LONDON FIRE BRIGADE

Freedom of Information request: Reference number FOI2026/01441

Date of request: 7th November

Request:

Under the Freedom of Information Act 2000 (and, where applicable, the Environmental Information Regulations 2004), please provide the following information held by the London Fire Brigade about 221 South Lambeth Road, London SW8 1XR.

1. All fire safety audits or inspections of the premises since 2006, whether under the Regulatory Reform (Fire Safety) Order 2005 or in support of the London Borough of Lambeth under the Housing Act 2004 (including any joint HMO licensing inspection): the date of each, the premises type and use recorded (for example house in multiple occupation, bedsits or self-contained flats), the number of units and occupiers recorded, the outcome, any notice issued (alterations, enforcement or prohibition), and a copy of the audit report or Farynor record.

2. All correspondence with the London Borough of Lambeth about the premises since 2006, including any consultation on an HMO licence application in or around 2012 and any consultation by Lambeth's planning service in 2026.

3. All incidents attended at the address since 2006: the date, the incident type, the premises type recorded, and the incident report narrative, with personal data redacted.

4. The number of home fire safety visits carried out at the property in each year since 2006 (numbers only, by sub-address if recorded).

Notes

* The purpose of the request is to establish the historic occupation of the building for a planning appeal that is already under way.
* Where a document contains personal data of a living individual, please redact that data and release the remainder rather than withhold the document.
* If any part of the request would exceed the appropriate cost limit, please tell me which parts can be answered within the limit and how the request could be refined. Item 1 is the priority.
* Please supply the information electronically.

Response:

I refer to your request for information, received on 7 November 2026, which has been processed under the Freedom of Information Act 2000.

Please see my response to each of your requests in turn below.

1. Fire safety audits and inspections

Our Prevention & Protection department (Fire Safety Regulatory team) have provided information to suggest that one fire safety audit has taken place at 221 South Lambeth Road, London SW8 1XR. 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 needed to be addressed in order to comply with the Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an Enforcement Notice was issued to the Responsible Person on 1 June 2007. A copy of the Enforcement Notice letter has been provided as an attachment to this response. Please note that personal data has been redacted in accordance with section 40 of the FOIA — Personal Information.

When a Fire Safety Audit results in action being undertaken by LFB, the audit reports themselves are exempt from access via the FOIA provisions. We consider these to be exempt 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. This information should be protected from publication to preserve the safe space for good regulation principles, and 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.

It should also be noted that LFB does not issue Broadly Compliant letters after the outcome of a Fire Audit report.

2. Correspondence with the London Borough of Lambeth

The London Fire Brigade does not hold any information falling within the scope of this part of your request. No correspondence with the London Borough of Lambeth in relation to 221 South Lambeth Road is held, including in respect of any HMO licence consultation in or around 2012 or any consultation by Lambeth's planning service.

3. Incidents attended at the address

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

The LFB holds no incident records for 221 South Lambeth Road, London SW8 1XR for the period covered by your request. LFB does not hold detailed reports for false alarm incidents; our Incident Records team can provide a Confirmation of Attendance document if requested, but this does not contain any more information than is published on the London DataStore Incident Records dataset.

4. Home fire safety visits

The LFB holds no records of any home fire safety visits carried out at 221 South Lambeth Road, London SW8 1XR for the period covered by your request.

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/

266b Queen's Road
London
SE14 5JN

Switchboard [redacted]
www.london-fire.gov.uk

LONDON FIRE & EMERGENCY PLANNING AUTHORITY

FIRE AND COMMUNITY SAFETY DIRECTORATE
[redacted] **Deputy Commissioner**

Date
1 June 2007

Our Ref.
09/170364

Your Ref.

Addressee
193 Camberwell New Road
Camberwell
London
SE5 OTJ

Attention: [redacted]

Please reply to
[redacted]
Fire Safety Inspecting Officer

Direct Telephone [redacted] Direct Fax [redacted]

Direct E-mail
lambethgroup@london-fire.gov.uk

ENFORCEMENT NOTICE

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

TO :

Name: [redacted]

Address: 193 Camberwell New Road, London, SE5 OTJ

Concerning Premises at: *221 South Lambeth Road, London, SW8 1XR*

I [redacted], Assistant Commissioner (Community Safety) on behalf of the London Fire & Emergency Planning Authority (the Authority) hereby give you notice that the Authority 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 (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 Authority, constitute the failure(s) to comply with the Order are specified in the Schedule attached to this Notice.

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the Schedule to this notice must be taken to remedy the specified failure(s) to comply with the Regulatory Reform (Fire Safety) Order 2005.

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 Authority, you will be deemed not to have complied with this notice.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of the regulations. 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 Authority.

The steps must be taken by **3rd August 2007** (or such extension if granted by the Authority).

If you fail to comply with the requirements of this Notice, you may have committed an offence. The Authority 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, 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 Fire Safety 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 [redacted] at the address provided at the top of this letter.

Signed: _____ **Dated:** 1 June 2007

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 Authority under the Petroleum (Consolidation) Act 1928, 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 1991 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 1995. Regard must also be taken, where applicable, of the provisions of the London Building Acts (Amendment) Act 1939 as amended.

Encl: FS03_01a
FS03_01b
FS03_06

cc. [redacted], 221 South Lambeth Road

Notes:

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

The above Act requires the London Fire and Emergency Planning Authority 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 Fire Authority 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

Schedule referred to in the enforcement notice reference **09/170364** under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on **1 June 2007.**

Certain terms written in BLOCK CAPITALS in this Schedule are standard terms defined in "**Definitions of standard terms used in means of escape requirements**" which form part of this Schedule. Where appropriate, a plan may form part of this Schedule to illustrate the steps which, in the opinion of the fire authority, need to be taken in order to comply with the Order.

NOTE : Notwithstanding any consultation undertaken by the fire authority, **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.

Article	Location and detail of matters which are considered to be failures to comply with the Order	**Steps considered necessary to remedy the failures**
Article 9	Inadequate Fire Risk Assessment	A Fire Risk Assessment should be carried out and where necessary, record the significant findings which affect any group of employees or relevant persons identified as being especially at risk.
Article 11/15	Inadequate fire emergency plan	An emergency plan should be devised and where necessary recorded. This should include evacuation procedures from anywhere in the premises for any relevant person. The emergency plan should also record any specific responsibilities for the evacuation of the building.
Article 13 (1(a))	Insufficient or inadequate means of detection and warning in case of fire.	Provide a suitable means of detecting and giving warning in case of fire. Installation of a fire warning system as specified in BS5839 pt 1 2002 to at least a Grade A LD2, or an equivalent standard. The system should include the provision of automatic smoke detection to the basement and first floor areas to satisfy the requirement of this article.
Article 13 (1(a)(b))	Insufficient or inadequate means of fighting fire.	Provide appropriate levels of fire fighting equipment suitable for the perceived risk which are indicated by the appropriate signage to satisfy the requirements of this article.
Article 15 1(a)	The emergency plan has not been tested	Procedures should be put in place, where necessary, for the testing of the emergency plan in the event of serious and imminent danger to relevant persons. This should include fire safety drills. This will satisfy the requirements of this article.
Article 17	Inadequate maintenance arrangements for the fire fighting equipment	The provision of a maintenance system that allows for the maintenance, testing and repair of fire fighting equipment is required for the protection of relevant persons in the premises. This will satisfy the requirements of this article.