

Freedom of Information request: Reference number FOI2026/00906

Date of request: 3rd August

Request:

I am submitting a request under the Freedom of Information Act 2000 for copies of all correspondence, emails, letters, meeting notes, reports, or any other communications exchanged between the London Fire Brigade, its subsidiaries, or any organisation acting on its behalf, and any external company, government body, local authority, Camden Council and Transport for London, relating to Karridale Mansions, 72 Tottenham Court Road, W1T 2HE.

Please also include any discussions, correspondence, or records relating to building safety, regulatory compliance, inspections, assessments, concerns raised, and any actions proposed or taken in connection with the property from January 2021 to the present date.

If any information is exempt, please provide the non-exempt portions and cite the specific FOI exemptions relied upon.

I am happy to accept redacted documents where necessary to remove personal data.

Response:

Thank you for your request for information regarding the above premises.

The London Fire Brigade (LFB) records show that a fire safety audit has been completed at the premises. As a result of the findings from that audit, an Enforcement Notice was issued under the Regulatory Reform (Fire Safety) Order 2005.

A copy of the Enforcement Notices is enclosed with this response. Certain information has been redacted where it constitutes personal data and disclosure would be contrary to the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018.

The LFB routinely makes available details of fire safety audits and notices issued under the Freedom of Information Act 2000. Accordingly, a copy of the Enforcement Notice has been provided.

The detailed fire safety audit report is exempt from disclosure under [Section 31\(1\)\(g\) of the Freedom of Information Act 2000, when read in conjunction with Sections 31\(2\)\(a\) and 31\(2\)\(c\) \(Law Enforcement\)](#).

There is also further correspondence between the LFB and the organisations listed above concerning this property. This correspondence, together with associated emails, internal notes, records of discussions, documents supplied by the responsible person for the premises, and other fire safety information gathered as part of the Brigade's regulatory activities, is similarly exempt from disclosure under [Section 31\(1\)\(g\), in conjunction with Sections 31\(2\)\(a\) and 31\(2\)\(c\)](#).

The Brigade recognises the significant public interest in understanding the fire safety of buildings where people live, work, or visit. To support transparency, the LFB makes available copies of Enforcement Notices and maintains a public register of formal enforcement action.

However, the LFB must balance this public interest against the need to preserve its ability to carry out its regulatory and enforcement functions effectively. Disclosure of detailed audit reports, supporting evidence, and related correspondence could prejudice those functions by undermining the safe space necessary for open, candid, and constructive engagement between the Brigade and responsible persons during compliance and enforcement activities.

Having considered the relevant public interest factors, the LFB has concluded that the public interest in maintaining the exemption outweighs the public interest in disclosure of the withheld information.

Some information contained within the disclosed documents has been redacted because it constitutes personal data relating to third parties. This information is exempt from disclosure under [**Section 40\(2\) of the Freedom of Information Act 2000**](#) where disclosure would contravene one or more of the data protection principles set out in the UK GDPR.

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/>

[REDACTED]@hse.gov.uk

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

Date 15 July 2026
Our Ref 02/014067/[REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED)- Article 42

Premises: Karridale Mansions, 72 Tottenham Court Road, London W1T 2HE

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 is required by Article 42 of the Regulatory Reform (Fire Safety) Order 2005 (as amended) to notify licensing or registration authorities about any enforcement action taken in respect of licensed or registered premises. During a recent inspection of the above-mentioned premises, certain matters were found to be below the required standard and the following formal enforcement action has been taken:

Issue of an Enforcement Notices – copies attached

Any queries regarding this letter should be addressed to the person named below. 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]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to Inspecting Officer [REDACTED]

[REDACTED]
[REDACTED]@london-fire.gov.uk

[REDACTED]@camden.gov.uk

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

Date 15 July 2026
Our Ref 02/014067, [REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED)- Article 42

Premises: Karridale Mansions, 72 Tottenham Court Road, London W1T 2HE

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Issue of an Enforcement Notices – copies attached

Any queries regarding this letter should be addressed to the person named below. 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]
for Assistant Commissioner (Fire Safety)
Directorate of Operations

Reply to Inspecting Officer [REDACTED]
[REDACTED]
[REDACTED]@london-fire.gov.uk

The Company Secretary
Devine Leisure Ltd
Hallswelle House
1 Hallswelle Road
London
NW11 0DH

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

Date 15 July 2026
Our Ref 02/014067/[REDACTED]

ENFORCEMENT NOTICE

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

TO :

Name: **Devine Leisure Ltd**

Address: **Hallswelle House, 1 Hallswelle Road, London NW11 0DH**

Concerning Premises at: **Karridale Mansions, 72 Tottenham Court Road, London W1T 2HE**

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.

