

Freedom of Information request: Reference number FOI2026/00907

Date of request: 3rd August 2026

Request:

I am making a request under the Environmental Information Regulations 2004 (and, where applicable, the Freedom of Information Act 2000) concerning Crescent House, Crescent Way, Orpington BR6 9LR and the Notification of Fire Safety Deficiencies issued by the London Fire Brigade under Case Reference 25/35175/HOCOO.

This request follows your response under FOI2025/00989, which included a redacted copy of the Notification of Fire Safety Deficiencies. Since that response, I wish to establish the current regulatory position regarding Case Reference 25/35175/HOCOO, including any inspections, correspondence or other regulatory engagement that has taken place.

The deficiencies identified by the London Fire Brigade broadly reflected concerns that leaseholders have raised over a number of years regarding fire safety management, including protected escape routes, emergency lighting, fire doors, compartmentation, resident information and coordination between the residential and commercial parts of the building. To the best of my knowledge, leaseholders have not been informed what action, if any, has since been taken in response to the Notification of Fire Safety Deficiencies.

I therefore request the following information:

1. Current Status

Please confirm whether the Notification of Fire Safety Deficiencies:

- remains outstanding;
- has been closed; or
- has otherwise been concluded.

If it has been closed, please provide:

- the date of closure;
- the basis upon which compliance was accepted; and
- any documents recording that decision.

2. Subsequent Inspections

Please provide details of any inspections, audits or follow-up visits undertaken since the original inspection, including:

- inspection dates;
- reports;
- officer notes;
- findings;

- photographs (where held); and
- any correspondence generated.

3. Correspondence with the Responsible Person

Please provide copies of correspondence between the London Fire Brigade and the Responsible Person (or anyone acting on their behalf) since the Notification of Fire Safety Deficiencies was issued, including:

- emails;
- letters;
- action plans;
- progress updates;
- evidence of completed works;
- requests for extensions; and
- responses received.

4. Enforcement

Please confirm whether the London Fire Brigade has considered issuing:

- an Enforcement Notice;
- an Alterations Notice;
- a Prohibition Notice; or
- any other formal enforcement action arising from this matter.

If so, please provide records explaining the outcome of those considerations.

Please also provide any internal assessments, officer notes or decision records showing whether the recommendations contained within the Notification of Fire Safety Deficiencies were considered to have been implemented, and whether further regulatory action was considered appropriate.

5. Responsible Person

Please confirm the identity (name and organisation) of the Responsible Person recorded by the London Fire Brigade throughout this matter, including whether the Responsible Person has changed since the original inspection.

6. Current Compliance Position

Please confirm whether, as at the date of your response, the London Fire Brigade considers the deficiencies identified during the inspection to have been satisfactorily addressed.

If not, please identify those matters which remain outstanding.

7. Representations Made by the Responsible Person

Please provide copies of any representations received from the Responsible Person (or persons acting on their behalf):

- stating that deficiencies had been rectified;
- stating that works had been completed;
- stating that residents had been informed or consulted; or
- otherwise seeking to demonstrate compliance.

Please also provide any records showing how those representations were assessed or verified by the London Fire Brigade.

8. Schedule of Documents Held

Please provide a schedule of all documents currently held by the London Fire Brigade relating to Case Reference 25/35175/HOCOO, including (where available):

- document title or description;
- date created;
- date received;
- author or originating party;
- document type; and
- whether or not each document is ultimately disclosed.

This request is made to establish the current regulatory position more than one year after the Notification of Fire Safety Deficiencies was issued. It is not intended to challenge the findings previously reached by the London Fire Brigade, but to understand what regulatory engagement has taken place since the Notification of Fire Safety Deficiencies was issued and whether the Responsible Person has complied with the recommendations made.

If any information is withheld, please identify the specific statutory exception relied upon, explain why it applies, and disclose any reasonably severable information. If you consider any part of this request to fall under the Environmental Information Regulations rather than the Freedom of Information Act, please process it accordingly rather than refusing the request on procedural grounds.

Response:

Further to your request, please see below for a response.

1. Current Status

Please confirm whether the Notification of Fire Safety Deficiencies:

- remains outstanding;*
- has been closed; or*
- has otherwise been concluded.*

If it has been closed, please provide:

- the date of closure;*
- the basis upon which compliance was accepted; and*
- any documents recording that decision.*

The Notification of Deficiencies (NOD) was issued on the 18th August 2025. The NOD still remains outstanding as the NOD recommended action to be taken by the 15th February 2027.

2. Subsequent Inspections

Please provide details of any inspections, audits or follow-up visits undertaken since the original inspection, including:

- inspection dates;
- reports;
- officer notes;
- findings;
- photographs (where held); and
- any correspondence generated.

No further audits have been booked at this time for Crescent House.

3. Correspondence with the Responsible Person

Please provide copies of correspondence between the London Fire Brigade and the Responsible Person (or anyone acting on their behalf) since the Notification of Fire Safety Deficiencies was issued, including:

- emails;
- letters;
- action plans;
- progress updates;
- evidence of completed works;
- requests for extensions; and
- responses received.

Copies of correspondence between London Fire Brigade (LFB) and the Responsible Person (RP) are exempt from release under [section 31 of the FOIA – Law Enforcement](#).

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.

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.

4. Enforcement

Please confirm whether the London Fire Brigade has considered issuing:

- an Enforcement Notice;*
- an Alterations Notice;*
- a Prohibition Notice; or*
- any other formal enforcement action arising from this matter.*

LFB have issued a Notification of Deficiencies (NOD) to the RP. This is the latest response with a deadline date where actions have been provided to action.

5. Responsible Person

Please confirm the identity (name and organisation) of the Responsible Person recorded by the London Fire Brigade throughout this matter, including whether the Responsible Person has changed since the original inspection.

Personal data is exempt from release under [section 40 of the FOIA – Personal Information](#). The current Managing Agent is Southside Property as requested by the leaseholders.

6. Current Compliance Position

Please confirm whether, as at the date of your response, the London Fire Brigade considers the deficiencies identified during the inspection to have been satisfactorily addressed.

If not, please identify those matters which remain outstanding.

The schedule of matters for the RP to action are included in the NOD. LFB usually follow up such matters after the set deadline if an update has not been provided. As the deadline for these premises are 15 February 2027, the NOD is still within time.

7. Representations Made by the Responsible Person

Please provide copies of any representations received from the Responsible Person (or persons acting on their behalf):

- stating that deficiencies had been rectified;*
- stating that works had been completed;*
- stating that residents had been informed or consulted; or*
- otherwise seeking to demonstrate compliance.*

Please also provide any records showing how those representations were assessed or verified by the London Fire Brigade.

As stated in question 5, the Responsible Person is Southside Property. They had been instated from around July 2025. No confirmation of works has been provided to LFB of having been completed. Please see below a copy of an email to confirm transfer to Southside Property.

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/>

RE: Crescent House, Crescent Way, Orpington, BR6 9LR

Mon 28/07/2025 16:50

Hi [REDACTED]

Thanks for your email.

Since your visit we have appointed a new managing agent, as requested by the leaseholders and the transfer to them is now nearly complete. As part of this process we have had a leaseholder meeting and for those who attended we have advised them of your visit and comments. We also undertook to advise them of the formal notice when issued.

The leaseholders were reluctant for any work to be undertaken before your report was issued and we also thought it would be more appropriate to see the full content of any notice before commencing works. Therefore, while some initial planning has been undertaken, no material changes have yet been undertaken to the building.

Regards

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk)>

Sent: 25 July 2025 14:33

To: [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>

Cc: [REDACTED] <[\[REDACTED\]@mac.com](mailto:[REDACTED]@mac.com)>; [REDACTED] <[\[REDACTED\]@southside-property.co.uk](mailto:[REDACTED]@southside-property.co.uk)>

Subject: RE: Crescent House, Crescent Way, Orpington, BR6 9LR

Hi [REDACTED]

I wanted to touch base with you about Crescent House. Unfortunately, there has been a delay in getting the paperwork out to you. Can you let me know if you have initiated any works or if there have been any material changes to the building?

Thank you.

Kind Regards,



Fire Safety Advisor

Croydon/Sutton/Bromley/Merton Boroughs

Prevention & Protection - Service Improvement



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

[London Fire Brigade](https://www.london-fire.gov.uk)



London Fire Brigade HQ
169 Union Street
London
SE1 0LL

Visit our website at www.london-fire.gov.uk



Free Home Fire Safety Checker - <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>

Free Home Fire Safety Visits - <http://www.london-fire.gov.uk/HomeFireSafetyVisit.asp>

Free Online Fire Safety Training - <https://www.tsa-voice.org.uk/training-services/fire-safety-course/>