

Freedom of Information request reference number: 9137.1

Date of response: 31/10/2024

Request:

Case file 28/266620, 169 BURNLEY ROAD, LONDON, NW10 1EQ

I understand that some correspondence LFB sends may state a date that is based on when contact was received rather than the actual date you send it. If the dates shown on the letters detailed below are different to the dates they were actually sent to the recipient by LFB, please provide the actual dates the letters were sent. If they were sent by e-mail, please include the accompanying email, or advise if they were only sent by postal mail. Letter dated 11 July 2023 LFB Ref None shown London Borough of Brent Premises/Ref includes NW10. Letter dated 11 September 2023 LFB Ref 2332049.

Response:

Regarding the letter dated 11 July 2023 with no LFB reference, LFB holds an email from the same date. Please see below for a copy of the email and the attachments that were included.

Regarding the letter dated 11 September 2023 with LFB reference 2332049. LFB has a record of this letter and this was sent in an email on the 12th September 2023. Please see below for a copy of the email and letter. All documents have been redacted as some of the information is exempt from release as it contains personal data, which is 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/>

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: File No: 28/266620 (UPRN:202124251) 169 BURNLEY ROAD LONDON NW10 1EQ-: 169 Burnley Road - Fire Precautions
Date: 11 July 2023 12:51:08
Attachments: [image001.png](#)
[169 Burnley Road - Floor Plan.PNG](#)
[169 Burnley Road - 3 storey.PNG](#)

[EXTERNAL EMAIL] Do not click links or open attachments unless you are expecting them, even if you know the sender.

Good Afternoon Colleagues,
Kindly acknowledge email so I know it has been received.
Kind regards,

[REDACTED]
Private Housing Services
Resident Services
Brent Council
Tele: [REDACTED]
Mob: [REDACTED]

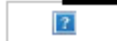


From: [REDACTED]
Sent: 07 July 2023 15:44
To: [REDACTED]@london fire.gov.uk
Cc: [REDACTED]@london fire.gov.uk; [REDACTED]@london fire.gov.uk
Subject: 169 Burnley Road Fire Precautions

Good Afternoon Colleagues,
I recently inspected a 3 Storey, 4 bedroom HMO property and require some advice regarding fire safety precautions. Only battery powered smoke alarms seen, also no intumescent seals on the fire doors.
Ground floor is occupied by a couple of two, they have their own self contained bedroom which has a kitchen and bathroom (No Heat Sensors).
1st and 2nd floor is occupied by the landlord and another tenant who share a communal kitchen.
We advised him on installing mains wired interlinked system, however he has yet to comply.
Please could you provide consultation so I can send to the landlord .
I have attached the floor plan.
Please note that the FFF and FFR usage have been rearranged such that the FFR is the kitchen/living and the FFF is a bedroom.

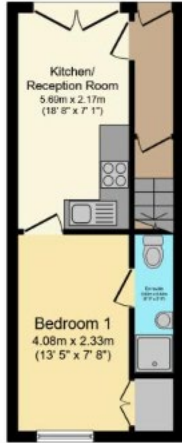
Kind regards,

[REDACTED]
Private Housing Services
Resident Services
Brent Council
Tele: [REDACTED]
Mob: [REDACTED]

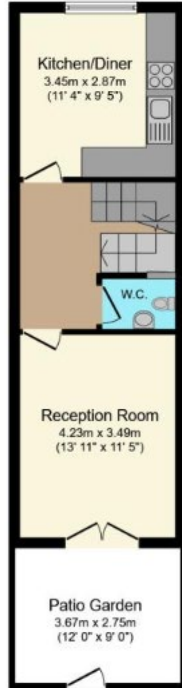


The use of Brent Council's e-mail system may be monitored and communications read in

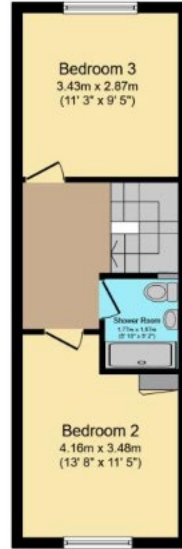
Off Street Parking



Ground Floor



First Floor



Second Floor

From: [REDACTED]
To: [REDACTED]
Subject: 28/2666170 E03 2332019 HMO 169 Burnley Road NW10
Date: 12 September 2023 09:33:00
Attachments: [169 Burnley Road.pdf](#)

