **04/166042** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on

09 SEP 2009

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)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk. (See guidance note No. 66)
FSO Article 13 (1)	Insufficient fire detectors and fire alarm call points have been provided. A fire would not be detected in the escape route from the main entrance to the 2 nd floor of the staff sleeping accommodation (on the basis of the existing detection and warning system), and the exits from the Mosque and the side fire exit do not have fire alarm call points.	<p>Improve the existing means of fire detection to ensure that fire in said areas will be detected and a warning given before people in the premises are placed at risk. Any changes/improvements to the system must be made by a competent person.</p> <p>The existing electrical fire detection and warning system is to comply with the current BS5839 pt 1 to at least an L2 category of system, or to an equivalent standard. Any changes/improvements to the system must be made by a competent person.</p>

FSO Article 14 (2)(b)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because fire doors throughout the premises are not self closing. If any of the doors remain open it will allow fire to spread into the escape route and the route to fill with smoke before people can use the route to escape.	Fire doors must close effectively to resist the passage of smoke and heat. Positive action self-closing devices which comply with BS EN standards or an equivalent must be fitted to all habitable rooms that lead on to the escape routes and all cross corridor doors.
FSO Article 14 (2)(b)	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because the doors on the top floor area used for staff sleeping accommodation are not fire doors which would allow fire to spread into the escape route and the route to fill with smoke before people can use it to escape.	Provide suitable FIRE RESISTING door sets to the current BS 476 Part 22, or an equivalent standard, to the openings in the staircase enclosure. Positive action self-closing devices which complies with BS EN standards or an equivalent must be fitted to the fire doors. The door sets must be installed by a competent person who has sufficient training and experience or knowledge and other qualities to enable him or her to properly install them.
FSO Article 15 (1) a	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan and should be written such that it is appropriate for the occupants.
FSO Article 17 (1)	Inadequate 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, organisation, control, monitoring and review in accordance with Article 11 of the Order.
FSO Article 17 (1)	Inadequate 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, organisation, control, monitoring and review in accordance with Article 11 of the Order.

The Company Secretary
Dawnelia Properties Limited
13 Goodwin Street
London
N4 3HQ

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

Date 13 July 2021
Our Ref 04/166241/OA

Dear Sir/Madam

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

Premises: 240 Amhurst Road, Hackney, London E8 2BS

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 **05 October 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'.

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,

P P [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]@[dawnelia.co.uk](mailto:[REDACTED]@dawnelia.co.uk)

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge, or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate 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: 240 Amhurst Road, Hackney, London E8 2BS

FILE NUMBER: 04/166241

This schedule should be read in conjunction with the Commissioner's letter dated **13 July 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit, your preventative and protective measures had not been planned, organised, controlled, monitored, or reviewed where required. It was found that:</p> <ol style="list-style-type: none">1) The flat front doors throughout the building have not been subject to review, as they were found without self closing devices and smoke seals.2) The electrical cupboard had not been fire stopped, as there was no fire door, and there were holes around pipes and cables leaving the cupboard.3) The multiple items such as bin bags and clothes stored in the electrical cupboard, had not been controlled.4) The testing and maintenance of the fire alarm system and emergency escape lighting had not been planned and organised.	Arrangements identified was not suitably addressed, must be effectively planned, organised, controlled, monitored, or reviewed.
Article 17	<p>The corridors, lobbies, and the stairs used for access to and from of the 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 a fire, and must be maintained in an efficient state, in an efficient working order, and in good repair. During the audit, it was found that, the responsible person for the management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and required rectification of defects that have arisen in, and alterations made to, the protection to the access route. Flat front doors are not</p>	<p>Ensuring that, 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</p>

Article 17 continued	self closing, and don't have a smoke seal, and the flat 1 front fire door has a big gap at the top. The PROTECTED ROUTE has been compromised by the fitting of doors, that do not provide 30 minutes of fire protection to the access route.	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.
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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.



██████████
Somas UK Supermarket
84-86 Dunsmure Road
London
N16 5JY

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 15 May 2012
Our Ref 04/166258/BA

Dear Sir

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Somas UK Supermarket, 84-86 Dunsmure Road, London N16 5JY

I refer to the Authority's enforcement notice dated 10th January 2012 in respect of the above mentioned premises.

An inspection took place on **14th May 2012** and the following steps within the Notice were not found to have been completed to a satisfactory standard:

Article 9(1)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk. (See guidance note No.66)
Article 13(1)	Insufficient means of detecting and giving warning in case of fire has been provided. Existing arrangements would not provide warning to relevant persons in the basement before the fire materially affected the means of escape from the premises.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. The installation of interconnected smoke detectors/alarm in accordance to BS 5839 part 6 or an equivalent system would be appropriate.

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary

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

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate

██████████ london-fire.gov.uk

Reply to ██████████

Direct T 020 8555 1200 ██████████



[REDACTED]
Somas UK Supermarket
84-86 Dunsmure Road
London
N16 5JY

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 10th January 2012
Our Ref 04/166258/OA/JJ

ENFORCEMENT NOTICE

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

TO :
Name:

[REDACTED]

Address: **84-86 Dunsmure Road, London, N16 5JY.**

Concerning Premises at: **Somas UK Supermarket, 84-86 Dunsmure Road, London, N16 5JY.**

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

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

The relevant extracts of the legislation are attached.

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

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

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

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

The steps must be taken by **10th May 2012** (or such extension if granted by the Authority).

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

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

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

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

Signed:

[REDACTED]

Dated: 10th January 2012

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
Guidance Note 66

Reply to [REDACTED]
Direct T 0208 5551200 Ext [REDACTED]
Direct F 0208 5365963

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 04/166258 under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on 10th January 2012

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 9(1)	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk.(See guidance note No.66)
Article 13(1)	Insufficient means of detecting and giving warning in case of fire has been provided. Existing arrangements would not provide warning to relevant persons in the basement before the fire materially affected the means of escape from the premises.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. The installation of interconnected smoke detectors/alarm in accordance to BS 5839 part 6 or an equivalent system would be appropriate.
Article 14(1)	Rear emergency exit is not kept clear due to overstocking. This prevents relevant persons from evacuating the premises as quickly and safely as possible.	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.

[REDACTED]
UK Supermarket
84-86 Dunsmore Road
Hackney
London
N16 5JY

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

Date 15 November 2022
Our Ref 04/166258/LB

Dear Sir/Madam

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

Premises: 84-86 Dunsmore Road, Hackney, London N16 5JY

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) hereafter 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 **7 February 2023**.

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 [REDACTED]

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_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: 84-86 Dunsmure Road, Hackney, London N16 5JY

FILE NUMBER: 04/166258

This schedule should be read in conjunction with the Commissioner's letter dated **15 November 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.</p> <p>It was found that:</p> <ol style="list-style-type: none">1) Escape routes/final exits have not been controlled or monitored.2) Staff fire extinguisher training has not been planned or organised.3) Fire detection system has not been reviewed.4) Compartmentation works have not been planned or organised.	<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 the current detection in place did not provide enough coverage of the shop floor/basement.</p>	<p>Provide an appropriate means of fire detection and giving warning. This can be achieved by providing additional smoke detector heads within the rest of the shop floor/basement.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <ol style="list-style-type: none">1) No emergency lighting provided within basement or ground floor shop.	<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> <ol style="list-style-type: none">1) Getting a competent person to install emergency escape lighting.

