

Freedom of Information request reference number: 8513.1

Date of response: 04/04/2024

Request:

On October 23rd, 2023, two Fire Officers, from Millwall Fire Station attended my property. I believe they were Fire Safety Officers. They carried an inspection of the building and created a report. I am writing to request a copy of this report. Can you please email it to me on the email address I have provided on this form. The address of the building that was inspected is: 161 Mellish Street, London E14 8PJ.

Response:

Further to your request, I can confirm a Fire Audit Report was completed on 27 October 2023 for 161 Mellish Street, London, E14 8PJ. The outcome for the Fire Audit Report was Low Risk. As a result, a Notification of Deficiencies (NOD) was issued. Please see below for a copy of the NOD letter. Personal data has been redacted in accordance with [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 East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 9629
london-fire.gov.uk

The Chief Executive
Peabody Trust
45 Westminster Bridge Road
London
SE1 7JB

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

Date 31 October 2023
Our Ref 05/267749/PC

Dear Sir/Madam

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

Premises: 161 Mellish Street, London, E14 8GU

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

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

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **23 January 2024**.

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

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

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

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

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

Yours faithfully

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

[REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@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] [@peabody.org.uk](mailto:[REDACTED]@peabody.org.uk)

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

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

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

If an Inspector:

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

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

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

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

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

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

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

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

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

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

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

SCHEDULE

PREMISES: 161 Mellish Street, London, E14 8GU

FILE NUMBER: 05/267749

This schedule should be read in conjunction with the Commissioner's letter dated **31 October 2023**.

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 display of relevant fire action notices had not been reviewed.2) Remedial works of the fire alarm system has not been planned or organised.3) Storage of combustible items stored on the means of escape has not been monitored or controlled.4) Storage of combustible items stored within the electrical risers has not been monitored or controlled.5) Weekly fire alarm tests have not been planned or organised.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that combustible items are being stored in the means of escape. During the audit it was found that a bicycle was stored and secured on the ground floor stairwell and a pressurized can of WD40.</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 removing any items being stored on the escape routes.</p>

Article 18	At the time of the audit you had not appointed any competent person(s) to assist you in undertaking your identified preventive and protective measures. It was found that no evidence could be found or provided to ensure the fire alarm system is tested on a weekly basis.	Appoint one or more competent persons to provide you with safety assistance. This can be achieved by appointing a person with the appropriate training and experience or knowledge and other qualities to undertake the duties of testing the fire safety systems.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that: 1) Combustible materials were stored within the electrical risers. 2) Obstacles and combustible items were stored on the single means of escape. 3) Conflicting fire action notices. 4) Weekly fire alarm tests are not carried out.	Implement the significant findings of your fire risk assessment, in particular: 1) Removing combustible materials within the electrical risers. 2) Removing obstacles and combustible items from the single means of escape. 3) Removing non relevant fire action notices. 4) Appointing a competent person to carry out testing of the fire alarm system.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a programme of testing the fire safety systems (fire alarm and emergency lighting) has not been identified. At the time of the audit the fire alarm panel was showing fault lights and lack of evidence of testing.	The fire risk assessment should be reviewed, with specific consideration given to formulating a programme of testing of fire safety systems.

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

The Commissioner would strongly urge that you consider the presence of combustible facade 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.