

Freedom of Information request: Reference number FOI2026/00698

Date of request: 13th June

Request:

I am writing to make a formal request for information under the Environmental Information Regulations 2004 regarding fire safety enforcement actions at the above address.

On 1 April 2026, a London Fire Brigade Enforcement Officer attended the premises to inspect ongoing fire safety failures, specifically focusing on immediate risks regarding the communal fire alarm system and outstanding issues from a September 2025 Fire Risk Assessment. [1<https://www.london-fire.gov.uk/media/7579/73701_response.pdf>]

To assist my solicitor in ongoing asset protection and First-tier Tribunal proceedings, I require formal copies of the findings. Please provide the following information:

1. A copy of any Enforcement Notice, Notice of Deficiencies, or formal letter served on the landlord/managing agent (Manorstyle Limited) following the site visit on 1 April 2026.
2. A copy of the inspection report, notes, or data log recorded by the attending Enforcement Officer on that date.
3. Details of any remedial deadlines or statutory actions imposed on Manorstyle Limited regarding the communal fire alarm or block safety.
4. Confirmation of Joint Inspection Protocol: I also request confirmation or internal notes regarding whether this was scheduled as a joint multi-agency inspection. It was our understanding that representatives from the local council's Housing Enforcement/Private Sector Housing team were scheduled to attend alongside the LFB on 1 April 2026, but failed to appear. Please provide any recorded correspondence or logs showing why the joint inspection protocol failed.

As this matter involves an active structural risk and the landlord has since allowed the building's communal insurance to lapse completely this information is urgently required to protect public safety and prevent property devaluation.

Response:

I refer to your correspondence, received on 13 June 2026, which has been processed as an Freedom of Information request.

Questions 1 and 2 — Enforcement Action and Inspection Report (1 April 2026)

I can confirm that our records show we have completed a fire safety audit at the premises. The results of this audit confirmed that no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. In these circumstances, the premises are deemed to be "broadly compliant" with no enforcement action needed. This means that no enforcement notices (either formal or informal) were issued following the site visit, and no Notification of Deficiencies or formal letter was served on Manorstyle Limited as a result of that audit on the 7th April 2026.

Under the Freedom of Information Act 2000 (FOIA), the London Fire Brigade releases fire safety audit reports where premises are deemed broadly compliant. A copy of the audit report is attached. Personal data has been removed from the attached document under [section 40 of the FOIA Personal Information](#).

Question 3 — Remedial Deadlines and Statutory Actions

Our records show that enforcement action was previously taken in relation to this premises. Enforcement notices were issued on 12 June 2019 and 23 January 2020 (the latter being an extension to the notice dated 23 August 2019). Copies of the relevant letters are attached below. Personal data has been removed from the attached documents under [section 40 of the FOIA Personal Information](#).

Any additional correspondence held by the London Fire Brigade in connection with this property is exempt from disclosure under [section 31 of the FOIA law enforcement](#).

Question 4 — Joint Multi-Agency Inspection Protocol

Following a search of our records, we hold no information relating to a planned joint multi-agency inspection at the premises on 1 April 2026, and no recorded correspondence or logs regarding the involvement of any other agency on that date.

Your request has been handled under the Freedom of Information Act 2000. Further information about this process can be found on the London Fire Brigade website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By**Audit Completed**

7 April 2026

Location summary

File No

92/236230

UPRN

100020428010

Building Name**Address**

48 YESTER ROAD

CHISLEHURST

BR7 5HR

Borough

Bromley

Use

G - House converted to flat

Responsible Team

FSD CROY-BROM-SUT-MERT

Station Ground

E39 - Bromley

Site Risk Score

5.00

Total Floors

4

Basement floors 1**Estimated number of sleeping**

0

Special Features**Additional detail****NONE**

Premises Description

The premises comprise a house that has been converted into seven self-contained flats arranged over four floors: basement, ground, first, and second. The building has a mixed access arrangement, with two flats accessed independently from the exterior and not connected to the internal common stair. The remaining five flats are accessed via a single common stair that runs from the ground floor to the second floor, serving flats located on these levels.

