



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: 7370.1

Date of response: 21 April 2023

Request:

We could do with copies of the past previous LFB Fire Safety Team Reports... in particularly blocks: 1 through 12, which covers flats: 1 to 72 Denmark Gardens, Carshalton SM5 2JN.

The inspection with [LFB] was during the summer of 2012 I believe.

We understand that the last available previous full LFB fire report, was from around July 2018, for which we would also appreciate copies, please by attachments.

Response:

Our Prevention and Protection team have confirmed that there are currently no fire safety records held for the building that contain 1 to 42 of Denmark Gardens, Carshalton SM5.

However, we do have fire safety records for the following buildings:

- 43-48 Denmark Gardens, Carshalton SM5
- 49-54 Denmark Gardens, Carshalton SM5
- 55-60 Denmark Gardens, Carshalton SM5
- 61-66 Denmark Gardens, Carshalton SM5
- 67-72 Denmark Gardens, Carshalton SM5

We do not have a record of any fire safety audits taking place at Denmark Gardens in 2012. We do have a record of the local crews undertaking a Planned Visual Audit at Denmark Gardens on 13 November 2012:

Type	Address	Incident/ Visit ID	Time of call	Description	Job type
Station Visit	1 DENMARK GARDENS	11277996	13/11/2012	denmark gardens	Planned Visual Audit

It is my understanding that no further information will be recorded from this station visit.

Our Prevention and Protection team have confirmed the last fire safety audits took place at 43-72 Denmark Gardens in 2018. The table below shows the outcome of each of these fire safety audits (and details the relevant audit documentation attached to this response):

Building	Date of Audit	Outcome	Fire Safety Audit report attached to this response?
43-48 Denmark Gardens	11 July 2018	Low Risk – Verbal Outcome No enforcement action (informal or formal) was required as a result of the audit and no notices were issued.	Yes
49-54 Denmark Gardens	11 July 2018	Low Risk - Notification of Minor Deficiencies	I have attached a copy of the informal notification of (fire safety) deficiencies (NOD) letters issued in 2018 for these premises.
55-60 Denmark Gardens	10 July 2018	The result of the audit confirmed that some fire safety matters required attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.	Where a Fire Safety audit results in a notice (in this case, a NOD letter) being issued by the LFB, the fire safety reports themselves are exempt from release under the FOIA provisions under Section 31 of the FOIA - law enforcement (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)). This information should be protected from publication to preserve the safe space for good regulation principles where any withheld information could be used later as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.
61-66 Denmark Gardens	10 July 2018		
67-72 Denmark Gardens	10 July 2018		

			<p>It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.</p>
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Please note, personal data has also 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](#).

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 11 July 2018

Location Summary

File No: 21/230852
UPRN: 5220004844995
Building Name: FLATS 43-48
Address: 43-48 DENMARK GARDENS
CARSHALTON
Use: H - Other sleeping accommodation
Borough: Sutton
Responsible Team: FSR Croydon & Sutton
Station Ground: H37 - Wallington
Risk Score: 4.25
Number of Floors: Total: 3 Basement: 0
No. of Beds: 0
Special Features:
Additional Detail: This is a purpose built block of self-contained flats of 3 floors (ground to second), built circa 1970's divided by a party wall into two separate sections, each section contains 6 flats (2 flats per floor) and is each served by a single non adjoining protected stair case.
Environmental Risks:
Site Reinspection Date:
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk:

Inspected property summary

Occupier Contact:
Address: 43-48 DENMARK GARDENS
CARSHALTON
Responsible Team: FSR Croydon & Sutton
Occupancy Type: Occupier - multi or single occupancy
Use: H - Other sleeping accommodation
Valuation Office: R2 - Flats/Maiso up to 3 Flrs
PB

Risk Score: 4.25
Total Capacity: 0
Maximum Number of people: 0 < 20
Property Size for Use: Extremely Small
In M²: <50

Environmental Risks:
Building features that may assist fire spread:

Flammable Materials

Stored:



Type:

Lone Worker Risk

General location risks: No lone worker risk noted

Contacts

Contact Type	Occupier
Sole Supplier Risk	
Name	Default Property
Responsible Person	
Position	
Address	43-48 DENMARK GARDENCARSHALTON
Telephone	
Fax	
Email	
URL	
Contact Type	Owner/Co-Owner
Sole Supplier Risk	
Name	Sutton Housing Partnership
Responsible Person	[REDACTED]
Position	Health & Safety Officer
Address	Sutton Housing Partnership Sutton Gate1 Carshalton Road Sutton SM1 4LE
Telephone	0208 [REDACTED]
Fax	
Email	[REDACTED]@suttonhousingpartnership.org.uk
URL	http://www.suttonhousingpartnership.org.uk/Home.aspx
Contact Type	Other relevant contact
Sole Supplier Risk	
Name	Sutton Housing Partnership
Responsible Person	[REDACTED]
Position	Property Compliance manager
Address	Sutton Housing Partnership Sutton Gate1 Carshalton Road Sutton SM1 4LE
Telephone	0208 [REDACTED]
Fax	
Email	[REDACTED]@suttonhousingpartnership.org.uk