Article 14 continued.	2) Rear fire exit was blocked due to delivery. I asked for this to be cleared during the audit. 3) No emergency escape signage provided.	2) Ensure all final exits remain clear at all times. 3) Provide emergency escape signage.
Article 17	At the time of the audit, you had not ensured that a suitable system of maintenance was in place in your premises. It was found that your emergency lighting system had no service records evident.	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 getting a competent person to service the system and also the responsible person to carry out monthly flick tests.
Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that your staff have not been provided any fire extinguisher training.	Provide your staff with adequate safety training. In particular fire extinguisher training.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via riser were inadequate. It was found that the network/internet cupboard within the basement had fire stopping issues and the wiring was going through the door.	Take the general fire precautions required to prevent fire and smoke spread by correctly routing the wires and fire stopping any holes or gaps. The door needs to be replaced due to the hole made.
Article 9	At the time of the audit no evidence was demonstrated or provided that the significant findings of your fire risk assessment had been recorded.	Record the significant findings of the fire risk assessment. In particular the recorded information should include details of premises description, hazards, risks to relevant persons, significant findings.

*****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
Hackney Homes Limited
Christopher Addison House
72 Wilton Way
Hackney
London
E8 1BJ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 22 September 2011
Our Ref 04/184194/DT/PC

ENFORCEMENT NOTICE

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

TO :

Name: **Hackney Homes Limited**

Address: **Christopher Addison House, 72 Wilton Way, Hackney, London, E8 1BJ**

Concerning Premises at: **Clinger Court, Hobbs Place Estate, Hackney, London N1 5HY**

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

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

The relevant extracts of the legislation are attached.

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

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

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

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

The steps must be taken by **8th November 2011** (or such extension if granted by the Authority).

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

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

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

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

Signed:

[REDACTED]

Dated: 22 September 2011

Assistant Commissioner
(The Officer appointed for the purpose)

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

Encl: FS03_01a
FS03_01b
FS03_06

Reply to D Twyman

Direct T 0208 555 1200 Ext [REDACTED]

Direct F 0208 536 5963

[REDACTED] Chief Executive, Hackney Council, Town Hall, Mare Street, London, E8 1EA

[REDACTED] London Borough of Hackney, Broadway Area Maintenance Base, 2 Trederwen Road,
London, E8 4NB

[REDACTED] Hackney Homes Limited, Christopher Addison House, 72 Wilton Way, London E8 1BJ

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 **04/184194** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **22 September 2011**

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

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

Article of the Regulatory Reform(Fire Safety) Order 2005	Details of matters which are considered to be failures to comply with the Order including reasons why the Authority is of that opinion	Steps considered necessary to remedy the failures
Article 38	The dry riser outlets at some floors, provided for the use by, or protection of, fire-fighters have not been subject to a suitable maintenance or kept in working order and readily accessible.	Arrange maintenance by a competent person to ensure the dry riser outlets are in an efficient state, in effective working order and readily accessible. An ongoing maintenance regime must be put in place. Any security grills obstructing outlets are to be removed.



The Chief Executive
Hackney Homes Limited
Christopher Addison House
72 Wilton Way
Hackney
London
E8 1BJ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 16 November 2011
Our Ref 04/184194/DT/PC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Clinger Court, Hobbs Place Estate, Hackney, London, N1 5HY

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice dated **22nd September 2011**, 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 below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
[REDACTED] london-fire.gov.uk

Reply to [REDACTED]
Direct T 0208 555 1200 Ext [REDACTED]
Direct F 0208 536 5963

The Chief Executive
Hackney Council
Town Hall
Mare Street
Hackney
London
E8 1EA

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

Date 14 May 2018
Our Ref 04/186063/ere

Dear Sir/Madam

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

Premises: Flats 1-44 Stanway Court, Geffrye Estate, Hoxton, London N1 6RY

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 **12 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 020 8555 1200 Ext. [REDACTED]

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

cc.: [REDACTED], Housing Transformation Team, Christopher Addison House,
72 Wilton Way, Hackney, London E8 1BJ
[REDACTED], Housing Transformation Team, Christopher Addison House, 72 Wilton Way,
Hackney, London E8 1BJ

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 1-44 Stanway Court, Geffrye Estate, Hoxton, London N1 6RY

File Number: 04/186063

This schedule should be read in conjunction with the Commissioner's letter dated **14 May 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 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 the timescale for the fitting of a dry rising main has not been planned and organised.	Arrangements identified as not suitably addressed must be effectively planned and organised.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that; 1) The Gerda FD60S at the bottom of the stair is not closing properly. 2) There are combustible items outside flats 13, 17, 18, 19, 29, 38. 3) Bikes are being stored on the stair between floors 7 and 8. 4) A Georgian glass panel is cracked at floor 8 level in the stair surround.	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; 1) Adjusting the Gerda FD60S at the bottom of the stair so it closes properly. 2) Removing combustible items outside flats 13, 17, 18, 19, 29, 38. 3) Removing bikes stored on the stair between floors 7 and 8. 4) Replacing the Georgian glass panel cracked at floor 8 in the stair surround.

<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the requirement for a dry rising main provision has not been assessed correctly. There is;</p> <ol style="list-style-type: none"> 1) No assessment of how fire fighting activities would be delayed due to the lack of a dry rising main. 2) No assessment of the reduction in water pressure due to the lack of a dry rising main. 3) No assessment of whether fire fighters would need to revert to evacuation procedures at the expense of fire fighting activities. 4) No consideration has been given to whether LFB would commit crews where there is an inadequate water supply to fight fire. 5) No timescale for the implementation of a dry rising main (the fire risk assessments dated 10/2/10, 28/3/13 and 8/9/17 stated the retro-fitting of a dry rising main is to be considered at the next refurbishment). 	<p>The fire risk assessment should be reviewed, with specific consideration given to;</p> <ol style="list-style-type: none"> 1) The potential delay in fire fighting activities due to the lack of a dry rising main. 2) The potential reduction in water pressure due to the lack of dry rising main. 3) The potential reversion to evacuation procedures as opposed to fire fighting procedures due to the lack of dry rising main. 4) Whether LFB would commit crews where there is an inadequate water supply to fight fire. 5) A timescale for the retro-fitting of a dry rising main.
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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 Hackney
Town Hall
Mare Street
London
E8 1EA

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

Date 02 August 2021
Our Ref 04/187217/OA

Dear Sir/Madam

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

Premises: Parr Court, New North Road, Hackney, London N1 7JD

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 **22 November 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'.

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,

P P

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Fire Safety Advisor

Direct T 020 8555 1200 ext.