A basement level is present beneath the building and is used for storage purposes. Access to the basement is gained from the ground floor via a door positioned at the foot of the common stair. There is no external access to the basement. The common stair therefore provides vertical circulation between the ground, first, and second floors, and also includes the internal access point to the basement level.

Exterior Wall Cladding

N/A

Exterior Wall Insulation

N/A

Cladding/Insulation details confirmed by NOT CONFIRMED**Environmental Risks**

NONE

Features assisting fire spread

* Unprotected Voids

Site Reinspection date**Heritage Building**

No

Balconies present?

No

Gas Supply present?	Unknown
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	No Lone worker Risk Identified

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	48 YESTER ROAD CHISLEHURST BR7 5HR
Responsible team	FSD CROY-BROM-SUT-MERT
Occupancy Type	Sole Occupier
Property Use	G - House converted to flat
Valuation Office	R5 - Houses converted to flats=>3 flrs
Original Risk Score	5.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	29 January 2026
Total Capacity	0
Maximum number of people	<20
Property Size for use	Very Large 601m ² to 1000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	No Lone worker Risk Identified
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Below average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts**Occupier**

Name	Default Property
Address	48 YESTER ROAD CHISLEHURST BR7 5HR

Owner/Co-Owner - CHANGED

Name	MANORSTYLE LIMITED
Person	[REDACTED]
Position	[REDACTED]
Address	48 Yester Road Chislehurst BR7 5HR
Email	[REDACTED]@yahoo.co.uk

Other relevant contact - CHANGED

Name	Red Fire Safety Services Ltd
Address	Unit 3 Hill View Studios 160 Eltham Hill Eltham SE9 5EA
Telephone	[REDACTED]
Email	[REDACTED]@redfiresafety.com

Enforcement history**Infringements****Type** Art30 Enforcement**Date** 12 June 2019**Prohibition/Restriction date** N/A**Prosecution Date** N/A**Articles****Article 9 - Risk assessment****SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, a Fire Risk Assessment (FRA) for the premises was made available upon request. The FRA was last reviewed in September 2025 by Red Fire Safety Services Ltd.

Significant findings are recorded and is part of a programme of works with action plans for completion dates. In particular, the FRA takes into account the building's structure, and flat front doors. It also considered the planned maintenance of fire safety systems and the condition of fire doors, and included reference to duties under the Fire Safety (England) Regulations 2022, such as providing information to residents about flat entrance doors.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, evidence was provided of Planned Preventative Maintenance (PPM) arrangements for the fire safety systems in place. These arrangements were confirmed through a combination of verbal statements and supporting electronic documentation, including certificates and maintenance records.

Emergency Lighting: Last service was completed in March 2025 by Red Fire Safety Services Ltd. Verbal advice was given to also complete regular functional flick tests.

Fire Alarm System: Last service was completed in April 2026 by Red Fire Safety Services Ltd. This was requested during the inspection following faults found on the control panel. Verbal advice was to also complete regular manual call point checks.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A communal fire alarm system is installed throughout the premises, with smoke detectors provided in the stairway, corridor, and basement. Each flat is also fitted with a heat detector that is interlinked with the communal system, in accordance with the LACORS guidance for houses converted into self-contained flats. The fire alarm control panel is located adjacent to the main entrance.

At the time of the audit, the control panel was displaying fault signals. As the Responsible Person did not have the competence to identify or rectify these faults—or to confirm whether they could compromise the effective operation of the fire detection and warning system—I instructed them to contact their maintenance contractor immediately. I remained on site until the contractor attended and began the necessary servicing and remedial work. A manual call point test was also carried out and the alarm operated as expected.

As the system was confirmed to be in working order, this article has been scored broadly compliant.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Means of escape is provided via a single internal stairwell leading to one final exit at ground level. The final exit door can be opened easily and immediately, providing direct access to a place of ultimate safety. In accordance with the latest Fire Risk Assessment (FRA), the flat entrance doors are considered notional FD30s.

Doors to [REDACTED] were sampled as part of this audit. All sampled doors were fitted with three fire-rated hinges, double chain Perko self-closers, and

Article 14
(continued)

both intumescent and cold smoke seals. The doors to Flats [REDACTED] successfully self-closed fully into the frame. However, the door to Flat [REDACTED] did not fully self-close. Verbal advice was provided to the responsible person to undertake the necessary remedial work to ensure the door self-closes correctly into the frame. As all doors sampled had the required fire safety features and only one door exhibited a minor defect, it would not be proportionate to fail this article on the basis of inadequate flat entrance doors.

