

Freedom of Information request: Reference number FOI2026/00487

Date of request: 28th April

Request:

Dear London Fire Brigade Information Access Team,
Please treat this as a request under the Environmental Information Regulations 2004 (EIR).
For the Enforcement Notice shown on LFB's public register for:
Premises: 1 Arlington Close, Hither Green, London SE13 6JQ
Notice served to: St Mungo Community Housing Association
Date of notice: 19/03/2026
Required compliance date: 26/10/2026

Please provide:

A copy of the Enforcement Notice as served, including any schedule/appendix/annex listing the required actions.

The inspection findings document (inspection report, audit report, or formal findings summary) relied upon to issue the notice (i.e., the document setting out the deficiencies by article and the basis for enforcement).

Please EXCLUDE: internal emails, call logs, officer notebooks, drafts, working papers, photographs, body-worn video, and any unrelated inspection records.

I understand personal data may be redacted. Please provide redacted copies rather than withholding documents in full.

Response:

Please see below a copy of the Enforcement Notices issued for 1 Arlington Close, Hither Green, London SE13 6JQ.

Some information has been withheld or redacted as it contains personal data. [Section 40\(2\) of the Freedom of Information Act](#) exempts the personal data of third parties (anyone other than the requester) where complying with the request would breach any of the principles in the UK GDPR.

The LFB freely provide enforcement notices issued under freedom of information act, which detail the steps identified in the notice schedule that must be taken to remedy the specified failure(s) and comply the Regulatory Reform (Fire Safety) Order 2005.

Other materials (including email correspondence copies of the audit and detailed notes), or documents provided to us by the Responsible Person (RP) for the building is exempt from access via the FOIA provisions. 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.

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 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.

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>



LONDON FIRE BRIGADE

Fire Safety Regulation, South East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Secretary
St Mungo Community Housing Association
5th Floor
3 Thomas More Square
London
E1W 1YW

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

Date 19 February 2026
Our Ref 90/004703/

ENFORCEMENT NOTICE

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

TO :
Name: **St Mungo Community Housing Association**
Address: **5TH Floor, 2 Thomas More Square, London E1W 1YW**
Concerning Premises at: **1 Arlington Close, Hither Green, London SE13 6JQ**

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, Pam Oparaocha, Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **12 October 2026** (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: 19 February 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Enforcementadminteam@london-fire.gov.uk

Reply to Inspecting Officer Donna Trellick

Direct T 020 8555 1200 EXT 89170/89171

Enc: Form FS03_01b Legislation Extracts

Form FS03_06 Definitions of standard terms

Cc: enquiries@cqc.org.uk

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: 1 Arlington Close, Hither Green, London SE13 6JQ

FILE NUMBER: 90/004703

This schedule should be read in conjunction with the Commissioner's Notice dated **19 February 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required.</p> <p>It was found that:</p> <ol style="list-style-type: none">1) The planning and organisation of the Personal Emergency Evacuation Plans are not satisfactory, as they fail to identify those who would be unable to self evacuate.2) The planning and organisation of the staff actions to be taken in the event of fire has not been undertaken. They currently do not carry out a sweep of the premises to ensure that the vulnerable residents have evacuated.3) The planning and organisation of the suitable evacuation of each building has not been undertaken.4) The planning and organisation of fire extinguisher use in staff training has not been undertaken.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or 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 some areas within the building do not have detection installed.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by extending the detection and warning system into all usable areas within the premises.
Article 14	At the time of the audit the emergency routes or exits were inadequate.	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.

Article 14 continued.	<p>It was found that:</p> <ol style="list-style-type: none"> 1) There is a lack of sufficient emergency lighting installed at all fire exits, which are required due to the site being set back from the street lighting to cover. 2) Some final exits were not easily openable on day of audit. 	<p>This can be achieved by:</p> <ol style="list-style-type: none"> 1) installing adequate emergency lighting to all external fire exit and routes to the assembly point. 2) Ensure that all final fire exit doors are easily openable. Signage should be considered to instruct relevant persons on opening these doors.
Article 15	<p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate.</p> <p>It was found that:</p> <ol style="list-style-type: none"> 1) The simultaneous evacuation strategy for the whole site is inappropriate, as there are numerous buildings on site, which are not required to be evacuated unless they have a fire in them. 2) The staff currently do not carry out sweeps of each block to ensure that the vulnerable residents have been evacuated. 	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed.</p> <p>This can be achieved by:</p> <ol style="list-style-type: none"> 1) Reviewing the whole site evacuation strategy, consider the evacuation of each building separately. 2) Review the actions to be taken by staff on actuation of the fire alarm system. Ensure that staff carry out a full sweep of each building to ensure that the vulnerable residents, who may be under the influence, are safely evacuated from the building.
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 the fire alarm in Hilda House was found with a disablement as well as a fault on day of audit.</p>	<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 ensuring that the Hilda House fire alarm system is in full working order. No faults or disablements.</p>
Article 21	<p>At the time of the audit your employees had not been provided with adequate safety training. It was found that staff are not being trained on the use of fire extinguishers.</p>	<p>Provide your staff with adequate safety training. In particular training staff on the use of different fire extinguishers on different types of fire, including wet chemical for the kitchen staff.</p>
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient.</p> <p>It was found that:</p> <ol style="list-style-type: none"> 1) it fails to identify what level detection and warning system is installed. 	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none"> 1) identify what level detection and warning system is installed.

<p>Article 9 continued.</p>	<p>2) It fails to identify if there is sufficient compartmentation within each building. Does it support the full evacuation of the whole site, rather than each separate building.</p> <p>3) It fails to identify that some residents refuse to evacuate and what actions are taken by staff to ensure they do.</p> <p>4) It fails to identify that staff do not currently sweep each floor to ensure these vulnerable residents are evacuated in the event of fire.</p> <p>5) It fails to identify that there are rooms without detection installed.</p> <p>6) It fails to identify that staff are required to be trained on the use of fire extinguishers.</p> <p>7) It fails to identify that an Ansul system for the deep fat fryers in the kitchen should be considered.</p>	<p>2) Identify if there is sufficient compartmentation within each building to allow resistant residents to not have to evacuate, despite the full evacuation of the whole site, rather than each separate building.</p> <p>3) Identify that some residents refuse to evacuate and what actions are taken by staff to ensure they do.</p> <p>4) Identify that staff do not currently sweep each floor to ensure these vulnerable residents are evacuated in the event of fire.</p> <p>5) Identify that there are rooms without detection installed.</p> <p>6) Identify that the staff are required to be trained on the use of fire extinguishers.</p> <p>7) Identify that, due to the deep fat fryers, an Ansul system should be installed.</p>
<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that following several fires, the latest being on 07 January 2026, the fire risk assessment has not been reviewed.</p>	<p>The fire risk assessment should be reviewed.</p>

*****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.