URL

<http://www.suttonhousingpartnership.org.uk/Home.aspx>

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL

Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"

Compliance Level: Broadly Compliant

Observations: 11/07/2018 11:55:FRA requested by email after the inspection. FRA provided by email. FRA conducted on 03/03/18 by [REDACTED] of Delco Safety Ltd and follows a PAS 79 format. Suggested review date 03/03/19 or following structural change or fire incident. RP will be conducting a review following the post fire in neighbouring block. The FRA details the issues found at the time of inspection and RP has confirmed time scales of implementing the significant finding - of note the rubbish shoot is on a program of works for 2018/19.

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL

Have any preventative and protecting measures been implemented?

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"

Compliance Level: Broadly Compliant

Observations: 11/07/2018 12:10:The risk assessment details the risk reduction measures, the measures to mitigate the effects of fire and the control measures.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL

Is there effective Fire Safety Management?

"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Minor deficiency; Non-Compliant

Observations: 11/07/2018 11:56:There is evidence that fire safety arrangements have been managed with FAN displayed on the ground floor detailing a defend in place strategy and no smoking signs displayed. There is provision of EL internally and externally above the exits. Adequate Fire Exit signs displayed. There is an uncovered notice board in the ground floor hall however there were no signs of burning damage. All fire doors that house services or cupboards were signed as fire door keep locked and were locked. At the time of inspection the cleaner had left out 'wet floor' plastic signs. There isn't a front door to the communal part potentially allowing unauthorised access, dumping of rubbish and arson - this has been identified in the FRA

however Sutton Housing have identified that this isn't within the confines of this year's budget. External access to bin room however the rubbish shoot access is in the common part stair - RP has confirmed that this is on a program of works for 2018/19.

Article 11 FS arrangements not maintained

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 protection to the escape route had not been controlled, monitored or reviewed as there were combustible materials being stored in the communal area (the cleaner had left out plastic 'wet floor' signs.

2) the risk of arson and protection to the escape route had not been controlled, monitored or reviewed as there isn't a front door to the communal part potentially allowing unauthorised access, dumping of rubbish and arson.

Remedy:

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 17 - Maintenance

SAFETY CRITICAL
Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"

Compliance Level: Broadly Compliant

Observations: 11/07/2018 12:09:EL under service contract. Flat [REDACTED] front door sampled - Composite fire door measured at 44mm thick with intumescent letter plate, x3 hinges, integrated intumescent strip/cold smoke seal and a positive action self-closing device that closed the door fully into the frame. Flat [REDACTED] front door sampled - Composite fire door measured at 44mm thick with intumescent letter plate, x3 hinges, integrated intumescent strip/cold smoke seal and a positive action self-closing device that closed the door fully into the frame. Unable to check remaining flats due to residents being at work. Though the deficiency wasn't identified in this block a number of self-closing devices have been removed in the remaining blocks and should be checked by the RP

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL
Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire

"Where necessary. to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure. facilities, equipment and devices provided. use by or protection of fire-fighters. suitable

fighters are maintained in an efficient state, in efficient working order and in good repair?

system of maintenance.maintained.working order and in good repair"

Compliance Level:Not Applicable

Observations: 11/07/2018 12:14:N/A

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

"The responsible person must provide his employees with comprehensible and relevant information"

Compliance Level:Not Applicable

Observations: 11/07/2018 12:12:N/A

Article 20 - Provision of information to employers and the self-employed from outside undertakings

Is adequate information provided to employers and employees from outside undertakings?

"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"

Compliance Level:Broadly Compliant

Observations: 11/07/2018 12:13:Only centrally sourced approved contractors used and information is provided as required by this Article and is comprehensible, relevant and sufficient.

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Compliance Level:Not Applicable

Observations: 11/07/2018 12:13:N/A

Article 21 - Training

**SAFETY CRITICAL
Are employees being effectively trained?**

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level:Not Applicable

Observations: 11/07/2018 12:09:N/A

Article 12 - Elimination or reduction of risks from dangerous substances

**SAFETY CRITICAL
Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

"Where a dangerous substance is present . the responsible person shall ensure that risk related to the substance is either eliminated or reduced as far as is reasonably practicable"

Compliance Level:Not Applicable

Observations: 11/07/2018 12:10:N/A

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?