Emergency lighting is installed throughout the communal areas and along the escape route. No visual defects were identified during the audit. A full service and maintenance record was provided, confirming that the system was inspected and serviced in March 2025 by Red Fire Safety Services Ltd.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
A simultaneous evacuation strategy has been adopted for the building and this is supported by a communal fire alarm system and fire action notices instructing residents on this strategy.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, the preventative and protective fire safety measures in place included emergency lighting and fire doors.

Verbal Advice Given

Fire alarm system:
Faults were identified on the fire alarm control panel during the audit. The contractor, Red Fire Safety Services Ltd, attended to rectify the issues and ensure the system was functioning correctly. A service report was subsequently provided confirming that the system is in working order.

Emergency Lighting:
No visible deficiencies were observed on the luminaires during the audit.

Fire Doors:
The doors are notional fire doors and were found to be fitted with appropriate fire-resisting hardware, including cold smoke seals, intumescent strips, three hinges, and double chained Perko self-closing devices.

Doors to Flats [REDACTED] were sampled as part of this audit. The doors to Flats [REDACTED] successfully self-closed fully into the frame. However, the door to Flat [REDACTED] did not fully self-close. Verbal advice was provided to the responsible person to undertake the necessary remedial work to ensure the door self-closes correctly into the frame.
As all doors sampled had the required fire safety features and only one door exhibited a minor defect, it would not be proportionate to fail this article on the basis of inadequate flat entrance doors.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

This article has been scored in accordance with Article 21A of the Regulatory Reform (Fire Safety) Order 2005, which requires the Responsible Person to provide relevant fire safety information to residents of domestic premises.

After speaking to a few residents of the building, they explained that they had received information in relation to the risks identified in the fire risk assessment, the preventive and protective measures in place and the evacuation strategy for the building.

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations
None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

Article 20 - Provision of information to employers and the self employed from outside undertakings

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion**Date audit carried out**

01:04:2026

Time of audit

11:00

Reason for audit;

Reinspection due to Enforcement Notice follow up job (1931428) accidentally being closed following partial compliance observed.

Pre-Audit Research:

- Google maps
- Imapping
- IMS
- FS Portal
- Postcode look up
- Farynor

Conclusion

Audit duration includes remaining on site for fire alarm contractor.

Post-Audit Processing Duration:

- Email sent to confirm the date and time of the inspection and request documentation: 30 minutes
- Pre-audit research: 30 minutes
- Review of fire safety information provided via email: 30 minutes
- Email and phone call with Red Fire Safety Services to discuss the fire alarm service report: 30 minutes
- Completion of the audit report and transfer of information from OneNote to Farynor: 150 minutes

Audit was led by Fire Safety Inspecting Officer [REDACTED]

The responsible person met on site was [REDACTED] one of the directors of RTM.

Issues identified include:

- Flat [REDACTED] front door did not self-close fully into frame
- Fire Alarm control panel displayed faults

Outcome of audit is Broadly Compliant. Verbal advice given during the audit is outlined under the relevant articles.

Extent of premises audited

Flat front doors to [REDACTED]
Basement
Internal stairway

Justification of audit outcome

Flat entrance doors sampled were compliant notional FD30 fire doors, with the majority fitted with effective self-closers that fully engage the frame. The means of escape was clear throughout. Both the emergency lighting and the fire alarm system were in place, functioning correctly, and subject to regular maintenance.

Fault indications were noted on the fire alarm control panel; however, the system was serviced on the day of the audit and confirmed to be in working order. Evidence of periodic maintenance by the contractor was reviewed, and a manual call point test confirmed the alarm operated as expected.

Residents demonstrated awareness of the simultaneous-evacuation strategy and have been provided with information regarding fire risks and the fire safety measures in place.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1.4
Actual Risk Score	5.17
Risk Score	5.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
240	90	270

The Company Secretary
Manorstyle Limited
42 New Road
Ditton
Aylesford
ME20 6AD

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

Date 12 June 2019
Our Ref 92/236230/

ENFORCEMENT NOTICE

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

TO :

Name: **Manorstyle Limited**

Address: **42 New Road, Ditton, Aylesford ME20 6AD**

Concerning Premises at: **48 Yester Road, Chislehurst BR7 5HR**

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 (The Order) in London.

