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 FOI2026/01323

Date of request: 15th October 2026

Request:

Dear Information Access Team,

I write on behalf of the residents of Oliver Mews, SE15 5AZ, as one of the Directors of the mutually-owned management company.

May we please request that you provide the following recorded information held by the London Fire Brigade (LFB) in relation to Peckham Liberal Club, 24 Elm Grove, London SE15 5DE, noting particularly the Fire Safety Audit conducted on 11 December 2025 and the Notice of Deficiencies issued on 26 January 2026.

1. The Audit and Notice of Deficiencies: A complete copy of the Audit report and Notice, all accompanying schedules or annexes, photographs, inspection notes and other documents recording the findings.

2. Means of escape and external exits: All recorded information concerning the club's fire exits and escape routes, particularly the rear exits which discharge onto adjoining privately owned land. This should include any assessment of whether those exits provide a suitable, sufficient and continuously available means of escape to a place of safety.

3. Relevant findings and remedial action: All recorded information identifying deficiencies relating to emergency exits, escape routes, external access, gates, obstructions or the availability of land beyond the premises. Please include any remedial measures recommended or required, any deadlines specified and any records of action taken by the club in response.

4. Follow-up and enforcement: All subsequent inspection reports, revisit records, correspondence, photographs and other documents concerning the deficiencies identified in the audit. Please also provide copies of any formal enforcement notices, enforcement correspondence or other regulatory action taken in connection with those findings, together with any records of subsequent compliance or outstanding deficiencies.

5. The adjoining land and access arrangements: All recorded information considered or obtained by LFB concerning the club's right or permission to use the adjoining land as part of its emergency escape arrangements, including information supplied by the club, the landowner, Southwark Council or any other person.

6. Fire risk assessment and evacuation arrangements: Any fire risk assessment, evacuation plan, fire strategy or other document held by LFB, or submitted to it, which identifies or relies upon the rear exits or the external routes beyond them.

Please include any recorded assessment of the consequences of those routes being unavailable or access being prevented.

7. Related communications: All relevant correspondence, emails, inspection notes and reports exchanged between LFB, Peckham Liberal Club, Southwark Council and any other relevant party concerning the audit, the Notice of Deficiencies, the rear exits or the availability of the adjoining land.

For the purposes of locating these records, please search relevant fire-safety audit, inspection, regulatory and enforcement files, including any associated electronic records.

I am seeking existing recorded information and documents, rather than asking LFB to undertake a new investigation or provide a legal opinion. If any information is withheld, please identify the applicable statutory exemption or exception and disclose any reasonably separable material that can be released.

If the volume of information requested would exceed the appropriate cost limit, please advise which elements could be supplied within that limit.

Response:

1. The Audit and Notice of Deficiencies: A complete copy of the Audit report and Notice, all accompanying schedules or annexes, photographs, inspection notes and other documents recording the findings.

Further to your request, a Fire Safety Audit report was completed on the 11th December 2025. The outcome of the audit was Low Risk. As a result, a Notification of Deficiencies (NOD) was issued on the 21st January 2026. A copy of the NOD is included below. We do not disclose the Fire Safety Audit report where a NOD has been issued. Personal data has been redacted in accordance with section 40 of the FOIA – Personal Information.

2. Means of escape and external exits: All recorded information concerning the club's fire exits and escape routes, particularly the rear exits which discharge onto adjoining privately owned land. This should include any assessment of whether those exits provide a suitable, sufficient and continuously available means of escape to a place of safety.

Details of the escape and external exits are on the Fire Safety audit as below:

Article 14 - Emergency routes and exits

SAFETY CRITICAL

Safety Evaluation
Broadly Compliant
Verbal Advice Given

At the time of the audit the emergency routes and exits were suitable. The premises lost its two rear exits as the exits led to private property and the

landowners claim they have no right of way to use them. This leaves the premises with three exits to the front. One of these exits is within 45m (two directions of travel). The exit that was within 45m was not a designated exit, verbal advice was given to ensure the exit is signed up as a fire exit.
The emergency lights were in good visual condition. The duty holder informed me that they do not test them or get them serviced. Verbal advice was given to get a fire logbook and ensure the lights are tested monthly and serviced annually

3. Relevant findings and remedial action: All recorded information identifying deficiencies relating to emergency exits, escape routes, external access, gates, obstructions or the availability of land beyond the premises. Please include any remedial measures recommended or required, any deadlines specified and any records of action taken by the club in response.

Details of remedial action included emergency exits and escape routes can be found in the NOD. Under Article 14, emergency routes and exits were found to be Broadly Compliant.

4. Follow-up and enforcement: All subsequent inspection reports, revisit records, correspondence, photographs and other documents concerning the deficiencies identified in the audit. Please also provide copies of any formal enforcement notices, enforcement correspondence or other regulatory action taken in connection with those findings, together with any records of subsequent compliance or outstanding deficiencies.

According to records on the Farynor database, there does not seem to be further records of a follow up for these premises.

5. The adjoining land and access arrangements: All recorded information considered or obtained by LFB concerning the club's right or permission to use the adjoining land as part of its emergency escape arrangements, including information supplied by the club, the landowner, Southwark Council or any other person.

Details are included in the Fire Audit report below regarding permission of the adjoining land:

Premises Description: *Premises is a social club that contains a bar, hall area for hire/events and*

a snooker room. The premises had five exits but recently lost the two to

the rear due to the residents who's land the exits led to blocking access

as they claim the club has no right of way. This leaves the club with three

exits to the front, one of which is within 45m of the furthest point.

6. Fire risk assessment and evacuation arrangements: Any fire risk assessment, evacuation plan, fire strategy or other document held by LFB, or submitted to it, which identifies or relies upon the rear exits or the external routes beyond them. Please include any recorded assessment of the consequences of those routes being unavailable or access being prevented.

Article 15 on page 9 below gives details regarding the fire risk assessment and evacuation arrangements, which need to be updated as they are non-complaint due to losing two fire exits.

7. Related communications: All relevant correspondence, emails, inspection notes and reports exchanged between LFB, Peckham Liberal Club, Southwark Council and any other relevant party concerning the audit, the Notice of Deficiencies, the rear exits or the availability of the adjoining land.

LFB holds internal correspondence and no information held of correspondence with Southwark Council. There is reference to contacting the Responsible Person (RP) of the @Peckham Liberal Club.

The release of correspondence is exempt from release under section 31 of the FOIA – Law Enforcement. Other materials, which includes email correspondence and other fire safety information held by the Brigade are also exempt from access via the FOIA provisions. Again, we consider these to be exempt under Section 31 of the FOIA ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

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/

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

Minicom 020 7960 3629
london-fire.gov.uk

[redacted]

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

Date 21 January 2026
Our Ref 91/004113/SJ

Dear Sir/Madam

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

Premises: Peckham Liberal Club, 24 Elm Grove, London SE15 5DE

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 **10 June 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,

PP [redacted]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
[redacted]@london-fire.gov.uk

Reply to Fire Safety Advisor [redacted]
Direct **T** 020 8555 1200 ext [redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms
GN_66

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.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

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: Peckham Liberal Club, 24 Elm Grove, London SE15 5DE

FILE NUMBER: 91/004113

This schedule should be read in conjunction with the Commissioner's letter dated **21 January 2026**.

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 undertaking of a fire risk assessment had not been planned or organised. 2) The detection and warning system had not been effectively reviewed. 3) The maintenance of fire alarms and emergency lighting had not been effectively planned or organised. 4) The emergency plan had not been effectively reviewed following the loss of the two rear exits.	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 the detection and warning system did not cover remote or unoccupied parts of the premises.	Provide an appropriate means of fire detection and giving warning. This can be achieved by consulting with a fire risk assessor and implementing any recommendations given.
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: 1) The emergency plan had not been updated to account for the loss of the two rear exits. 2) No fire evacuation drills were completed.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by: 1) Updating the emergency plan to reflect the loss of the two rear exits and ensure the plan is displayed throughout the premises. 2) Ensuring two fire evacuation drills are carried out per year and recorded.

Article 17	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: 1) The fire alarm system is not subject to a suitable system of testing or maintenance. 2) The emergency lighting system is not subject to a suitable system of testing or maintenance.	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: 1) Ensuring the fire alarm system is tested weekly and serviced annually by a competent person. 2) Ensuring the emergency lighting system is tested monthly and serviced annually by a competent person.
Article 18	At the time of the audit you had not appointed any competent person(s) to assist you in undertaking your identified preventive and protective measures. It was found that: there was no evidence a competent person was appointed to assist the responsible person (RP) in undertaking the preventative and protective measures.	Appoint one or more competent persons to provide you with safety assistance. This can be achieved by appointing a competent person to undertake a fire risk assessment.
Article 9	At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.	Carry out a fire risk assessment. (See guidance note No.66). In particular take into account: 1) The findings of the assessment, including the measures which have been or will be taken by the responsible person. 2) Any group of persons identified by the assessment as being especially at risk.

*****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 façade 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.