

Freedom of Information request: Reference number FOI2026/00701

Date of request: 16th June 2026

Request:

Please provide copies of, or details of, any information held by London Fire Brigade relating to Rydal Road, London SW16 1QN from 1 January 2025 to the present.

This request includes:

1. Any correspondence, emails, referrals, meeting notes, records of telephone calls or communications between London Fire Brigade and London Borough of Lambeth concerning 2 Rydal Road.
2. Any fire safety concerns, assessments, audits, inspections, referrals or investigations relating to the property.
3. Any records explaining why the Local Authority is considered the lead authority for fire safety matters at this premises.
4. Any records relating to the classification of the property for fire safety enforcement purposes.
5. Any enforcement notices, deficiency letters, recommendations, observations or advice issued by London Fire Brigade in relation to the property.
6. Any records of referrals made by London Fire Brigade to Lambeth Council or referrals received from Lambeth Council concerning the property.
7. The number of fire safety complaints, concerns, referrals or reports received by London Fire Brigade relating to 2 Rydal Road, London SW16 1QN from 1 January 2015 to present.
8. Details of any fire incidents, fire call-outs, fire investigations or operational attendances at 2 Rydal Road, London SW16 1QN from 1 January 2015 to present.
9. Details of the dates and nature of any fire safety audits, inspections or assessments undertaken in relation to the property.

Where personal data appears within records, I am content for personal information to be redacted.

On 16-06-26 London Fire Brigade informed me that my concerns had been raised with the Local Authority. This request includes records of that referral and any related communications.

10. Please provide details of any consultation, referral or communication between London Fire Brigade and Lambeth Council concerning licensing, HMO licensing, Section 257 HMO status or housing enforcement relating to the property.

11. Please provide details of any concerns identified regarding:

- fire compartmentation/fire separation,
- means of escape,
- fire doors,
- fire alarm systems,
- emergency lighting,
- occupancy levels,
- basement accommodation.

12. Please provide the dates of any visits, inspections, audits or assessments undertaken by London Fire Brigade officers in relation to the property.

13. Please confirm whether London Fire Brigade currently considers another authority to be the lead regulator for this premises and, if so, the basis for that determination.

14. Please provide copies of any referrals made by London Fire Brigade to Lambeth Council concerning fire safety issues at the property.

Response:

With reference to question 1, 6, 10 and 14, there is correspondence between LFB and Lambeth council regarding this property.

However, correspondence and emails including correspondence with Lambeth council, which is held by LFB is exempt from release under [section 31 of the FOIA - Law Enforcement](#).

Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves are 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)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved

to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

Other materials including correspondence

Other materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade are also exempt from access via the FOIA provisions. Again, 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.

For questions 2 to 4 and 11, a Fire Safety audit was completed on the 18th December 2017. As a result, an enforcement notice was issued on the 21st December 2017. Please find a copy below. Any concerns regarding this address are detailed in the Enforcement notice. Personal information has been redacted in accordance with [section 40 of the FOIA – Personal data](#). In addition, there is a current open fire safety audit request for this address, which is currently pending. You are welcome to apply at a later date to request if any data can be released.

Regarding questions 5, 7, 8, 9 and 12, please find attached details below of attendance at Rydal Road, London, SW16 1QN from 1st January 2025 to present.

For question 13, the London Fire Brigade is a regulator and enforcing authority for London under the Regulatory Reform (Fire Safety) Order 2005 (RRO). As a regulator, it is not for the Brigade to provide, or carry out, fire risk assessments as this is the responsibility of the responsible person (RP) for the property. Whilst on some occasions the RP may provide, or be required to provide, copies of risk assessments they have carried out we are under no obligation to retain them.

For more information about the obligations for fire safety placed on those that own or have responsibility for property, you may be interested in the information published on the government's website (<https://www.gov.uk/government/collections/fire-safety-legislation-guidance-for-those-with-legal-duties>).