, Assistant Commissioner (Fire Safety Regulation) 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 (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 **4 September 2019** (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, 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 June 2019

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]
Direct T 0208 555 1200 [REDACTED]
[REDACTED]@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: AM Surveying & Block Management, 42 New Road, Aylesford, Kent ME20 6AD

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, (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: 48 Yester Road, Chislehurst BR7 5HR

FILE NUMBER: 92/236230

This schedule should be read in conjunction with the Commissioner's Notice dated **12 June 2019**.

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 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) Combustibles present within the communal entrance area had not been controlled or monitored. 2) You had not controlled or monitored the unlocked cupboards to the ground, first floor and both basements doors. 3) You had not controlled or monitored the combustible materials stored within the basement area. 4) You had not organised or reviewed the Incorrect information on the fire action notice within the communal entrance. 5 You had not organised or reviewed the incorrect signage affixed to the internal communal entrance door.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored and reviewed.
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 there was not an appropriate fire detection system installed within the premises.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by Installing a Grade A Category LD2 system in accordance with BS5839 part 6. Recommendation: Although not a requirement of this notice it is strongly recommended that hard wired smoke detectors are installed in all flats.

Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The internal staircase had inadequate FIRE RESISTANCE to parts of the partition walls surrounding the flats, and basement partition wall separating the basement and ground floor. 2) No emergency lighting throughout the premises. 3) The electrical intake within the basement has no fire resistant enclosure.	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 that the internal staircase has a 30 minute FIRE RESISTANCE protected route. 2) Ensuring that the escape routes are sufficiently illuminated confirming to BS 5266-1:2016 or equivalent. 3) Ensuring that the basement electrical intake is suitably protected with a 30 minute enclosure.
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 instructions on the fire action notice was incorrect with important information missing.	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 take into account all relevant persons that access the premises.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access routes) 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 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 that have arisen in, and/or alterations made to, the protection to the access route.	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 could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 17 Cont'd	The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. Flats 1B and 4 are not fitted with self closing devices, intumescent strips and seals and only have two hinges.	
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) The internal staircase had inadequate FIRE RESISTANCE to parts of the partition walls surrounding the flats and basement partition wall separating the basement and ground floor. 2) The electrical intake within the basement has no fire resistant enclosure. 3) There are breaches in the compartmentation between the basement and ground floor with visible holes throughout the rooms with no fire stopping installed.	Provide suitable FIRE RESISTING separation by: 1) Installing properly constructed and sealed partition walls surrounding the flats and basement enclosure to provide least 30 minutes FIRE RESISTENCE. 2) Ensuring that the basement electrical intake is suitably protected with a 30 minute enclosure. 3) Ensuring the holes in the ceiling of the basement provide at least 30 minute fire separation.
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) Combustibles were still present within the communal entrance area and basement rooms. 2) There were still unsecured cupboards throughout the premises including both basements doors. 3) Incorrect information on the fire action notices within the communal entrance.	Implement the significant findings of your fire risk assessment in particular: 1) Remove all combustibles from the entrance area and basement rooms. 2) Secure all cupboards including basement doors. 3) Provide fire action notices throughout the premises with relevant information.

Article 8 Cont'd	4) Incorrect keep locked sign is still affixed to the final exit door.	4) Ensure correct sign if displayed on final exit doors.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment did not take into account the risk posed by the unsecured access to the basement.	The fire risk assessment should be reviewed, with specific consideration given to the risk posed by the unsecured basement area to relevant persons within the premises.

*****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
Manorstyle Limited
42 New Road
Ditton
Aylesford
ME20 6AD

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

Date 23 January 2020
Our Ref 92/236230/

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: 48 Yester Road, Chislehurst BR7 5HR

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 (The Order) in London.

I refer to the Commissioner's enforcement notice dated **12 June 2020** in respect of the above mentioned premises.