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

Cc: @hackney.gov.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge, or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate 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: Parr Court, New North Road, Hackney, London N1 7JD

FILE NUMBER: 04/187217

This schedule should be read in conjunction with the Commissioner's letter dated **02 August 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. The following issues with regards to the fire safety management of the premises were:</p> <ol style="list-style-type: none">1) The management of the means of escape was not suitably controlled, it was found that, the riser cupboard door was unlocked and damaged.2) The management of the fire doors in the means of escape were not suitably reviewed.3) The management of items being stored in communal areas was not suitably controlled, it was noted that, there was a build up of combustible materials outside flats on all floors.4) The fire stopping used on the pipework of the ground floor leading to the upper floor was not suitably organised.	<p>Arrangements identified was 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> <ol style="list-style-type: none">1) The riser cupboard door located in the lobby area of the ground was unlocked, and the lock had been damaged. A damaged fire door will not provide adequate FIRE RESISTANCE and this needs to remain locked to protect the escape route.2) The fire door located on the floor 7 outside of the flats 31 and 32 did not shut to frame. The self closer was not operating effectively. Therefore, the staircase is not protected in the event of a fire related incident.	<p>Ensuring an adequate emergency routes and exits for use by relevant persons in the premises are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring that, all riser cupboard doors are fitted with suitable locks and locked at all times. Ensuring that, all fire doors are suitable and functioning correctly. Ensuring that, the fire risk assessment, records significant findings and contains an action plan for each significant finding recorded. Ensuring all means of escape are safe and clear of obstructions.</p>

<p>Article 14 continued</p>	<p>3) It was highlighted in the fire risk assessment that, there was no emergency lighting installed and there was no action plan to address this situation. Residents will not be able to evacuate safely without sufficient lighting.</p> <p>4) There was also a build up of combustible materials outside multiple flat front doors, and excessive amounts outside of the flats 36, 41 and 44. These impacts on the means of escape and restricts safe egress.</p> <p>5) The fire door on the ground floor located opposite the riser cupboard was missing an intumescent strip.</p>	
<p>Article 17</p>	<p>At the time of inspection, it was noted that, some of the maintenance of fire safety provisions were not suitable. It was found that:</p> <p>1) The riser cupboard located on the ground floor was not locked, and the door was damaged around the location of the lock.</p> <p>2) The door on the ground floor opposite the riser cupboard was missing intumescent strips and seals.</p> <p>3) One of the fire doors on landing 6 had some of the intumescent seal hanging off.</p> <p>4) The fire door on landing 7 outside of the flats 31 and 32 did not close fully into the door frame.</p>	<p>Arranging initial and ongoing maintenance to ensure that, the fire safety measures are kept in an efficient state, working order, and good repair. This can be achieved by ensuring a robust maintenance schedule is implemented for the premises with any issues identified being repaired in a timely manner.</p>
<p>Article 8</p>	<p>At the time of the audit, the FIRE RESISTING separation in your premises was inadequate. It was found that, on the ground floor of the premises, the fire stopping installed on the pipework leading to the upper floor was not suitable.</p>	<p>Providing suitable FIRE RESISTING separation by ensuring all fire stopping is suitable and appropriate.</p>
<p>Article 9</p>	<p>At the time of the audit, the fire risk assessment for your premises was not suitable and sufficient. It was found that, the fire risk assessment received did not have suitable justification for the significant findings and action plan towards the significant findings, specifically for the no emergency lighting, means of escape and maintenance schedule.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to recording significant findings and recording an action plan towards significant findings identified.</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 Chief Executive
Hackney Council
Hackney Town Hall
Mare Street
Hackney
London
E8 1EA

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

Date 14 August 2018
Our Ref 04/188193/MN

Dear Sir/Madam

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

Premises: 127-186 Trelawney Estate, Paragon Road, Hackney, London E9 6PQ

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 **see schedule for completion dates**.

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: 020 8555 1200 Ext: [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: 127-186 Trelawney Estate, Paragon Road, Hackney, London E9 6PQ

FILE NUMBER: 04/188193

This schedule should be read in conjunction with the Commissioner's letter dated **14 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 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <ol style="list-style-type: none">1) The 30 minute FIRE RESISTING construction protecting the corridor has been breached by holes around cabling from the electrical riser cupboard into the lobbies. This is evident but not exclusive to the 1st, 2nd, 6th, 8th and 9th floors.2) The 30 minute FIRE RESISTING construction protecting the corridor may be affected by the poor repair to the wall adjoining the Gerda FD60S corridor door set on the 10th floor.3) The 30 minute FIRE RESISTING construction protecting the corridor may be affected by damage to the wall adjoining the FD60S corridor door set on the 8th floor.4) Some cables running through the means of escape, particularly above flat front doors, may melt in fire conditions and entangle escaping persons or firefighters.5) The storage cupboard door for flat 174 is a fire door with 'Fire Door Keep Locked Shut' signage but it does not close properly.	<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> <ol style="list-style-type: none">1) Reinstating the 30 minute FIRE RESISTING construction by fire stopping any service openings from the electrical riser cupboard into the means of escape and by ensuring there is a suitable standard of fire stopping around openings from the means of escape into the flats (unable to ascertain).2) Reinstating the 30 minute FIRE RESISTING construction by repairing the wall adjoining the Gerda FD60S corridor door set on the 10th floor.3) Reinstating the 30 minute FIRE RESISTING construction by repairing the wall adjoining the FD60S corridor door set on the 8th floor.4) Securing all cables at appropriate intervals by proven metal supports that have adequate fire resistance and that are fixed to the non-combustible substrate of the building.5) Repairing or replacing the storage cupboard door for flat 174 to ensure it can lock shut.

Article 14 continued	6) There are combustible items/ trip hazards on the 6th floor lobby.	6) Removing the combustible items/ trip hazards from the 6th floor lobby. Deadline to action remedies: 9 October 2018.
Article 8	<p>At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that:</p> <p>1) Following a kitchen fire in flat 168 on 13/7/18, smoke travelled vertically into the kitchen, the airing cupboard and the bathroom into flat 172 above, via the service pipe riser located in the flat's kitchen.</p> <p>2) A previous fire in the electrical riser cupboard had caused smoke to travel into flat 172 via poor fire stopping around the intercom system installed in the electrical riser cupboard. The smoke was evident within the riser cupboard.</p>	<p>Take the general fire precautions required to prevent fire and smoke spread by:</p> <p>1, 2) Undertaking an invasive compartmentation survey of the premises, particularly where service openings pass through compartment walls and floors/ ceilings. This should be undertaken by a chartered surveyor and completed within 28 days of the date of this Notice.</p> <p>Deadline to action above remedies: 11 September 2018.</p> <p>3) In addition, undertaking all remedial works as required from the invasive survey. Particularly, in relation to smoke and fire stopping around service openings, including the installation of intumescent pipe collars or equivalent.</p> <p>Deadline to action above remedy: 12 February 2019.</p> <p>Note: The fire risk assessment will need to be reviewed in conjunction with the survey. Depending on the findings of the survey, and fire risk assessment review, a temporary change in evacuation strategy may be necessary. Please advise the London Fire Brigade of a change in the evacuation strategy to update crews.</p>
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that:</p> <p>1) On some floors there are cables running above front doors held by plastic clips, which would melt in excessive heat and may cause fire fighters to become entangled.</p>	<p>Due to the smoke spread, following a fire in flat 168 on 13/7/18 that travelled to flat 172, a level 4 fire risk assessment should be undertaken in conjunction with the invasive compartmentation survey required under Article 8.</p> <p>Deadline to action above remedy: 11 September 2018.</p>

Article 9 continued	<p>2) There is poor fire stopping around cables in the wall between the electrical riser cupboard and means of escape.</p> <p>3) There is poor fire stopping within the electrical riser cupboard into flats.</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 Hackney
Town Hall
Mare Street
London
E8 1EA

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

Date 6 September 2021
Our Ref 04/188194/PG

Dear Sir/Madam

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

Premises: 187-246 Trelawney Estate, Paragon Road, Hackney, London, E9 6PH

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 **29 November 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 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

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] [@Hackney.gov.uk](mailto:[REDACTED]@Hackney.gov.uk)

The Manager, London Borough of Hackney, Hackney Homes, Christopher Addison House,
72 Wilton Way, Hackney, London, E8 1BJ

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.

