



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200
london-fire.gov.uk

Freedom of Information request: Reference number FOI2025/00274

Date of request: 21st March 2025

Request:

I submit a FOI request in order to view the full text of the above-noted LFB Prohibition/Restriction Notice for 75 Warwick Way, London SW1V (issued on 3 Oct. 2022), as the notice in full is not shown on the online, publicly available, version. This request is thus for the full text of that notice.

Response:

Please see below for the Enforcement Notice for 75 Warwick Way, London, SW1V. Personal data has been removed under [section 40 of the FOIA - Personal Information](#). The Prohibition notices have also been provided below, which were sent to the Responsible Person (RP), the Local Authority (LA) and Charing Cross Police station (MPS).

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>).

[REDACTED]
75 Warwick Way
London
SW1V 1QR

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

Date 12 January 2023
Our Ref 01/017869/MC

ENFORCEMENT NOTICE

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

TO:

Name: [REDACTED]

Address: 75 Warwick Way, London, SW1V 1QR

Concerning Premises at: 75 Warwick Way, London, SW1V 1QR

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 (Fire Safety) 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 **1 June 2023** (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: 12 January 2023

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.

Encl: FS03_01a, FS03_01b, FS03_06

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

[REDACTED]@london-fire.gov.uk

Cc: [REDACTED]@gmail.com

[REDACTED]@gmail.com

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: 75 Warwick Way, London, SW1V 1QR

FILE NUMBER: 01/017869

This schedule should be read in conjunction with the Commissioner's Notice dated **12 January 2023**.

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	<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) Testing of the fire detection system and emergency lighting was not planned or organised.2) Maintenance of the fire detection system and emergency lighting was not organised or reviewed.3) Items stored on the means of escape were not monitored or controlled.4) Electrical services on the means of escape were not organised or controlled.5) The unlocked laundry cupboard was not monitored.6) Maintenance of the metal staircase was not planned or organised.7) The removal of the sock from the detector head was not controlled or monitored.8) Maintenance of fire doors was not planned or monitored.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 13	At the time of the audit, you had not provided an appropriate method of fire detection and warning within your premises. It was found that automatic fire detection had not been installed in the room with the washing machine.	Provide an appropriate means of fire detection and giving warning. This can be achieved by installing automatic fire detection in the room with the washing machine.
Article 13	At the time of the audit the provision of manual firefighting equipment was not appropriate. It was found that there was no firefighting equipment suitable for the electrical risks in the hotel.	Ensure that firefighting equipment is appropriate to risk, easily identifiable and available at all material times. This can be achieved by providing appropriate portable firefighting equipment.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Some fire doors on the means of escape did not have self closing devices or intumescent strips and seals.</p> <p>2) The 30 minute FIRE RESISTING construction protecting the corridor had been breached by holes around cabling and excessive use of foam.</p> <p>3) The electrical intake board was not enclosed in FIRE RESISTING material.</p> <p>4) The cupboard on the means of escape was not FIRE RESISTING.</p> <p>5) Combustible materials were stored on the means of escape.</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 ensuring that:</p> <p>1) All doors leading onto the protected corridor self close, close into their frame and have intumescent strips and seals.</p> <p>2) The FIRE RESISTING construction is reinstated.</p> <p>3) The electrical intake board is enclosed in FIRE RESISTING material.</p> <p>4) Fire doors are installed on the cupboard.</p> <p>5) All combustible materials are removed from the means of escape.</p>
Article 15	<p>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:</p> <p>1) There was an inadequate emergency plan in place.</p> <p>2) No fire drills were carried out.</p> <p>3) No fire action notices were displayed.</p> <p>4) No emergency plans were displayed behind bedroom doors.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:</p> <p>1) Putting in place an appropriate emergency plan.</p> <p>2) Carrying out fire drills.</p> <p>3) Displaying fire action notices.</p> <p>4) Displaying emergency plans behind bedroom doors.</p>

Article 17	<p>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:</p> <ol style="list-style-type: none"> 1) The fire alarm system and emergency lighting were not being suitably maintained. 2) Some fire door self closers were damaged. 3) Various fire doors had their intumescent strips and seals painted over. 	<p>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:</p> <ol style="list-style-type: none"> 1) Ensuring ongoing maintenance to the fire alarm system and emergency lighting. 2) Ensuring that all fire doors have a maintenance regime. 3) Replacing the intumescent strips and seals on all fire doors.
Article 21	<p>At the time of the audit your employees had not been provided with adequate safety training.</p>	<p>Provide your staff with adequate safety training.</p>
Article 8	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that:</p> <ol style="list-style-type: none"> 1) There was a void in the kitchen ceiling, with services running through leading to the bedroom above. 2) There were voids in the cupboard above the door in the bedroom on ground floor. 3) There were voids on the means of escape by room 7. 	<p>Provide suitable FIRE RESISTING separation by repairing all voids to reinstate 30 minutes separation.</p>
Article 9	<p>At the time of the audit, the fire risk assessment for your premises was not suitable and sufficient. It was found that it did not take into account:</p> <ol style="list-style-type: none"> 1) Means of escape. 2) The external metal staircase. 3) Signage. 4) Travel distances. 5) The suitability of fire detection and warning systems. 6) The emergency plan and drill. 7) Fire safety training and fire safety management. 8) Compartmentation and separation. 	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none"> 1) The means of escape. 2) The external metal staircase. 3) Signage. 4) Travel distances. 5) The suitability of fire detection and warning systems. 6) The emergency plan and drill. 7) Fire safety training and fire safety management. 8) Compartmentation and separation.