"The responsible person must appoint competent persons to assist him in undertaking preventative and protective measures"

Observations: 11/07/2018

Compliance Level: Broadly Compliant

12:12: Competent persons appointed - maintenance engineer, fire risk assessor.

Article 14 - Emergency routes and exits

SAFETY CRITICAL *"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*
Is effective means of escape provided and maintained?

Compliance Level: Minor deficiency; Non-Compliant

Observations: 11/07/2018 12:03: Means of escape checked on all floors, clear exit route from flats to front door and supported by EL. Flat front doors checked and are composite fire doors with integrated strips, seals and positive action self-closing devices (see article 17). Service riser/ cupboard doors and fire doors giving access to the cupboard lobbies were locked as per signage - fire doors are correctly signed. Though the bin room is accessed on the ground floor externally the bin shoot is found in the single escape stair and could provide a passage for smoke to spread - this has been identified in the FRA and the RP has confirmed that this is on a program of works for 2018/19. There is a vent above the ground floor cupboard (that was locked) should be covered.

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate. It was found that there was an open vent above ground floor cupboard.

Remedy:

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 enclosing the vent in 60 minute fire resisting material.

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities?

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"
(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant

Observations: 11/07/2018 12:09: Though not a big breach at the time of inspection it was found that there was a compartmentation issue where the water pipes entered the flats above the doors (outside flats ■ and ■ on the top floor) -

noted in the FRA and discussed with RP - article marked as broadly compliant as the work is programmed.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL

Are effective fire warning arrangements provided?

"Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Compliance Level:Broadly Compliant

Observations: 11/07/2018 11:57:Common area inspected, no fire warning arrangements in place - none needed in the common parts. BS5839 pt6 grade D or F detection in the flats.

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?

"Where necessary.the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"

Compliance Level:Broadly Compliant

Observations: 11/07/2018 12:11:No FFE as per CLG guidance and PBBF guide.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL

Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level:Broadly Compliant

Observations: 11/07/2018 12:07:The RP has well established and workable procedures to be followed in the event of serious and imminent danger - defend in place. This is supported by the compartmentation of the premises and the FAN displayed on the ground floor.

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches?

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"

"Prescribed voltage" means: 1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth

Note This article does not apply to licensed premises authorised to for the exhibition of a film

Compliance Level:Not Applicable

Observations: 11/07/2018 12:14:N/A

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"

Compliance Level: Not Applicable

Observations: 11/07/2018 12:14:N/A

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken
No (Compliant)

Overall Safety Standard

Low Risk

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 11/07/2018 12:16

Job raised as an IO reactive inspection following a fire in the neighbouring block (incident no.071401-05062018). Audit carried out on 27/06/18 by IO Rosling with all of the common parts inspected. Flat front doors sampled - although there was a positive action self-closing device on flats [redacted] and [redacted] it has been advised to conduct a survey of all doors as these were found to be missing/removed by the flat residents in the adjacent blocks. Issues found at the time of inspection were fed back to the RP via phone. RP confirmed that the bin shoots will be covered under a plan of upgrading works for 2018/19 and confirmed that there isn't the budget for installing a front door to the premises. The RP confirmed that they will be checking on all flats to ensure they have a positive action self-closing device fitted and reminding the tenants of their duty to not remove the self-closing devices. GN 66 issued to the RP via email with the Inspection outcome. Form not signed RP not present at time of audit.

11/07/2018 12:14

Initial Expectation: Verbal action

Specific instructions for Admin to action

Dear Admin, Please can you add the post code SM5 2JN to the premises address. Many thanks - [redacted]

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

A - Sleeping Unfamiliar

Life Risk:

-6.9

Relative Risk:

3.48

Signature of Occupier:

Date Completed



LONDON FIRE BRIGADE

Fire Safety Regulation, South East 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Sutton Housing Partnership Limited
Sutton Gate
1 Carshalton Road
Sutton
Surrey
SM1 4LE

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

Date 25 July 2018
Our Ref 21/230512/ere

Dear Sir/Madam

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

Premises: 55-60 Denmark Gardens, Carshalton, Surrey SM5 2JN

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 **23 January 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 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], Sutton Housing Partnership Limited, Sutton Gate, 1 Carshalton Road, Sutton,
Surrey SM1 4LE

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: 55-60 Denmark Gardens, Carshalton, Surrey SM5 2JN

File Number: 21/230512

This schedule should be read in conjunction with the Commissioner's letter dated **25 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	<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 protection to the escape route had not been controlled, monitored or reviewed as there were combustible materials being stored in the communal area (the cleaner had left out plastic 'wet floor' signs).2) The risk of arson and protection to the escape route had not been controlled, monitored or reviewed as there isn't a front door to the communal part potentially allowing unauthorised access, dumping of rubbish and arson.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored and reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that there was an open vent above the ground floor cupboard.</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 enclosing the vent in 60 minute fire resisting material.</p>