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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.

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: 187-246 Trelawney Estate, Paragon Road, Hackney, London, E9 6PH

FILE NUMBER: 04/188194

This schedule should be read in conjunction with the Commissioner's letter dated **6 September 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that:</p> <p>1) The maintenance of the fire doors had not been planned, organised, or reviewed.</p> <p>2) Electric scooter outside flat 238, bikes outside flat 229 and 233, rubbish bags outside flat 242, 221, 213, 198 and 197 and rubbish left on 9th floor in stairs lobby in respect to being on the means of escape had not been effectively controlled.</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 fire doors next to flat 238 did not fully close into its frame.</p> <p>2) There were bikes, an electric scooter, and rubbish bags found on the 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:</p> <p>1) Ensuring fire doors close fully into their frames to protect the escape route.</p> <p>2) Ensuring means of escape are clean, clear, and sterile at all times.</p>
Article 17	<p>At the time of the audit, you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) The fire doors on the 3rd, 2nd, and 1st floors were not suitably maintained as they did not have smoke seals.</p> <p>2) The fire door on the ground floor had a broken self closing device.</p>	<p>Arrange initial and ongoing maintenance ensuring fire safety measures are kept in an efficient state, working order, and good repair. This can be achieved by making sure the fire doors have a suitable maintenance regime.</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.

Copied to:

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

[REDACTED]
Head of Resident Safety and New Build
Hackney Housing
72 Wilton Way
Hackney
London
E8 1BJ

Date 19 June 2020
Our Ref 04/188602/FM

Dear Sir/Madam

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

Premises: Flats 95-138 Bryant Court, Whiston Road, Hackney, London E2 8EQ

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 **11 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 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 0208 555 1200 Ext.

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

Cc: [REDACTED], Head of Resident Safety and New Build, Hackney Housing, 72 Wilton Way,
Hackney, London E8 1BJ

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

If an Inspector:

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

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

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

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

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

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

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

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

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

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

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

SCHEDULE

PREMISES: Flats 95-138 Bryant Court, Whiston Road, Hackney, London E2 8EQ

FILE NUMBER: 04/188602

This schedule should be read in conjunction with the Commissioner's letter dated **19 June 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 planned, organised, controlled, monitored or reviewed where required.</p> <p>It was found that:</p> <p>1) The faulty emergency lights in the stairway between levels 8 - 9, on the ground level main entrance and in the stair lobby were not monitored.</p> <p>2) Bike storage in the stairway between levels 9 - 10 and outside Flat 131, had not been controlled or monitored.</p> <p>3) The maintenance of the ground floor escape door, which provides egress directly from the stairs, had not been monitored.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 17	<p>At the time of the audit, you had not ensured that a suitable system of maintenance was in place in your premises.</p> <p>It was found that:</p> <p>The emergency lighting in the stairway between levels 8 - 9, the main entrance and the stair lobby on the ground floor were not in good working order.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p> <p>This can be achieved by:</p> <p>Ensuring that the fire alarm system is maintained in efficient working order.</p>

Article 14	<p>At the time of the audit, the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <ol style="list-style-type: none"> 1) There was a bike being stored in the protected stairway, between levels 9 - 10. 2) There was a bike being stored in the residential lobby, outside of Flat 131. 3) The ground floor fire escape door, providing egress directly from the stairs, was difficult to open. 4) There was faulty emergency lighting in the stairway between levels 8 - 9, in the ground floor main entrance and in the stair lobby on the ground floor. 5) There were no level identification signs in the stairway and missing level signs in the residential lobby on levels 2 and 6. 	<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> <ol style="list-style-type: none"> 1-2) Ensuring that the common areas are free from personal items at all times. 3) Maintaining all the fire doors and exit doors on the means of escape. 4) Maintaining the emergency and general lighting throughout the premises. 5) Supplying and fitting level identification signage throughout the building.
Article 21	<p>At the time of the audit, your employees had not been provided with adequate safety training.</p> <p>It was found that:</p> <p>The concierge contractor on site had not been given appropriate training, on the precautions to take in the event of a fire.</p>	<p>Provide your staff with adequate safety training.</p> <p>In particular:</p> <p>Ensuring that all the staff and contractors working on site receive updated fire safety training, on the precautions to take in the event of a fire.</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 Chief Executive
London Borough of Hackney
Town Hall
Mare Street
London
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7 December 2017
Our Ref 04/191318/CM

Dear Sir/Madam

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

Premises: Tradescant House, Frampton Park Road, Hackney, London, E9 7NS

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 **7 June 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 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

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 x [REDACTED]

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

Cc: [REDACTED] London Borough of Hackney, Town Hall, Mare Street, London, E8 1EA

[REDACTED], Housing Transformation Team, Housing Services, Neighbourhoods & Housing,
Hackney Council, Christopher Addison House, 72 Wilton Way, London, E8 1BJ

[REDACTED], Housing Transformation Team, Housing Services, Neighbourhoods &
Housing, Hackney Council, Christopher Addison House, 72 Wilton Way, London, E8 1BJ

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

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.

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: Tradescant House, Frampton Park Road, Hackney, London, E9 7NS

File Number: 04/191318

This schedule should be read in conjunction with the Authority's letter dated **7 December 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 8	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.	Implement the significant findings of your fire risk assessment
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1)The boarding directly above the car parking/ garage area which covers the base of the first level of residential accommodation is loose in places and this may impact on the building's integrity and fire spread in the event of a fire.	Provide suitable FIRE RESISTING separation by: 1)Repairing or replacing the boarding directly above the car parking/ garage area which covers the base of the first level of residential accommodation

<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment dated 13 September 2017 did not note, highlight or question the following issues:</p> <p>1)The level of FIRE RESISTANCE of the wooden panelling in the ground floor lobby and what ignition risk is behind it.</p> <p>2) The level of the wooden panelling in each lift lobby and what fire risk is behind it.</p> <p>3)The level of FIRE RESISTANCE of the wooden panelling at each level on the single stair marked with electrical hazard signage.</p> <p>4)The inappropriate size and incorrect installation of the fire door sets marked 'fire door keep locked' at each level in the lift lobbies and what the risk is behind them (excessive gaps to the top and bottom of most doors and the door frames have had planted stops fitted.</p> <p>5)This block is on concrete pillars and has parking and garages underneath. The boarding directly above this area covering the base of the first level of residential accommodation is loose in places.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to items 1 to 5.</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:</p> <p>1)The level of FIRE RESISTANCE of the wooden panelling in the ground floor lobby is unlikely to be 60 minutes.</p> <p>2)The level of FIRE RESISTANCE of the wooden panelling in each lift lobby is unlikely to be 60 minutes.</p> <p>3)The level of FIRE RESISTANCE of the wooden panelling at each level on the single stair marked with electrical hazard signage is unlikely to be 60 minutes.</p> <p>4)The fire door sets in the lift lobbies marked 'fire door keep locked' are ill-fitting and have been incorrectly installed.</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 the panelling in the ground floor lobby meets the 60 minutes FIRE RESISTANCE criteria or replacing with 60 minute panelling or similar.</p> <p>2)Ensuring the panelling in the lift lobbies meets the 60 minutes FIRE RESISTANCE criteria or replacing with 60 minute panelling or similar.</p> <p>3)Ensuring the panelling on the single stair marked with electrical hazard signage meets the 60 minutes FIRE RESISTANCE criteria or replacing with 60 minutes panelling or similar.</p> <p>4)Replacing the fire door sets in the lift lobbies, ensuring they are correctly sized and fitted.</p>
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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.

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.



The Chief Executive
Hackney Homes Limited
Christopher Addison House
72 Wilton Way
London
E8 1BJ
F.A.O [REDACTED]

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 25 January 2012
Our Ref 04/191937/GC/PC

ENFORCEMENT NOTICE

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

TO :

Name: **Hackney Homes Limited**

Address: **Christopher Addison House, 72 Wilton Way, London, E8 1BJ**

Concerning Premises at: **Hugh Gaitskell House, Stamford Hill, London N16 5TT**

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

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

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) to comply with the Order.

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 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 Authority.

The steps must be taken by **22nd February 2012** (or such extension if granted by the Authority).

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

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

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

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

Signed:

[REDACTED]

Dated: 25 January 2012

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 2000 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

Reply to [REDACTED]
Direct T 0208 555 1200 Ext [REDACTED]
Direct F 0208 536 5963

Cc- [REDACTED] Chief Executive, Hackney Council, Town Hall, Mare Street, London, E8 1EA
[REDACTED] Hackney Homes Limited, Christopher Addison House, 72 Wilton Way, London, E8 1BJ
[REDACTED] London Borough of Hackney, Broadway Area Maintenance Base,
2 Trederwen Road, London E8 4NB

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 **04/191937** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on 25 January 2012

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 of the Regulatory Reform(Fire Safety) Order 2005	Location and detail of matters which are considered to be failures to comply with the Order including reasons why the Authority is of that opinion	Steps considered necessary to remedy the failures
Article 9(3)	The fire risk assessment is not suitable and sufficient.	The fire risk assessment should be reviewed, with specific consideration given to addressing the significant findings.
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 the significant findings have not been addressed.	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.
Article 11(1)	Suitable arrangements for the effective planning, organisation, control, monitoring and review of the protective measures are not in place.	Suitable arrangements for the effective planning, organisation, control, monitoring and review e.g. control or monitoring – or a combination of elements 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.
Article 14(2)(b)	During audit of the premises, the emergency exit doors from the sixth floor balcony were found to be impeded by a metal gate. As a result, relevant persons would not be able to easily and immediately open them in an emergency	Fastenings to doors on escape routes are to be simple fastenings, easily and immediately operable by a person on their way out without the use of a key, e.g.; lever handle, turn snib, night latch, barrel bolt fixed on the face of the door(s) within easy reach. The metal gate is to be removed.

Article 14(2)(f)	During audit of the premises, the emergency exit door from the main staircase was found to be locked. As a result, relevant persons would not be able to easily and immediately open them in an emergency.	Fastenings to doors on escape routes are to be simple fastenings, easily and immediately operable by a person on their way out without the use of a key, e.g.; lever handle, turn snib, night latch, barrel bolt fixed on the face of the door(s) within easy reach.
Article 17(1)	Inadequate maintenance of the fire alarm, emergency lighting, automatic opening vents, fire doors, fire fighting equipment and stair treads.	Arrange maintenance to ensure the fire alarm, emergency lighting, automatic opening vents, fire doors, fire fighting equipment and stair treads 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 21	Evidence is not available of safety training being provided to the concierge to enable the employees to safeguard themselves and other persons on and in the immediate vicinity of the premises.	Safety training for employees must be provided to staff (a) at the time when they are first employed; and (b) on their being exposed to new or increased risks because of— (i) their being transferred or given a change of responsibilities within the undertaking; (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the undertaking; (iii) the introduction of new technology into the undertaking; or (iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the undertaking.



The Chief Executive
Hackney Homes Limited
Christopher Addison House
72 Wilton Way
London
E8 1BJ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 12 April 2012
Our Ref 04/191937/BA
Your Ref Hugh Gaitskell House

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Hugh Gaitskell House, Stamford Hill, London, N16 5TT

I refer to the Authority's enforcement notice dated **25 January 2012** in respect of the above mentioned premises.

An inspection took place on **11 April 2012** and the following steps within the Notice were found to have been completed to a satisfactory standard:

Article 14- Article 17- Article 21

The following items were still outstanding:

Article 9 – Fire Risk Assessment Review. (Includes Articles 10 and 11).

It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Authority does not propose to carry out a further visit specifically to check on these items, however the Authority may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary

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

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate

██████████ london-fire.gov.uk

Reply to ██████████

Direct T 020 8555 1200 ██████████

CC: ██████████ Hackney Homes Limited, Christopher Addison House, 72 Wilton Way,
London E8 1BJ

██████████ London Borough of Hackney, Broadway Maintenance base, 2 Trederwen Road,
London E8 4NB



Chief Executive
London Borough of Hackney
Christopher Addison House
72 Wilton Way
London
E8 1BJ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7th November 2017
Our Ref 04/193330/GM

Dear Sir/Madam

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

Premises: Angrave Court, Scriven Street, Hackney, London E8 4HY

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 **8th May 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 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

FSR-AdminSupport@london-fire.gov.uk

Reply To Inspecting Officer [REDACTED]

Direct T 02085551200 Ext [REDACTED]

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

Cc: [REDACTED], London Borough of Hackney, Christopher Addison House, 72 Wilton Way
London E8 1BJ

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

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.

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: Angrave Court, Scriven Street, Hackney, London E8 4HY

File Number: 04/193330

This schedule should be read in conjunction with the Authority's letter dated 7th November 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 9	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that items in 2013 fire risk assessment had not been actioned or reviewed.	The fire risk assessment should be reviewed.
Article 8	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.	Implement the significant findings of your fire risk assessment.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that no ventilation was installed as identified in fire risk assessment. No separation of escape routes at ground floor as identified in fire risk assessment.	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 addressing items in the fire risk assessment.

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.



[REDACTED]
Manager
PSV Lounge
72 Stoke Newington Road
London
N16 7XB

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 3 September 2014
Our Ref 04/001475/PO

Dear [REDACTED],

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

Premises: PSV Lounge, 72 Stoke Newington Road, London N16 7XB

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 **29 October 2014** 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

██████████ london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

cc.: Hackney Service Centre, The Licencing Service, LB of Hackney, 1 Hillman Street, London E8 1DY

Reply to ██████████

Direct T 0208 555 1200 ██████████

SCHEDULE

PREMISES: PSV Lounge, 72 Stoke Newington Road, London N16 7XB

File Number: 04/001475

Sheet : 1 of 1

This schedule should be read in conjunction with the Authority's letter dated **3 September 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)	At the time of the audit, the fire risk assessment for your premises was not suitable and sufficient. It was found that no review had been carried out.	The fire risk assessment should be reviewed.
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.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule.
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 the fire extinguishers had not been serviced and there was no records available regarding the testing of the emergency lighting.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. Extinguishers require servicing, emergency lighting requires testing and records should be kept.
Article 21	At the time of the audit, your employees had not been provided with adequate safety training. It was found that staff training had not been recorded.	Provide your staff with adequate safety training.
Article 8	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.	Implement the significant findings of your fire risk assessment.
Article 15(1)	At the time of the audit, your procedures to be followed in the event of serious and imminent danger were inadequate. The emergency plan had not been recorded.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. Carry out and record an emergency plan.

