

From: "[REDACTED]"
Sent: Monday, 29 Sep 2025 07:44:42 +0000
To: "[REDACTED]" <[REDACTED]>
Subject: Notification of Fire Safety Deficiencies - 80 Goodhall Street, Park Royal,
London NW10 6TS
Categories: Egress Switch: Unprotected

Good Morning

Please see attached Notification of Fire Safety Deficiencies letter placed on premises: **80 Goodhall Street, Park Royal, London NW10 6TS**

If you have any queries relating to this notice please contact EnforcementAdminTeam@london-fire.gov.uk or the Inspecting Officer directly whose contact details are on the notice.

kind regards,

[REDACTED]
[REDACTED] **Central Regulatory Enforcement Group**

London Fire Brigade HQ
169 Union Street London SE1 1LL
Tel: 020 8555 1200 Helpdesk- [REDACTED]
Email: [REDACTED] [/EnforcementAdminTeam@london-fire.gov.uk](mailto:EnforcementAdminTeam@london-fire.gov.uk)



SCHEDULE OF FIRE SAFETY AUDIT OBSERVATIONS

FILE REFERENCE: 27/010584

OCCUPIER/AGENT: Default Property

ADDRESS: 80 GOODHALL STREET
PARK ROYAL
NW10 6TS

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.

This schedule should be read in conjunction with the Commissioner's notice/letter dated +.

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 #	Issue	Action(s) to be taken
Article 11 FS arrangements not maintained	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) The installation of a Site Information Box, as per Fire Safety England Regulations 2022, had not been organised. 2) The provision of suitable access arrangements for the use of the Fire & Rescue Service had not been organised. 3) The provision of Fire Action Notices had not been planned or organised. It was found that there was no information informing occupants of the evacuation strategy and what actions to take in an emergency. 4) The suitability of the multiple Fire Alarm Systems in relation to the current evacuation strategy had not been reviewed. The cause & effect of the Fire Alarm systems could not be confirmed. 5) Maintenance of all Fire Safety provisions had not been organised. It was found that the Responsible	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

	Person did not provide evidence that the Fire Alarm system, Smoke Ventilation system and Emergency Lighting system and sprinkler system is subject to regular maintenance and testing. 6) Maintenance of the Fire Fighting lift for the use of the Fire & Rescue service had not been planned or organised. 7) The provision of 'Building Plans' and 'External Wall Data' and accurate 'Responsible Person Details' on the London Fire Brigade's High Rise Building Portal had not been planned or organised. It was found that the building was registered but no plans or External Wall information had been provided. This is a requirement under Article 24 of the Regulatory Reform (Fire Safety) Order 2005 introduced by the Fire Safety England Regulations 2022. 8) The provision of relevant Fire Safety information to residents had not been reviewed or organised.	
Article 13(3)(c)Emergency service arrangements	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that 1) There was no provision installed for the access of the Fire & Rescue Service. 2) There was no Site Information Box for the use of the Fire & Rescue Service	Arrange necessary contact with the appropriate external emergency services by 1) Installing suitable arrangements for access of the Fire & Rescue Service. 2) Installing a suitable Site Information Box for the Fire & Rescue Service, as per Fire Safety England Regulations 2022.
Article 15(1)No emergency plan created/implemented	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 there were no Fire Action Notices displayed throughout the building informing occupants of the evacuation strategy and what actions to take in the event of a fire.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by providing suitable and sufficient Fire Action Notices.
Article 21 Inadequate Staff training	At the time of the audit your employees had not been provided with adequate safety training. It was found that the on-site representative was unable to answer questions relating to Fire Safety provisions and the maintenance of said systems.	Provide your staff with adequate safety training. In particular 1) Fire Safety Provisions i.e. Fire Alarm system, Smoke Ventilation system, Emergency Lighting system

The Company Secretary
YB Kensal View Limited
Pelican London Tower
203 Blackshaw Road
London
SW17 0BZ

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

Date 29 September 2025
Our Ref 27/010584/SH

Dear Sir/Madam

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED):
NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

Premises: 80 Goodhall Street, Park Royal, London NW10 6TS

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 the Fire Safety Order (as amended) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **19 January 2026**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order (as amended) can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

6.1
[Redacted]

for Assistant Commissioner (Fire Safety)

Directorate of Operations 6.2

Reply to Inspecting Officer [Redacted]

Direct T 0208 555 1200 ext [Redacted]

E EnforcementAdminTeam@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: The Senior Partner, Trent Park Properties LLP, Devonshire House, Manor
6.3
[Redacted]

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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).

SCHEDULE

PREMISES: 80 Goodhall Street, Park Royal, London NW10 6TS

FILE NUMBER: 27/010584

This schedule should be read in conjunction with the Commissioner's letter dated **29 September 2025**.

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) The installation of a site information box, as per Fire Safety England Regulations 2022, had not been organised. 2) The provision of suitable access arrangements for the use of the Fire and Rescue service had not been organised. 3) The provision of fire action notices had not been planned or organised. It was found that there was no information informing occupants of the evacuation strategy and what actions to take in an emergency. 4) The suitability of the multiple fire alarm systems in relation to the current evacuation strategy had not been reviewed. The cause and effect of the fire alarm	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

	systems could not be confirmed. 5) Maintenance of all fire safety provisions had not been organised. It was found that the responsible person did not provide evidence that the fire alarm system, smoke ventilation system and emergency lighting system and sprinkler system is subject to regular maintenance and testing.	
Article 11 continued	6) Maintenance of the firefighting lift for the use of the Fire and Rescue service had not been planned or organised. 7) The provision of 'Building Plans' and 'External Wall Data' and accurate 'Responsible Person Details' on the London Fire Brigade's High Rise Building Portal had not been planned or organised. It was found that the building was registered but no plans or external wall information had been provided. This is a requirement under Article 24 of the Regulatory Reform (Fire Safety) Order 2005 introduced by the Fire Safety England Regulations 2022. 8) The provision of relevant fire safety information to residents had not been reviewed or organised.	
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that: 1) There was no provision installed for the access of the Fire and Rescue service.	Arrange necessary contact with the appropriate external emergency services by: 1) Installing suitable arrangements for access of the Fire and Rescue service.

	2) There was no site information box for the use of the Fire and Rescue service.	2) Installing a suitable site information box for the Fire and Rescue service, as per Fire Safety England Regulations 2022.
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 It was found that there were no fire action notices displayed throughout the building informing occupants of the evacuation strategy and what actions to take in the event of a fire.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by providing suitable and sufficient fire action notices.
Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that the onsite representative was unable to answer questions relating to fire safety provisions and the maintenance of said systems.	Provide your staff with adequate safety training. In particular fire safety provisions i.e. fire alarm system, smoke ventilation system, emergency lighting system.

*****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.

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Comment: LFB

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.2

Comment: Trent Park Properties

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.3

Comment: Trent Park Properties

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.4

Comment: LFB

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.5

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.6

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.7

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.8

Comment: LFB

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 5.1

Exemptions/exceptions:

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Redaction 6.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 6.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 6.3

Comment: Trent Park Properties

Exemptions/exceptions:

- S.40 - Personal Information