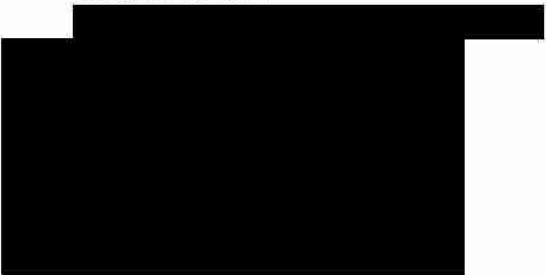
I, [REDACTED], Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire 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.

Encl: FS03_01a, FS03_01b, FS03_06

Cc: The Company Secretary, Transport for London (London Underground Ltd), 5 Endeavour Square,
London E20 1JN



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: Karridale Mansions, 72 Tottenham Court Road, London W1T 2HE

FILE NUMBER: 02/014067

This schedule should be read in conjunction with the Commissioner's Notice dated **15 July 2026**.

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 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: 1) Findings from the fire risk assessment, have not been reviewed, monitored, planned or organised. 2) Maintenance of internal and external fire doors has not been monitored, planned or organised. 3) Fire stopping within service riser cupboards has not been planned or organised. 4) Emergency route not managed to provide 30 minutes FIRE RESITANT protection. Smoke control within internal staircase not managed. 5) The suitability of FIRE RESISTANT materials used for service riser cupboards and service mains intake boxes along the common means of escape route, has not been reviewed, planned or organised. 6) Provision of smoke ventilation for the internal means of escape stair has not been reviewed, planned or organised.	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) Mains service boxes, located within the internal means of escape route were made of combustible MDF material, and not fire rated to provide 30 minutes FIRE RESISTANCE to the means of escape route. 2) Fire stopping of service cables and pipework from the common means of escape into residential flats, was not adequate to prevent smoke and heat movement through the building in the event of a fire. 3) No provision of automatic smoke ventilation within the internal means of escape stair. Though the means of escape stair does have openable windows throughout its route, the windows open directly on to the external means of escape stair. In the event of a fire affecting the internal stair, the external stair will also become unusable if the windows are opened to provide ventilation for the internal stair.	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 all materials used for boxing mains services along the means of escape route can achieve 30 minutes FIRE RESISTANCE, in accordance with the requirements of BS9991 or equivalent guidance recommendations. 2) Ensuring all services holes and gaps along the means of escape route are adequately fire stopped by competent persons to achieve 30 minutes fire protection to the means of escape route in accordance with BS9991 or equivalent guidance recommendations. 3) Ensuring automatic smoke ventilation is provided to the means of escape route, in accordance with the requirements of BS9991 or equivalent guidance recommendations.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person

Article 17 continued	that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by: 1) The fitting of residential doors, framework and door surround, that do not provide 30 minutes fire protection to the access route. 2) The fitting of residential doors that have excessive gaps between door leaf and door frame due to deterioration, and lack of maintenance over time. 3) Residential doors had no provision of smoke seals to prevent smoke entering the PROTECTED ROUTE.	could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.
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) All services entering flats at a high level from the enclosed service risers enter the flats without adequate protection. There are open penetrations where cables pass into the flats allowing for the passage of smoke and fire. 2) Service risers constructed from plywood and will not provide adequate levels of fire protection to the common parts. 3) Redundant power supply to the manual call points between the common parts and service risers has open cavities that will allow for the travel of smoke and fire.	Implement the significant findings of your fire risk assessment, in particular: 1) Ensuring all service penetrations and adequately fire stopped with suitable filler materials in accordance with the recommendations of the fire risk assessment. 2) Ensuring all materials used within the service risers and floors adequately protect the building, following the recommendations of the fire risk assessment. 3) Ensuring all redundant power supplies to the manual call points are adequately fire stopped with FIRE RESISTANT filler in accordance with the recommendations of the type 4 fire risk assessment.