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.



The Chief Executive
London Borough of Hackney
Town Hall
Mare Street
London
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 30 August 2017
Our Ref 04/211801/CM

Dear Sir/Madam

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

Premises: Corbiere House , De Beauvoir Estate , Hackney , London , N1 5SR

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 **14 February 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 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

FSR-AdminSupport@london-fire.gov.uk

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

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

cc [REDACTED], London Borough of Hackney, Christopher Addison House, 72 Wilton Way,
Hackney, London, E8 1BJ

cc [REDACTED], London Borough of Hackney, Christopher Addison House, 72 Wilton Way,
Hackney, London, E8 1BJ

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

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.

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: Corbiere House , De Beauvoir Estate , Hackney , London , N1 5SR

File Number: 04/211801

This schedule should be read in conjunction with the Authority's letter dated **30 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 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment dated 16 January 2015 had not been implemented.	Implement the significant findings of your fire risk assessment dated 16 January 2015..
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: 1)The current fire risk assessment dated 6 May 2016 does not highlight the outstanding significant findings from the previous fire risk assessment dated 16 January 2015 2)The action plan from the significant findings of the fire risk assessment dated 6 May 2016 no longer has a timescale for completion.	The fire risk assessment should be reviewed, with specific consideration given to; 1) Including significant findings which remain outstanding from the fire risk assessment dated 16 January 2015. 2)Reinstating timescales to the action plan.

<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 flat front doors to flats 22 and 32 may not be of an FD30S standard.</p> <p>2)Older style doors need to be confirmed as being either an FD30S standard or not.</p> <p>3)Georgian glass above flat 9 door is broken and covered with brown tape.</p> <p>4)Various riser cupboard doors are not locked shut;</p> <p>5)There is a plastic air vent in the wall next to flat 20.</p> <p>6) Storage of items on the means of escape (including a wooden unit on the 14th floor flat lobby) and on the common area open balconies (which are not part of the means of escape) should be managed to ensure these areas are kept sterile.</p> <p>7)There is a lack of compartmentation at ground floor level which may be for venting from other rooms at this level. The level should be protected as it contains the controls for the fireman's lifts.</p> <p>8)Telecom wires are hanging from the ceiling on some floors.</p> <p>9)There are no LED lights in the emergency lighting units to the exterior of the building or in the units in flat lobbies, although the units on the stair have LEDs and are well labelled for reporting processes.</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>1-3) Ensuring all flat doors meet the FD30S standard.</p> <p>4)Ensuring all riser cupboard doors are locked shut.</p> <p>5)Removing plastic air vent in wall next to flat 20 and infill with suitable FIRE RESISTING building materials.</p> <p>6) Managing the storage of items on the means of escape and the common area open balconies to ensure these areas are sterile.</p> <p>7)Investigating the purpose of gaps at the top of the walls at ground floor level and ensure there is either no ignition risk from behind these walls or infill to ensure this route is protected.</p> <p>8) Relocating telecom wires hanging from the ceiling on some floors within FIRE RESISTING conduits.</p> <p>9)Ensuring there is a suitable provision of working emergency escape lighting to the exterior of the building and within the flat lobbies and other internal locations other than the stair (where the units are labelled and show LED red or green lighting).</p>
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Article 38(1)	<p>At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that:</p> <p>1)Rear lower ground drop key system to door is not working.</p> <p>2)Fireman's override systems on both lifts are not working.</p> <p>3)Better Dry Riser Main inlet and outlet signage required externally and internally;</p> <p>4)Consider relocating premises information box to dry riser main inlet side and lower ground level of building (fire fighter's override switches are at the lower ground level too).</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <p>1)Fixing or replacing the rear lower ground drop key system to door.</p> <p>2)Fixing or replacing the fireman's override systems on both lifts.</p> <p>3)Site Dry Riser Main inlet and outlet signage externally and internally to ensure fire fighting activities are not delayed.</p> <p>4)Considering relocating premises information box to dry riser main inlet side and lower ground level of building (fire fighter's override switches are at the lower ground level too).</p>
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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.

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.



Mr [REDACTED]
London Borough of Hackney
Town Hall
Mare Street
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7th August 2017
Our Ref 04/223548

Dear Sir/Madam

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

Premises: 13-20 Queen Elizabeth's Walk, Hackney, London N16 0HX

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 **5th March 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 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

FSR-AdminSupport@london-fire.gov.uk

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

Reply To Inspecting Officer [REDACTED]

Direct T 02085551200 Ext. [REDACTED]

Cc [REDACTED], Christopher Addison House, 72 Wilton Way, London E8 1BJ

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

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.

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: 13-20 Queen Elizabeth's Walk, Hackney, London N16 0HX

File Number: 04/223548

This schedule should be read in conjunction with the Authority's letter dated 7th 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 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <ol style="list-style-type: none">1. A riser cupboard door at the top of the stairs is missing (unable to ascertain whether this was an electricity or water riser as too high to inspect).2. Rubbish, furniture and other items are being stored on the second floor balcony escape route.3. 'Fire Door Keep Locked' signage is required on the electrical intake cupboard on the ground floor.	<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> <ol style="list-style-type: none">1. Replacing the missing riser cupboard door.2. Ensuring the means of escape is kept clear.3. Positioning 'Fire Door Keep Locked' signage on the electrical intake door.
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:</p> <ol style="list-style-type: none">1. The fire risk assessment dated 21st September 2016, did not state that some flat front doors on the second floor were unlikely to be FIRE RESISTANT or whether they had self-closers.	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none">1. The fire resistance of flat front doors on the second floor.

*****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.



The Chief Executive
London Borough of Hackney
Hackney Town Hall
Mare Street
London
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 31 July 2017
Our Ref 04/223894/SH

ENFORCEMENT NOTICE

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

TO :

Name: **London Borough of Hackney**

Address: **Hackney Town Hall, Mare Street, London, E8 1EA**

Concerning Premises at: **Wilkinson House, Flats 1-12 Cranston Estate, London N1 6TH**

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

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

The steps must be taken by **20 November 2017** (or such extension if granted by the Authority).

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.

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 Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

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

Signed:

[REDACTED]

Dated: 31 July 2017

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) 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.

Encl: FS03_01a
FS03_01b
FS03_06

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

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).

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 Authority 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 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 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 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.

SCHEDULE

PREMISES: Wilkinson House, Flats 1-12 Cranston Estate, London N1 6TH

File Number: 04/223894

This schedule should be read in conjunction with the Authority's Notice dated **31 July 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 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:</p> <ol style="list-style-type: none">1. The action plan from the significant findings of the fire risk assessment no longer has a time scale against the action level priority. This includes the provision of self-closers on flat front doors which were given a 6 month priority in the fire risk assessment dated 26 May 2015 but remain outstanding, now without a time scale for completion.2. The fire risk assessment does not state whether the older type doors to flats 2, 4 and 5 offer the required 30 minutes fire resistance.	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none">1. Reinstating the time scale for work completion in the action plan.2. Stating whether the older type doors to flats 2, 4 and 5 will offer 30 minutes fire resistance and state required action if not.