<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in 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 due to the lack of positive action self-closing devices to flat front doors to ensure that the doors effectively self close fully into the frame.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
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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 Company Secretary
Sutton Housing Partnership Limited
Sutton Gate
1 Carshalton Road
Sutton
Surrey
SM1 4LE

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

Date 25 July 2018
Our Ref 21/230854/ere

Dear Sir/Madam

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

Premises: 49-54 Denmark Gardens, Carshalton, Surrey SM5 2JL

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

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **23 January 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 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], Sutton Housing Partnership Limited, Sutton Gate, 1 Carshalton Road, Sutton,
Surrey SM1 4LE

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: 49-54 Denmark Gardens, Carshalton, Surrey SM5 2JL

File Number: 21/230854

This schedule should be read in conjunction with the Commissioner's letter dated **25 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	<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 protection to the escape route had not been controlled, monitored or reviewed as there were combustible materials being stored in the communal area (the cleaner had left out plastic 'wet floor' signs).</p> <p>2) The risk of arson and protection to the escape route had not been controlled, monitored or reviewed as there isn't a front door to the communal part potentially allowing unauthorised access, dumping of rubbish and arson.</p>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored and reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that there was an open vent above the ground floor cupboard.	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 enclosing the vent in 60 minute fire resisting material.

<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 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 a flat front door that does not provide 30 minutes fire resistance and lacks of a positive action self-closing device enabling the front door to close fully into the frame. Though it does not form part of this notice it is recommended that intumescent strips and cold smoke seals are provided.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
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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 Company Secretary
Sutton Housing Partnership Limited
Sutton Gate
1 Carshalton Road
Sutton
Surrey
SM1 4LE

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

Date 25 July 2018
Our Ref 21/230856 /ere

Dear Sir/Madam

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

Premises: 61-66 Denmark Gardens, Carshalton, Surrey SM5 2JN

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 **23 January 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 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], Sutton Housing Partnership Limited, Sutton Gate, 1 Carshalton Road, Sutton,
Surrey SM1 4LE

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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The Commissioner 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.

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

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

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

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

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

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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: 61-66 Denmark Gardens, Carshalton, Surrey SM5 2JN

File Number: 21/230856

This schedule should be read in conjunction with the Commissioner's letter dated **25 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	<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 protection to the escape route had not been controlled, monitored or reviewed as there were combustible materials being stored in the communal area (the cleaner had left out plastic 'wet floor' signs and stored wood in the residents restricted area).2) The risk of arson and protection to the escape route had not been controlled, monitored or reviewed as there;<ol style="list-style-type: none">i. Is not a front door to the communal part potentially allowing unauthorised access, dumping of rubbish and arson.ii. The fire doors giving access to the residents cupboards signed as 'fire door keep locked' were unlocked.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored and reviewed.

<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 an open vent above the ground floor cupboard. 2) Fire doors that give access to the cupboard lobbies, signed as keep locked shut, were unlocked. 3) Combustible material was being stored in the cupboard communal lobby 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) Enclosing the vent in 60 minute fire resisting material. 2) Keeping fire doors that are signed as keep locked shut in accordance with the signage. 3) Removal of the combustible material.
<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 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 lack of a positive action self-closing devices to flat front doors enabling the front door to close fully into the frame.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>

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

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

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

The Company Secretary
Sutton Housing Partnership Limited
Sutton Gate
1 Carshalton Road
Sutton
Surrey
SM1 4LE

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

Date 25 July 2018
Our Ref 21/230857/ere

Dear Sir/Madam

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

Premises: 67-72 Denmark Gardens, Carshalton, Surrey SM5 2JN

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 **23 January 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.

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- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the 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
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cc.: [REDACTED], Sutton Housing Partnership Limited, Sutton Gate, 1 Carshalton Road, Sutton,
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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: 67-72 Denmark Gardens, Carshalton, Surrey SM5 2JN

File Number: 21/230857

This schedule should be read in conjunction with the Commissioner's letter dated **25 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:

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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 protection to the escape route had not been controlled, monitored or reviewed as there were combustible materials being stored in the communal area (the cleaner had left out plastic 'wet floor' signs).</p> <p>2) The risk of arson and protection to the escape route had not been controlled, monitored or reviewed as there isn't a front door to the communal part potentially allowing unauthorised access, dumping of rubbish and arson.</p>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored and reviewed.
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<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access 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 lack of a positive action self-closing devices to flat front doors enabling the front door to close fully into the frame.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

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