Good Morning [REDACTED],
Please see out response attached, if you have any further questions feel free to contact me directly
Kind regards

From: [REDACTED] <[\[REDACTED\]@brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>
Sent: 23 August 2023 13:26
To: [REDACTED] <[\[REDACTED\]@london.fir.gov.uk](mailto:[REDACTED]@london.fir.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>
Subject: HMO 169 Burnley Road NW10

You don't often get email from [REDACTED] <[\[REDACTED\]@brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>. [Learn why this is important](#)

[EXTERNAL EMAIL] Do not click links or open attachments unless you are expecting them, even if you know the sender

Dear [REDACTED]
HMO Licensing Inspection - HMOL/05178/21 - 169 Burnley Road, London, NW10 1EQ
Thank you for your advice as attached above. I note that [REDACTED] had sent you floor plan with the request.
We asked the landlord to upgrade the fire safety at the property and have now received their report of the work that has been done and have been asked by him to confirm that compliance is now totally satisfactory. Please see my 2 further attachments.

My observations are:

- The report describes the site as the "First floor flat 169 Burnley Road London NW10 1EQ". The ground floor unit is self-contained having exclusive use of its own kitchen and bathroom. It is confirmed that the bedroom has upvc double casement doors to the front external which serves as an alternative MOE.
- The R-wire Limited report shows an LD3 – Grade D and not a LD2 Grade A alarm system as a minimum.
- Question their report on the number of heat (5) and smoke (3) alarms provided. I would suggest 2 HDs and 6 SDs?
- Our licensing condition refers to the LACORs guidance as a minimum, which as a minimum seems to consider that Part D, D5 and note 8 might satisfy. It seems that this is the Fire Engineer's thinking too hence ruling out the need for emergency lighting (borrowed light from partially glazed main entrance door and google satellite view shows that there is a skylight) and a fire control panel.
- The landlord has declared that he lives at the property, however the fire report states a different address (Client Address: [REDACTED]) questioning his status as a resident landlord.

I would be grateful if you let myself and [REDACTED] have your comments on the upgrade or whether you suggest that we go back to the landlord to insist on the Grade A provisions.

Kind Regards

[REDACTED]
Private Housing Services

Brent Council

Tel: [REDACTED]

Mobile: [REDACTED]

www.brent.gov.uk

Apply for your selective licence online: www.brent.gov.uk/prslicensing

London Borough of Brent
Brent Civic Centre,
Engineers Way,
Wembley
HA9 0FJ

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

Date 11 September 2023
Our Ref 2332049
Your Ref 169 Burnley Road NW10

Dear Sir/Madam

RECORD OF CONSULTATION

PREMISES: 169 Burnley Road NW10 1EQ

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) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

- We confirm that the minimum fire alarm system should be a Grade A LD2 system which should consist of mains wired heat sensors within the kitchens and mains wired smoke alarms on every storey and within risk rooms. The Provision of the LD3 – Grade D Detection and warning system may be sufficient as set out in Part D, D5 and note 8, however you must be satisfied that the premises meets the risk requirements set out in the case study, see excerpt below;

1. A two storey house occupied by a small group of friends, work colleagues, etc, who occupy the property on a single tenancy, who exhibit no unusual high risk factor and who live together very much like a family. This property would be defined as an HMO under the Housing Act 2004. However this arrangement may present no significantly higher risk than an adjacent similar single family house which is not an HMO.

2. A two storey house which has been divided into bedsit rooms occupied by unconnected individuals who live completely separate lives with no knowledge of who is around them in the house. The bedsit rooms each have individual cooking facilities, a lack of storage space and an inadequate numbers of electric sockets leading to overloading and trailing leads. mainly the occupancy

Any queries regarding this letter should be addressed to [REDACTED]. 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 signature]

Reply to [Redacted]

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.