<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> <ol style="list-style-type: none"> 1. Works or actions required in the action plan within the fire risk assessment dated 26 May 2015 have not been planned, organised or controlled as they remain outstanding. 2. Timelines for action completion have been removed from the newer fire risk assessment dated 30 October 2016. This affects performance of the management process required to plan, organise, control, monitor and review the preventative and protective measures. 	<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> <ol style="list-style-type: none"> 1. There is no self-closing device on the front door to flat 9 (unable to access other flats). 2. Flat 5 is unlikely to be a fire door. 3. Flats 2 and 4 are older style doors and unable to ascertain level of FIRE RESISTANCE. 4. There are holes in the walls outside flat 7 possibly from the removal of a security gate. 5. The metal side of a conduit on the means of escape outside flat 8 appears to have been pulled loose. 	<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> <ol style="list-style-type: none"> 1. Ensure every flat front door has a self-closing device to protect the single stair means of escape; 2. Replace the front door to flat 5 with an FD30S with a self-closing device; 3. The fire risk assessment should confirm these flat front doors either still require testing to confirm level of FIRE RESISTANCE, or meet the requirements of an FD30S door, or require replacing. 4. In-fill holes in the walls outside flat 7. 5. Re-fix metal conduit outside flat 8.

Article 8	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 items requiring remedial works or actions in the fire risk assessment dated 26 May 2015 remain outstanding.	Implement the significant findings of your fire risk assessment, in particular fitting self-closing devices to the flat front doors.
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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.

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.



The Chief Executive
London Borough of Hackney
Hackney Town Hall
Mare Street
London
E8 1EA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 6 December 2017
Our Ref 04/223894/PO

Dear Sir/Madam,

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Wilkinson House, Flats 1-12 Cranston Estate, London N1 6TH

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice dated **31 July 2017**, 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 below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

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

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

The Chief Executive
Hackney Council
Town Hall
Mare Street
Hackney
London
E8 1EA

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

Date 14 May 2018
Our Ref 04/228549/ere

Dear Sir/Madam

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

Premises: Flats 45-88 Stanway Court, Geffrye Estate, Hoxton, London N1 6RY

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 **12 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 020 8555 1200 Ext. [REDACTED]

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

cc.: [REDACTED], Housing Transformation Team, Christopher Addison House,
72 Wilton Way, Hackney, London E8 1BJ
[REDACTED], Housing Transformation Team, Christopher Addison House, 72 Wilton Way,
Hackney, London E8 1BJ

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 45-88 Stanway Court, Geffrye Estate, Hoxton, London N1 6RY

File Number: 04/228549

This schedule should be read in conjunction with the Commissioner's letter dated **14 May 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 11	At the time of the audit your preventative and protective measures had not been planned and organised. It was found that the timescale for the fitting of a dry rising main has not been planned and organised.	Arrangements identified as not suitably addressed must be effectively planned and organised.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that Flat 85 has masses of combustible items stored outside the front door.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring the combustible items being stored outside flat 85 are removed as soon as possible.
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 the requirement for a dry rising main provision has not been assessed correctly. There is;</p> <ol style="list-style-type: none"> 1) No assessment of how fire fighting activities would be delayed due to the lack of a dry rising main. 2) No assessment of the reduction in water pressure due to the lack of a dry rising main. 3) No assessment of whether fire fighters would need to revert to evacuation procedures at the expense of fire fighting activities. 4) No consideration has been given to whether LFB would commit crews where there is an inadequate water supply to fight fire. 	<p>The fire risk assessment should be reviewed, with specific consideration given to;</p> <ol style="list-style-type: none"> 1) The potential delay in fire fighting activities due to the lack of a dry rising main. 2) The potential reduction in water pressure due to the lack of dry rising main. 3) The potential reversion to evacuation procedures as opposed to fire fighting procedures due to the lack of dry rising main. 4) Whether LFB would commit crews where there is an inadequate water supply to fight fire.

	<p>5) No timescale for the implementation of a dry rising main (the fire risk assessments dated 5/9/11, 27/3/13 and 5/9/17 stated the retro-fitting of a dry rising main is to be considered at the next refurbishment).</p>	<p>5) A timescale for the retro-fitting of a dry rising main.</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
The London Borough of Hackney
Town Hall
Mare Street
London
E8 1EA

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

Date 22 February 2021
Our Ref 04/228549/LB

Dear Sir/Madam

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

Premises: Flats 45-88, Stanway Court, Geffrye Estate, Hackney, London N1 6RX

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

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

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

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,

PP [REDACTED]

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_06 Definitions of standard terms

Cc: [REDACTED], [REDACTED]@hackney.gov.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

If an Inspector:

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

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

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

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

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

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

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

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

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

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

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

SCHEDULE

PREMISES: Flats 45-88, Stanway Court, Geffrye Estate, Hackney, London N1 6RX

FILE NUMBER: 04/228549

This schedule should be read in conjunction with the Commissioner's letter dated **22 February 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 management of the means of escape was not suitably controlled as there was multiple cases of obstructions at the time of the audit found at Flat 50, 51 and 58.</p> <p>2) The management of the fire safety doors in the staircase were not suitably controlled as at the time of the audit the gerda fire doors on the 7th floor would not close into the frame and on the 9th floor the door would stay open halfway. The management of the prevention of risk within the premises had not been suitable controlled as there was no evidence of any no smoking signs and at the time of the audit there was evidence of smoking within the corridors on all floors of the building.</p>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that there were signs of obstruction outside of flat 58 there was signs of excessive obstruction in the means of escape at the time of the audit. There was a	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring the communal corridors are kept free of obstructions (storage of items) so that in the event of the fire the occupants evacuating have nothing obstructing them in the means of escape as this could slow their evacuation.

Article 14 continued.	washing line, buggy, wooden table top and a folded up privacy shutter which had been placed along the floor of the corridor. There was also signs of obstruction outside flat 51 (a washing line) and flat 50 (children's bicycles). There was also signs of smoking in the communal corridors.	The building should also ensure the correct procedures are in place to prevent smoking in the corridors.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that the gerda fire doors throughout the building showed signs of a faulty closing mechanism. The doors would close to the frame but would take a long time to do so. The gerda fire door on the 7th floor would not close into the frame unless forced and the fire exit door on the 9th floor would stop closing halfway.	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 carrying out a fire door survey throughout the premises, upgrading or replacing any fire doors where necessary.

*****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 Hackney
Hackney Town Hall
Mare Street
Hackney
London E8 1EA

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

Date 9 March 2021
Our Ref 04/249669/PDB

Dear Sir/Madam

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

Premises: 350-356 Seven Sisters Road, Hackney, London N4 2PG

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 **1 June 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'.

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,

PP

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Fire Safety Advisor

Direct T 0208 555 1200 Ext

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

Cc: , Director of Customer Services & ICT, LB Hackney, 1 Hillman Street
London E8 1DY

@hackney.gov.uk

@hackney.gov.uk

@hackney.gov.uk

hackney.gov.uk

@hackney.gov.uk

@hackney.gov.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate 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: 350-356 Seven Sisters Road, Hackney, London N4 2PG

FILE NUMBER: 04/249669

This schedule should be read in conjunction with the Commissioner's letter dated **9 March 2021**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that:</p> <ol style="list-style-type: none">1) The security of the lower ground cleaning cupboard and riser cupboard on the 1st floor was not controlled.2) Periodic maintenance of the fire safety systems had not been planned and organised.3) The repetition of false alarms had not been reviewed.	<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> <ol style="list-style-type: none">1) Cupboards that present hazards, including the lower ground cleaning cupboards was not adequately signed.2) The level 1 riser cupboard by Flat 303 and the lower ground cleaning cupboard (marked #22) were left unlocked at the time of the visit.3) Combustible and personal items were left outside Flats 126, 327 and 407 compromising the escape route.	<p>Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by:</p> <ol style="list-style-type: none">1) Ensuring that all hazard area are adequately signed with Safety Warning signage suitable to BS 5499 standard.2) Ensuring that all areas that carry risk are locked when not in use.3) Ensuring that all escape routes and common areas are kept sterile at all times.

Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) The horizontal fire curtains protecting the core unit and the front security desk were not being suitably tested and maintained.</p> <p>2) The water fire extinguisher in the ground level reception area had not been serviced since July 2018.</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) Ensuring that all fire safety system including the horizontal fire curtains and automatic opening vents are maintained in efficient working order.</p> <p>2) Ensure all firefighting equipment is subject to periodic services and maintained in efficient working order.</p>
Article 38	<p>At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that services and maintenance for the ventilation, firefighting lifts and dry rising mains could were not confirmed.</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair.</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:</p> <p>1) Combustibles were being stored in the common areas.</p> <p>2) There was a lack of manual green break glass override facilities to some internal and external doors.</p> <p>3) There was unusable fire stopping observed in the riser cupboard by Flat 303.</p> <p>4) There was no evidence to confirm suitable testing and maintenance of safety systems and equipment provided.</p> <p>5) Fire action notices were incomplete and not all filled in.</p> <p>6) No evidence of core staff training available.</p>	<p>Implement all the significant findings of your fire risk assessment.</p>

<p>Article 8 Cont'd</p>	<p>7) No evidence of firefighting equipment being maintained.</p> <p>8) No evidence of false alarm reduction policy provided.</p> <p>9) There were limited overdue portable electrical appliance testing evidence available to observe.</p> <p>10) There was unsuitable maintenance and testing documentation available on site.</p>	
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustibile 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 disaplication provisions under Section 20ZA of that Act.

The Chief Executive
London Borough of Hackney
Town Hall
Mare Street
London
E8 1EA

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

Date 15 November 2022
Our Ref 04/260169/DW

Dear Sir/Madam

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

Premises: Block 168 To 174 A B C, Evering Road, Hackney, London, E5 8AH

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) hereafter 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 **7 February 2023**.

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 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 (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,

P.P

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

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.

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Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce 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;
- ◆ 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: Block 168 To 174 A B C, Evering Road, Hackney, London, E5 8AH

FILE NUMBER: 04/260169

This schedule should be read in conjunction with the Commissioner's letter dated **15 November 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	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 measures to control and monitor the electrical riser cupboards are inadequate, as residents are using these as personal storage cupboards.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit, the emergency routes or exits were inadequate. It was found that: 1) The main electrical intake cupboard on the ground floor was not secure and not fire stopped to the risers above. 2) The riser cupboard on the 4th floor was not secure and contained carpet, wooden blocks, golf clubs and suitcases.	Ensuring 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: 1) Ensuring all riser cupboards can be externally secured and internally fire stopped. 2) Clearing the cupboards and ensuring all residents understand that all electrical risers are not for their storage.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed	Ensuring 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

<p>Article 17 Continued</p>	<p>deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Flat 172D was a UPVC door and would not achieve 30 minute FIRE RESISTANCE Flats 170D and 172B had broken letter boxes, thus impairing the doors ability to resist the passage of smoke and flame. 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>doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and landlord and tenant/property legislation as lessor/owner.</p>
<p>Article 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 your fire risk assessment from September 2021, clearly stated that: 'All doors should provide a 30 minute standard. The doors should be fitted with an approved self closing devices and intumescent strips and cold smoke seals'. This was not the case (please see Article 14).</p>	<p>Implementing the significant findings of your fire risk assessment, ensuring all flat front doors are effectively self closing and can achieve a minimum of 30 minutes FIRE RESISTANCE.</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.

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

Date

Our Ref.
04/001418

Your Ref.

Addressee

The Company Secretary
Paradigm Housing Group Limited
Hundreds House
24 London Road West
Amersham
Bucks HP7 OEZ

Please reply to

Inspecting Officer

Direct Telephone

020 8555 1200

Direct Fax

020 8536 5963

Direct E-mail

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: **Paradigm Housing Group Limited**

Address: **Hundreds House, 24 London Road West, Amersham, Bucks, HP7 OEZ.**

Concerning Premises **Spring Park Hotel, 400 Seven Sisters Road, London, N4 2LX.**
at:

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

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

The relevant extracts of the legislation are attached.

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

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

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

The steps must be taken by **20th February 2009** (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 **Tony Cadman** at the address provided at the top of this letter.

Signed:

Dated:

Assistant Commissioner
(The Officer appointed for the purpose)

TC/JJ

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 04/001418 under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on

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 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 insufficient security was in place allowing easy egress to the basement area of the premises.	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 the security arrangements need to be increased and improved to stop trespassing on the premises with particular attention to the basement area.

Scanning Only

Fire Safety Regulation: North East Area 2
London Fire Brigade
169 Union Street London SE1 0LL

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



LONDON FIRE & EMERGENCY PLANNING AUTHORITY

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

Date

28 JAN 2008

Our Ref.

04/001418

Your Ref.

Addressee

The Company Secretary
Paradigm Housing Group Limited
Hundreds House
24 London Road West
Amersham
Bucks HP7 0EZ

Please reply to

Inspecting Officer

Direct Telephone

Direct Fax

020 8536 5963

Direct E-mail

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: **Paradigm Housing Group Limited**

Address: **Hundreds House, 24 London Road West, Amersham, Bucks, HP7 0EZ.**

Concerning Premises **Spring Park Hotel, 400 Seven Sisters Road, London, N4 2LX.**
at:

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

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

The relevant extracts of the legislation are attached.

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

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

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

The steps must be taken by **20th February 2009** (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)

pp

[REDACTED]

Dated:

28th January 2009

TC/JJ

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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 04/001418 under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on

28 JAN 2008

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 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 insufficient security was in place allowing easy egress to the basement area of the premises.	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 the security arrangements need to be increased and improved to stop trespassing on the premises with particular attention to the basement area.

04/001418

Scannings only

Fire Safety Regulation: North East Area 2
London Fire Brigade
169 Union Street London SE1 0LL

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



LONDON FIRE & EMERGENCY PLANNING AUTHORITY

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

Date 28 JAN 2005

Our Ref. 04/001418

Your Ref.

Addressee
The Company Secretary
Paradigm Housing Group Limited
Hundreds House
24 London Road West
Amersham
Bucks HP7 OEZ

Please reply to
[Redacted]
Inspecting Officer

Direct Telephone
020 8555 1200 x52121

Direct Fax
020 8536 5963

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: Paradigm Housing Group Limited.

Address: Hundreds House, 24 London Road West, Amersham, Bucks, HP7 OEZ.

Concerning Premises at: Spring Park Hotel, 400 Seven Sisters Road, London, N4 2LX.

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

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

The relevant extracts of the legislation are attached.

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

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

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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)

PP

[REDACTED]

Dated:

28th January 2009

TC/JJ

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Encl: FS03_01a
FS03_01b
FS03_06

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