An inspection took place on **4 December 2019** and the following steps within the Notice were found to have been completed to a satisfactory standard:

Article 9
Article 9
Article 11
Article 13
Article 14
Article 15

The following items were still outstanding:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
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. <i>Continued on next page.</i>	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

	During 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 that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. Flats 1B and 4 are not fitted with self-closing devices, intumescent strips and seals and only have two hinges.	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 could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.
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It is important that action is taken in respect of these matters to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. The Commissioner does not propose to carry out a further visit specifically to check on these items, however the Commissioner may consider further enforcement action if these matters are still outstanding at the time of the next routine inspection.

Note Any change you may introduce to your premises could lead to new hazards or increased risk. If there is any significant change, you will need to review your risk assessment in the light of the new hazard or risk and act upon the findings as necessary

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,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

██████████@london-fire.gov.uk

Reply to Inspecting Officer ██████████

Direct T 020 8555 1200 ██████████

Cc: Manorstyle Ltd, ██████████, ██████████ Camdenwood, 48 Yester Road, Chislehurst,
London BR7 5HR

Red Lion safety by email ██████████@redfiresafety.com

[REDACTED] (On behalf of Manorstyle Limited)
5 Camdenwood
48 Yester Road
Chislehurst
London
BR7 5HR

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

Date 23 August 2019
Our Ref 92/236230 [REDACTED]

**EXTENSION OF TIME IN RESPECT
OF ENFORCEMENT NOTICE**
requiring steps to be taken under Article 30 of the
Regulatory Reform (Fire Safety) Order 2005

Premises: 48 Yester Road, Chislehurst BR7 5HR

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 (The Order) in London.

I refer to the Commissioner's enforcement notice dated **12th June 2019** when you were given notice of steps to be taken by **4th September 2019**.

You have since contacted the Commissioner to advise that you will be unable to complete the work within time allowed.

The time limit in which to deal with these outstanding matters has been extended to **4th December 2019**.

If at the end of the time limit the matters have not been rectified, further extensions of time will not be granted, except in exceptional circumstances, and consideration may be given to the initiation of legal proceedings.

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,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

[REDACTED]@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 [REDACTED]



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Manager**
Cc: [REDACTED]@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 92/236230
Tel:

Date: 17/05/19

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Address of premises: 48 Yester Road, Chislehurst, BR7 5HR

Detail of information or risk:

- ☐ Dangerous substances present
- ☐ Cylinders present
- ☐ Timber frame construction site
- ☐ Sprinklers/dry rising main/wet rising main/other fixed installation present
- ☐ Complex fire safety systems present (detail below)
- ☐ Complex/unusual evacuation strategy used
- ☐ Prohibition notice served (copy attached)
- ☐ Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- ☐ High-risk to firefighters present (detail below)
- ☐ Premises information box installed (Gerda or similar)
- ☐ External access problems present
- ☐ Pollution risks (waste management sites etc.)
- ☐ Structural building elements / failures leading to fire spread (give details below)
- ☐ Failure of fire-fighting installations contributing to fire spread (give details below)
- ☒ Other (detail below)

48 Yester Road is a large detached listed building of [REDACTED] floors including basement. There are [REDACTED] converted flats with their own flat front doors accessed externally and [REDACTED] converted flats within the communal area with one internal staircase which is not a protected route. Within the basement area there are fire separation issues. The fire strategy of the building is a simultaneous evacuation, so hopefully you will expect to see all residents out. There are single point smoke detectors within some parts of the communal stairs. We are in the process of issuing an enforcement notice to the appropriate persons to bring the standard of the building up to the required level. Access to the premises is via a single track road next to a road named Greatwood. I mapping gives good detail of the access and premises position.

Action recommended by fire safety:

- ☐ Joint visit with fire safety
- ☐ Visit by local station
- ☐ Add premises to 'Outside duty master schedule'
- ☐ Check contents of premises information box installed
- ☒ Information only, circulate to local station(s)

☐ Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin [REDACTED]@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: [REDACTED]@london-fire.gov.uk

From: **Station manager** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- ☐ Joint visit carried out with fire safety
- ☐ Visit carried out by local station
- ☐ Premises added to 'Outside duty master schedule'
- ☐ Premises information box contents checked
- ☐ Information circulated to local station(s)
- ☐ Noted (no further action required)
- ☐ Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin [REDACTED]@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF