

Freedom of Information request reference number: 8793.1

Date of response: 12/07/2024

Request:

I am requesting any information about a notice of repair that has been issued to APT Parkview, great west Road, Brentford, TW8 9GT.

Response:

The London Fire Brigade have issued an Enforcement Notice on APT Parkview, great west Road, Brentford, TW8 9GT. Please see attached a copy of the Enforcement Notice issued on 20th May 2024.

Please note that personal data has been removed from the attached document under [section 40 of the FOIA – Personal Information](#).

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



LONDON FIRE BRIGADE

Fire Safety Regulation, North West 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Parkview (Brentford) London Limited
60 Welbeck Street
London
W1G 9XB

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

Date 20 May 2024
Our Ref 25/265316/

ENFORCEMENT NOTICE

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

TO :

Name: **Parkview (Brentford) London Limited**

Address: **60 Welbeck Street, London W1G 9XB**

Concerning Premises at: **Apt Parkview, Great West Road, Brentford, London TW8 9GT**

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 referenced as ('The Order') in London.

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

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

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

The steps must be taken **19 May 2025** (or such extension if granted by the Commissioner).

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

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

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



Dated: 20 May 2024

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext. [REDACTED]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a
FS03_01b
FS03_06

Cc: [REDACTED], Senior Block Manager, HC-GB Services Limited, 19 London House High Street,
Stony Stratford, Milton Keynes MK11 1SY

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 (as amended), (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

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

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

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

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

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

SCHEDULE

PREMISES: Apt Parkview, Great West Road, Brentford, London TW8 9GT

FILE NUMBER: 25/265316

This schedule should be read in conjunction with the Commissioner's Notice dated **20 May 2024**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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 displaying of wayfinding signage had not been planned and organised.2) The storing of the building floor plans in the secure information box had not been planned and organised:<ol style="list-style-type: none">i) The responsible person UK contact details/and or another person who has the facilities to and is permitted to access the building as the responsible person considers appropriate,(ii) A single page block plan - which identifies specified key fire-fighting equipment,(iii) External Wall Information for Fire Rescue Services (FRS).3) The monthly checks of essential firefighting equipment had not been planned and organised. These include lifts for use by fire fighters, inlets for dry-rising mains, outlets for dry rising mains, smoke control systems, suppression systems, fire detection and fire alarm systems including any detectors linked to ancillary equipment such as smoke control systems (in the common parts), evacuation alert systems, automatic door release mechanisms linked to fire alarm systems.4) The responsible person has not planned, monitored, and reviewed arrangements to prevent tampering of life safety systems. Flat [REDACTED] detectors were covered in plastic at the	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

<p>Article 11 continued</p>	<p>time of audit.</p> <p>5) Staff training has not been planned, organised and reviewed.</p> <p>6) Arrangements for the reporting of defects to fire safety measures has not been effectively organised, controlled, monitored and reviewed.</p> <p>7) Repair of compartmentation breaches have not been planned. Fire Floor Electrical Riser Cupboard damaged by hole around cable run.</p> <p>8) The suitability of the detection and warning system has not been effectively planned, organised, controlled and reviewed e.g. new partition formed around ground floor firefighting lift lobby impeding device coverage in common area to detect fire.</p> <p>9) The suitability of the escape route has not been reviewed, for example: where partitions have been newly formed changing layout, provision of signage, direction of escape; where travel distances and FIRE RESISTANCE are not within expected limitations; where combustibles contributing to fire loading have been introduced.</p> <p>10) Maintenance of the escape route has not been planned. Maintenance needs arranging for Mezzanine, Escape sign ceiling mounted fixture has a hole around cable, and for fire doors FD0724, FD0598, flat entrance doors [REDACTED] and [REDACTED].</p> <p>11) The responsible person has not controlled and monitored hazards introduced to the premises. For example, barbecue observed on balcony Flat [REDACTED] and large personal effect storage units in escape routes, ongoing contracted works and the use of materials.</p> <p>12) The displaying of fire safety instructions for residents had not been planned or organised. These are to be displayed in the communal area, e.g. building's lobby, and advised that this can be in the form of a fire action notice.</p>	
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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 a new partition formed in area of lift lobby with no detection installed therefore persons may not be warned of fire in this area and smoke control may not actuate.	Provide an appropriate means of fire detection and giving warning. This can be achieved by reviewing the layout of the premises and provision of automatic detection and warning in accordance with BS5839:1 or equivalent.
Article 13	<p>At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that:</p> <p>1) Specific information required by crews had not been provided in a secure information box. e.g. responsible persons details, premises orientation layout, key firefighting equipment.</p> <p>2) Sprinkler tank room was not provided with suitable signage.</p> <p>3) Wayfinding signage had not been provided to the firefighting lift lobby.</p>	<p>Arrange necessary contact with the appropriate external emergency services by:</p> <p>1) Installing a Secure Information Box. Further information is specified in the NFCC Code of Practice at: https://nfcc.org.uk/wp-content/uploads/2023/08/PIBS_Guide_06-21_V2.pdf.</p> <p>2) Placing signage in plain sight for crews attending under fire conditions.</p> <p>3) Providing wayfinding signage to the firefighting lift lobby. Signage should conform to the specifications and location set out in paragraph 15.14 to 15.16 of Approved Document B Volume 1 2019 edition incorporating 2020 amendments.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) FIRE RESISTING construction of protected routes has been breached:</p> <p>i) Mezzanine level accommodation corridor ceiling, hole above signage</p> <p>ii) Gym ceiling has service penetrations around cable run and hole in ceiling</p> <p>iii) Ground floor firefighting lift lobby has a 0.5m hole in ceiling. This would allow smoke to spread and impede escape.</p> <p>2) Signage on routes lead persons away from a place of ultimate safety via extended travel distances. Example identified: Mezzanine Escape Signage directs persons to escape along extended internal and external route past two lightwell courtyards housing total four flats and two spiral staircase obstructions.</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) i, ii, iii) Repairing and reinstating the FIRE RESISTANCE to provide a protected escape route.</p> <p>2) Installing and maintaining directional escape signage to the current/relevant BS5499 or equivalent.</p>