Article 8 continued	4) An effort to upgrade flat entrance door-sets to enhance FIRE RESISTANCE was recently made. It was noted that an additional layer(s) of plasterboard was added to the door panel sections and over the original Georgian-wired glazing. However, door frames appear to be softwood and will unlikely perform to the required standard. The door routes for the intumescent strips were inconsistent leaving large gaps around the strips. No smoke seals were present. Despite the upgrade, it is our opinion that the fire door sets will unlikely perform to the anticipated standard of fire protection due to inconsistencies in their overall construction and a fire door assembly. 5) The external escape stair was found to be in extremely poor condition and unusable for escape purposes. This places occupants at an increased risk when considering other deficiencies in the general fire precautions for the building. 6) The current fire alarm system configuration might not provide the required detection times to ensure that all occupants can escape safely from the main stair. 7) There is no automatically opening vent at the top of the stair to discharge smoke in the event of a fire. Although there are windows within the stair shaft, these open onto the exterior escape stair, meaning that in the event that a fire is affecting the main stair enclosure and windows in the stair are opened, then the alternative stair will also become unusable.	4) Ensuring all door sets within the premise adequately protect the means of escape route, following the recommendations of the fire risk assessment. 5) Ensuring the external residential escape metal stair is replaced with a compliant metal stair in accordance with the recommendations of the fire risk assessment. 6) Ensuring the fire alarm system is configured to achieve the emergency plan in accordance with the recommendations of the fire risk assessment. 7) Ensuring adequate provision of smoke ventilation within the internal staircase in accordance with the recommendations of the fire risk assessment.
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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 service penetrations within the ground floor plant room had not been fire stopped with suitable FIRE RESISTANT fillers, enabling smoke and heat to travel vertically and horizontally from the plant room.	Take the general fire precautions required to prevent fire and smoke spread by ensuring all service penetrations within service plant room and cupboards are fire stopped by competent persons with suitable FIRE RESISTANT fillers, in accordance with BS9991 or equivalent guidance recommendations.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessor had not considered or identified the suitability of directional signage within the rear external means of escape route. 2) The fire risk assessor had not considered or identified the suitability of the external plant room doors along the external means of escape route. 3) The fire risk assessor had not identified or considered the suitability of the residential vertical means of escape ladder for flat 1a, which had been condemned by TFL.	The fire risk assessment should be reviewed, with specific consideration given to: 1) The suitability of directional signage throughout the external means of escape route. 2) The suitability of fire doors along the external means of escape route. 3) The suitability of the vertical escape ladder for flat 1a.

*****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.

The Company Secretary
Transport for London (London Underground Ltd)
5 Endeavour Square
London
E20 1JN

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

Date 15 July 2026
Our Ref 02/014067/[REDACTED]

ENFORCEMENT NOTICE

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

TO :
Name: **Transport for London (London Underground Ltd)**
Address: **5 Endeavour Square, London E20 1JN**
Concerning Premises at: **Karridale Mansions, 72 Tottenham Court Road, London W1T 2HE**

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, [REDACTED], Assistant Commissioner (Prevention & Protection) 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 **7 June 2028** (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: 15 July 2026

Assistant Commissioner
(The Officer appointed for the purpose)

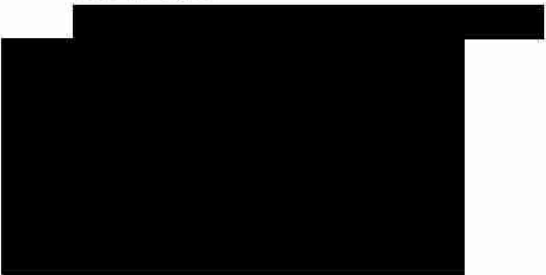
The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which 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]

[REDACTED]
[REDACTED]@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: The Company Secretary, Devine Leisure Ltd, Hallswelle House, 1 Hallswelle Road, London
NW11 0DH



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: Karridale Mansions, 72 Tottenham Court Road, London W1T 2HE

FILE NUMBER: 02/014067

This schedule should be read in conjunction with the Commissioner's Notice dated **15 July 2026**.

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 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: 1) Maintenance of internal and external fire doors has not been monitored, planned or organised. 2) Maintenance of the residential external means of escape metal stair and residential metal vertical escape ladder, has not been monitored, planned or organised. 3) Directional signage along the external means of escape route has not been reviewed, planned or organised. Emergency route not managed to provide 30 minutes FIRE RESISTANT protection. Smoke control within internal staircase not managed.	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 external fire escape metal stair and vertical escape metal access ladder from residential flats has been condemned by internal surveys, has extreme rust and deterioration over time due to weather, the stair and ladder are not safe or fit for purpose as an escape route, making it unsafe for relevant persons to use as an escape route in the event of a fire.	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 and 2) Ensuring the residential flats external metal staircase and residential vertical escape ladder is fit for purpose as part of the escape route to total safety and complies with the requirements of BS9991 or equivalent guidance recommendations.

Article 14 continued	2) The external means of escape stair from residential flats was non-compliant with the requirements of BS9991 or equivalent guidance. 3) The external means of escape route, directional signage was not adequate, signage did not clearly show the route to total safety, no signage was displayed at a change of direction. 4) External means of escape plant room doors were non-compliant, suffering effects of wear, tear and damage due to weather.	3) Ensuring directional signage is provided to the external means of escape route in accordance with the requirements of BS5499 or equivalent guidance requirements. 4) Ensuring all fire doors along the means of escape route conform to the requirements of BS9991 or equivalent guidance recommendations.
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 residential external metal stair and residential vertical access ladder were badly damaged by rust and unsafe to use by relevant persons or the fire brigade in the event of a fire. 2) External plant room doors along the external means of escape route were damaged by weather and had not been adequately maintained over time.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Replacing the residential external metal stair and residential vertical access ladder with a compliant metal stair and metal vertical access ladder, following the recommendations of BS9991 or equivalent guidance recommendations. 2) Ensuring all doors within the external means of escape route comply with BS8214:2026 or equivalent guidance recommendations.

*****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.