*****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.



Fire Safety Regulation, South West 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Responsible Person
Golden Star Hotel
75 Warwick Way
London
SW1V 1QR

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

Date 5 October 2022
Our Ref 01/017869/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

**Premises: Golden Star Hotel - (Rooms G1-4 and B1-4 accessed via Warwick Place North),
75 Warwick Way, London, SW1V 1QR**

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) (The Order) in London.

Following an inspection of the above-mentioned premises carried out on **3 October 2022** by **Senior Fire Safety Officer** [REDACTED] the Commissioner is of the opinion that the use of these premises involves or will involve a risk to persons on the premises in case of fire so serious that the use of the premises ought to be prohibited or restricted.

I therefore enclose a Prohibition Notice, issued under Article 31 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), prohibiting or restricting the use of the premises as detailed in the Notice.

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

PP [REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

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

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext. [REDACTED]

Encl. – Prohibition Notice



Fire Safety Regulation, South West 1 Team
169 Union Street London SE1 0UJ
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
City of Westminster
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

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

Date 5 October 2022
Our Ref 01/017869/PG

Dear Sir/Madam

**Premises: Golden Star Hotel - (Rooms G1-4 and B1-4 accessed via Warwick Place North),
75 Warwick Way, London, SW1V 1QR**

SERVICE OF PROHIBITION NOTICE

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) (The Order) in London.

On **3 October 2022** the Commissioner served a prohibition notice under Article 31 of the Regulatory Reform (Fire Safety) Order 2005 (as amended) (the Order) in respect of use of the above premises. I enclose a copy of that notice for information of your officers.

The prohibition notice was served as in the opinion of the Commissioner, the risk to members of the public in case of fire was so serious that prohibition or restriction of use was necessary to protect those persons from imminent serious personal injury.

The Commissioner would be grateful for any assistance you are able to offer locally in monitoring use of these premises and ensuring that persons are not placed at risk by using the premises for the prohibited use(s). Contravention of a prohibition notice is an indictable offence under Article 32(2)(h) of the Order. In the event that your officers witness use of the premises in contravention of the notice, we would be grateful if you could provide evidence of that, as we will consider taking a prosecution against those responsible.

Should the responsible person for the premises not make adequate arrangements to prevent the premises being used in contravention of the notice, The Commissioner may seek your assistance to ensure that persons are not placed at risk. This may include a request that action is taken under your powers to secure the premises.

We will notify you if the prohibition imposed is lifted due to action taken by the responsible person or is withdrawn by the Commissioner.

I should be grateful if you would bring this letter to the attention of the appropriate departments in your Authority.

I have written in similar terms to the Metropolitan Police Borough Commander.

Any queries regarding this letter should be addressed to **Fire Safety Team Leader** [REDACTED]
020 8555 1200 Ext [REDACTED]

Yours faithfully

PP [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]

Encl. – Prohibition Notice



Fire Safety Regulation, South West 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

Borough Commander MPS
Charing Cross Police Station
Agar Street
London
WC2N 4JP

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

Date 5 October 2022
Our Ref 01/017869/PC

Dear Sir/Madam

**Premises: Golden Star Hotel - (Rooms G1-4 and B1-4 accessed via Warwick Place North),
75 Warwick Way, London, SW1V 1QR**

SERVICE OF PROHIBITION NOTICE

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) (The Order) in London.

On 3 October 2022 the Commissioner served a prohibition notice under Article 31 of the Regulatory Reform (Fire Safety) Order 2005 (as amended) (the Order) in respect of use of the above premises. I enclose a copy of that notice for information of your officers.

The prohibition notice was served as in the opinion of the Commissioner the risk to members of the public in case of fire was so serious that prohibition or restriction of use was necessary to protect those persons from imminent serious personal injury.

The Commissioner would be grateful for any assistance you are able to provide locally in monitoring and reporting on use of these premises and ensuring that persons are not placed at risk by using the premises for the prohibited uses. Contravention of a prohibition notice is an indictable offence under Article 32(2)(h) of the Order. In the event that your officers witness use of the premises in contravention of the notice, we would be grateful if you could provide evidence of that as we will consider taking a prosecution against those responsible.

Should it be found that the notice is being contravened we may seek your assistance in removing persons from the premises. In appropriate circumstances this may include requesting use of police powers under sections 17 and 24 of the Police and Criminal Evidence Act 1984 (as amended).

We will notify you if the prohibition imposed is lifted due to action taken by the responsible person or is withdrawn by the Commissioner.

I have written in similar terms to the Chief Executive of the local authority.

Any queries regarding this letter should be addressed to Fire Safety Team Leader [REDACTED]
020 8555 1200 Ext [REDACTED]

Yours faithfully

PP [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]

Encl. – Prohibition Notice