Article 14 continued	3) Combustibles contributing to fire loading have been introduced. Examples identified during audit include timber baton wall linings, furniture and storage on escape routes (sofas and large cupboards with uncontrolled personal effects).	3) Removing excess fire loading and obstructions from the protected route.
Article 17	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access routes) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.</p> <p>During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.</p> <p>The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. Defective doors identified at time of audit included flat entrance doors [REDACTED], [REDACTED] and [REDACTED].</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire.</p> <p>Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE.</p> <p>Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE.</p> <p>Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
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 FD0724, FD0598 are not maintained effectively to close flush to frame. This would allow smoke to spread and impede escape.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by repairing or replacing fire doors to BS8214 or equivalent.
Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that concierges are not aware that a sprinkler alarm notification to the panel would be considered a confirmed fire.	Provide your staff with adequate safety training. In particular provide induction and refresher training in line with any organisational and changes to the premises, procedures, hazards and their specific duties, including interaction with fire and suppression control and indicating equipment.

Article 8	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 the Fire Floor Electrical Riser Cupboard was damaged by a hole around the cable run.	Take the general fire precautions required to prevent fire and smoke spread by carrying out a survey and rectifying any defects to reinstate the FIRE RESISTING separation.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that Flat ■ has a large hole in the ceiling. This would allow smoke spread between compartments.	Provide suitable FIRE RESISTING separation by reinstating the FIRE RESISTING compartmentation between flats and storeys.
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 following had not been adequately considered:</p> <ol style="list-style-type: none"> 1) Internal works, including the introduction of hazards by contractors, the work processes, use of materials e.g. pink foam, change of layout by formation of partitions and the fire detection and warning system. 2) The current fire evacuation strategy. 3) Where FIRE RESISTANCE is breached. 4) Barbecues located on balconies. 5) Staff training e.g. concierge are not aware that a sprinkler alarm notification to the panel would be considered a confirmed fire. 6) The 'cause and effect' of life safety systems in the event of FIRE e.g. interface between sprinkler actuation and smoke control system. 7) Directional signage found to lead persons via an unsuitable route. 8) Secure Information Box and its contents under The Fire Safety (England) Regulations 2022. 9) Process for escalation of defects by staff. 10) Combustibles on the protected routes e.g. large items of furniture, sofas in common floor to floor open plan lounge areas, and large personal effect storage cupboards in ground floor middle stair. 	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none"> 1) The introduction of hazards by contractors, the work processes, use of materials and premises layout, escape routes. 2) The current fire evacuation strategy. 3) FIRE RESISTANCE. 4) Barbecues and combustion equipment. 5) Staff training. 6) The 'cause and effect' of life safety systems in the event of FIRE. 7) Directional signage. 8) Secure Information Box and its contents under The Fire Safety (England) Regulations 2022. 9) Process for escalation of defects by staff. 10) Combustibles on the protected routes.

Article 9 continued	11) Wall lining FIRE RESISTANCE e.g. timber baton on escape route. 12) The occupation of Flat ■ as ancillary use by Staff.	11) Wall lining FIRE RESISTANCE. 12) The occupancy and commercial use of Flat ■
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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.