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/>

Company Secretary
Ansari Properties Holding Limited
134 Wandsworth Bridge Road
London
SW6 2UL

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date: 21 December 2017
Our Ref: 09/226012/PC

ENFORCEMENT NOTICE

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

TO :
Name: **Ansari Properties Holding Limited**

Address: **134 Wandsworth Bridge Road, London, SW6 2UL**

Concerning Premises at: **Rydal Road, London, SW16 1QN**

I Dan Daly, Assistant Commissioner (Fire Safety Regulation) 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 of Fire Safety Observations attached to this notice. 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) 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 Authority.

The steps must be taken by **1 March 2018** (or such extension if granted by the Authority).

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.

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 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:



Assistant Commissioner
(The Officer appointed for the purpose)

Dated: 21 December 2017

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority 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 [REDACTED]
Direct T 0208 555 1200 Ext [REDACTED]

Encl: FS03_01a
FS03_01b
FS03_06
CN 66

Cc: London Borough of Lambeth, Property Standards & Enforcement Service,
Environmental Health Team. PO Box 67088, London, SW2 9JZ

Company Secretary, Ansari Properties LLP, 2 St George Mews, 43 Westminster Bridge Road
London, SE1 7JB

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).

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 Authority 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 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.
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 Authority.
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: **Rydal Road, London, SW16 1QN**

File Number: **09/226012**

This schedule should be read in conjunction with the Authority's Notice dated **21 December 2017**.

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 9	At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.	Carry out a fire risk assessment. (See guidance note No.66) In particular take into account : - Means of escape including (Compartmentation, i.e., fire doors, walls floors and ceiling) - Adequate maintenance of the fire safety systems (i.e. the fire alarm, emergency escape lighting systems the escape route and the firefighting equipment) and - the evacuation procedures.
Article 11	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 maintenance of the fire alarm/ emergency escape lighting systems had not been planned and organised. Your attention is also drawn to the storage on the escape route.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The 30-minute FIRE RESISTING construction protecting the corridor had been breached by holes around cabling.	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: 1) Ensuring the FIRE RESISTING construction is reinstated.

Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the emergency plan did not take into account the provision of training for those required to fight the fire.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan to reflect the building.
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: 1) The extinguishers provided had not been tested and filled or replaced as necessary. Several water extinguishers were found to be empty and the last maintenance date displayed was 29 March 2013. 2) The fire alarm system was not being suitably maintained.	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Maintaining the fire extinguishers. 2) Ensuring the fire alarm system is maintained in efficient working order.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that the escape route was not adequately protected due to the missing fire doors at ground and lower ground floor level. The removal of the fire doors leading to lower ground and the fire door from the corridor into the lobby area at the bottom of the steps opposite the stairs leading to lower ground. Your attention is also drawn to the cupboard which is being used as a laundry/storage area.	Provide suitable FIRE RESISTING separation by - ensuring the FIRE RESISTING construction is reinstated. Your attention is drawn to the missing (fire door) a FDS30 self closing door to the lobby area at ground floor and the holes around cabling. - You should refrain from using the cupboard opposite flats 6a and 6b for storage and laundry purpose.

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

Type	Address	Date	Description	Job type
False Alarm	RYDAL ROAD, LONDON, LAMBETH, SW16 1QN	09/03/2026	AFA	
Special Service	RYDAL ROAD, LONDON, LAMBETH, SW16 1QN	24/05/2025	Advice Only	Weather Related Flooding - Advice Only
Fire Safety Inspection	RYDAL ROAD, LONDON, LAMBETH, SW16 1QN	21/12/2017	Enforcement Notice	Enforcement Notice
Fire Safety Inspection	RYDAL ROAD, LONDON, LAMBETH, SW16 1QN	06/12/2017	Fire Safety Audit	Fire Safety Audit
Special Service	RYDAL ROAD, LONDON, LAMBETH, SW16 1QN	27/08/2017	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Station Visit	RYDAL ROAD, LONDON, LAMBETH, SW16 1QN	18/10/2015	Rydal road	Planned Visual Audit