



LONDON FIRE BRIGADE

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

Freedom of Information request reference number: 8222.1

Date of response: 18 January 2024

Request:

The request relates to the properties at SE5 9AZ and SE5 9AQ being purpose built residential flats and houses in Woodrow Court, Felix Court and Springway respectively.

- We request the information and documents resulting in the enforcement notice dated 13 October 2023 being served on Wandle Housing Association Limited to be made available. These may include the investigation records and the report produced as a result of which the notice was served on Wandle.*
- We also request a call log of the number of times the London Fire Brigade has attended the properties, the reasons, and the findings of each visit.*

Response:

Please see my response to your queries below:

We request the information and documents resulting in the enforcement notice dated 13 October 2023 being served on Wandle Housing Association Limited to be made available. These may include the investigation records and the report produced as a result of which the notice was served on Wandle.

Please find attached copy of the Enforcement Notice issued to Wandle Housing Association Ltd on 13 October 2023. This notice relates to [Woodrow Court, 69 Camberwell Station Road, London SE5 9AZ](#). Personal data has been removed from the attached document under [section 40 of the FOIA – Personal Information](#).

We also hold a copy of the Fire Safety Audit Report from the inspection conducted in October 2023 which resulted in the attached Enforcement Notice being issued however, this is 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)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

When the LFB identifies any safety concerns, we make this information available within informal notification of fire safety deficiencies (NOD), and through the [public register](#) any formal enforcement action. Where there is no fire safety concern that merits either formal or informal action, then this information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

We also request a call log of the number of times the London Fire Brigade has attended the properties, the reasons, and the findings of each visit.

The table below shows the number, and type of incidents attended at Woodrow Court, Felix Court and Spring Way since 2015:

Type	Address	Postcode	Incident Number	Time of call	Description	Job type
False Alarm	WOODROW COURT	SE5 9AZ	171081-02112023	02/11/2023 04:56	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	170335-31102023	31/10/2023 22:06	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	170334-31102023	31/10/2023 22:06	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	170289-31102023	31/10/2023 20:49	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	169215-29102023	29/10/2023 22:10	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	158571-11102023	11/10/2023 23:13	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	150876-29092023	29/09/2023 02:45	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	136748-06092023	06/09/2023 18:56	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	122869-14082023	14/08/2023 14:29	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	105052-14072023	14/07/2023 11:47	AFA (Automatic Fire Alarm)	-
Special Service	FELIX COURT	SE5 9HQ	071400-21052023	21/05/2023 20:28	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	WOODROW COURT	SE5 9AZ	014600-30012023	30/01/2023 01:10	Other action	Making safe (not RTC) - Other action
False Alarm	WOODROW COURT	SE5 9AZ	007094-16012023	16/01/2023 07:49	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	006261-14012023	14/01/2023 11:47	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	206650-18122022	18/12/2022 20:21	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	206615-18122022	18/12/2022 19:40	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	182591-06112022	06/11/2022 08:36	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	140600-23082022	23/08/2022 07:17	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	140015-22082022	22/08/2022 01:35	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	105726-14072022	14/07/2022 11:49	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	105293-13072022	13/07/2022 18:49	AFA (Automatic Fire Alarm)	-
False Alarm	WOODROW COURT	SE5 9AZ	099743-06072022	06/07/2022 13:20	AFA (Automatic Fire Alarm)	-

False Alarm	WOODROW COURT	SE5 9AQ	139479-16102021	16/10/2021 13:37	AFA (Automatic Fire Alarm)	-
Special Service	WOODROW COURT	SE5 9AQ	094419-30072020	30/07/2020 23:45	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	WOODROW COURT	SE5 9AQ	028321-06032020	06/03/2020 01:39	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	WOODROW COURT	SE5 9AZ	021567-19022020	19/02/2020 12:30	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Fire	WOODROW COURT	SE5 9AZ	081135-24062018	24/06/2018 04:06	Primary Fire	-
Special Service	WOODROW COURT	SE5 9AQ	143797-25102017	25/10/2017 19:13	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Fire	WOODROW COURT	SE5 9AZ	086641-30062017	30/06/2017 14:03	Primary Fire	-
Special Service	WOODROW COURT	SE5 9AQ	150344-05112016	05/11/2016 04:23	Service not required	Service not required
False Alarm	WOODROW COURT	SE5 9AZ	111887-22082016	22/08/2016 18:33	False alarm - Good intent	-
Special Service	FELIX COURT	SE5 9HQ	050444-29042016	29/04/2016 16:07	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
False Alarm	SPRING WAY	SE5 9AQ	041448-08042016	08/04/2016 10:19	False alarm - Good intent	-
Special Service	FELIX COURT	SE5 9HQ	124137151	14/09/2015 20:28	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply

A full list of incidents attended by the LFB since 2009 is published via the London DataStore and can be accessed via this link: <https://data.london.gov.uk/dataset/london-fire-brigade-incident-records>.

If you download the spreadsheets, you can use the '*Incident Number*' listed above to find out further details about the incidents in this published information.

Please note the LFB do not produce detailed reports for non-fire incidents. For fire incidents, individuals and organisations affected by an incident can also request a 'fire report' which provides more details about the incident and the cause of the fire where known. Fire reports are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result they are exempt via [Section 21 of the FOIA - Information accessible to applicant by other means](#).

If you do want to go ahead and request a copy of any fire reports, I must also advise that you may not be eligible to receive a copy. However, if any eligible party (such as the owner/a tenant/local borough council/insurance firm or loss adjustor) requests the primary fire report document, and is willing to share it with you, then we would be able to provide consent for them to do this. Further information about requesting a fire report can be found on the LFB website here: <https://www.london-fire.gov.uk/about-us/services-and-facilities/services-we-offer/incident-reports/>

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, South East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
Wandle Housing Association Limited
230 Blackfriars Road
London
SE1 8NW

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

Date 13 October 2023
Our Ref 91/002118/SH

ENFORCEMENT NOTICE

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

TO :

Name: **Wandle Housing Association Limited**

Address: **230 Blackfriars Road, London SE1 8NW**

Concerning Premises at: **Woodrow Court, 69 Camberwell Station Road, London SE5 9AZ**

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 Charlie Pugsley, 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 by **5 January 2024** (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:

[REDACTED]

Dated: 13 October 2023

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

Encl: FS03_01a, FS03_01b, FS03_06

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: Woodrow Court, 69 Camberwell Station Road, London SE5 9AZ

FILE NUMBER: 91/002118

This schedule should be read in conjunction with the Commissioner's Notice dated **13 October 2023**.

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 10	<p>At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that the electrical meter cupboards on the ground floor and the second floor were being used for storage. It was also found that some riser doors had not been closed and locked. In addition, the cross corridor fire doors on the third and first floors had been wedged open.</p>	<p>Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular, remind residents and those working within risers to keep fire loading within them to a minimum and to close and lock the riser doors after use. In addition, remind residents, and those working within the building of the purpose fire serve and why they should not be wedged open.</p>
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 fire alarm panel was showing a number of faults and disablements, with the faults for low batteries of devices within flats 41 and 11, and missing devices within the 'future retail unit'. The disablements were on the 3rd, 4th and 5th floors.</p> <p>2) The manual call points had been taped over, with 'not in use' written on them. On the second floor, within the northern staircase. It was found that the detector head had tape applied over it.</p> <p>3) On the 5th floor a sofa had been left within the mean of escape outside of flat 53.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 11 continued	<p>4) On the 4th floor bikes were being stored within the walkway areas and cardboard and plastic waste was found outside of flat 43.</p> <p>5) A pram was being stored outside of flat 26.</p>	
Article 13	<p>At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that:</p> <p>1) The fire alarm panel was showing a number of faults and disablements, with the faults for low batteries of devices within flats 41 and 11, and missing devices within the 'future retail unit'. The disablements were on the 3rd, 4th and 5th floors. The manual call points had been taped over, with 'not in use' written on them.</p> <p>2) On the second floor, within the northern staircase, it was found that the detector head had tape applied over it. This could reduce performance of the installed detection and warning system.</p>	<p>Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by:</p> <p>1) Having a competent person should assess the detection and warning system, and make sure that the system is still suitably functional with these faults, disablements and covered manual call points.</p> <p>2) The tape being removed from the detector head within the staircase to make sure that the system can perform as designed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) On the 5th floor, a sofa had been left within the mean of escape, outside of flat 53.</p> <p>2) On the 4th floor, bikes were being stored within the walkway areas, and cardboard and plastic waste was found outside of flat 43.</p> <p>3) A pram was being stored outside of flat 26.</p> <p>These items add unnecessary fire loading to the means of escape, and within a building where a simultaneous evacuation is in place, a zero tolerance policy for resident's items should be applied to the common parts.</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 reminding residents to keep the means of escape within this building clear and sterile.</p>

Article 38	At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that the fire drop key switch at the front of the premises did not release the gate.	Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by having a competent person check and maintain any installed fire drop key switches.
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 within the northern electrical meter riser on the first floor a gap was present with light visible through here.	Take the general fire precautions required to prevent fire and smoke spread by having a competent person assess this area and where necessary make suitable and sufficient repairs to prevent smoke and fire spreading via the risers.
Article 9	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that a request was made for a copy of the fire risk assessment 19 June 2023, but no copy has been provided.	The fire risk assessment should be reviewed.

*****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.