

Freedom of Information request: Reference number FOI2026/00798

Date of request: 8th July 2026

Request:

I am writing to request confirmation, and where possible copies of records, relating to a fire incident and any associated prohibition notice issued by London Fire Brigade in respect of the above property.

I am aware, from a First-Tier Tribunal (Property Chamber) decision dated 12 August 2024 (Case Reference LON/00BG/HMF/2023/0224, concerning "28 Osborn Street, London, E1 6TD"), that London Fire Brigade attended a fire at this property, believed to have occurred around late February 2023, originating in flat XX and caused by an electric bike charger. The Tribunal decision states that London Fire Brigade subsequently issued a prohibition notice preventing occupation of the property, citing multiple serious breaches including insufficient fire separation between floors, inadequate means of escape, insufficient fire protection for the means of escape, inadequate fire warning systems, and obstructed escape routes.

I would be grateful if you could confirm the following, or direct me to the correct process (for example a Subject Access Request or Freedom of Information request) to obtain it:

1. The exact date of the fire incident at 28 Osborn Street, London, E1 6TD.
2. The date on which the resulting prohibition notice was issued, and its content/scope.
3. Whether the prohibition notice has since been lifted or discharged, and if so, on what date and following what remedial action.
4. Whether London Fire Brigade holds any more recent information on the occupation status of the property. To my knowledge, as of the date of this letter, the property remains unoccupied and the entrance is blocked/boarded up. I would be grateful for confirmation of whether this is consistent with your records, or with the last date the prohibition notice status was reviewed.

This information is relevant to a live billing dispute I have with Thames Water and the Consumer Council for Water regarding a water account opened in my name at this property with a stated start date of 25 February 2023, which I believe coincides with, or falls immediately after, the fire and prohibition notice described above.

I would be grateful for a response as soon as possible given the ongoing nature of the dispute. Please let me know if a formal Subject Access Request or

Freedom of Information request would be required to release this information, and I will submit one without delay.

Response:

Further to your request, please see a response below:

1. *The exact date of the fire incident at 28 Osborn Street, London, E1 6TD.*
The exact date of the fire incident at Osborn Street, London, E1 6TD is the 23rd February 2023.
2. *The date on which the resulting prohibition notice was issued, and its content/scope.*
The Prohibition notice was issued on the 23rd February 2023. Please see below for a copy of the cover letter and prohibition notice. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal information](#). London Borough of Tower Hamlets and the Metropolitan Police were also informed.
3. *Whether the prohibition notice has since been lifted or discharged, and if so, on what date and following what remedial action.*
According to LFB records, the prohibition notice is still showing as active.
4. *Whether London Fire Brigade holds any more recent information on the occupation status of the property. To my knowledge, as of the date of this letter, the property remains unoccupied and the entrance is blocked/boarded up. I would be grateful for confirmation of whether this is consistent with your records, or with the last date the prohibition notice status was reviewed.*
Please see below for further information regarding this property. After a Fire Safety Audit on the 5th September 2024, an outcome of *Low Risk* was recorded and a Notification of Deficiencies (NOD) issued. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal information](#). Also included below is the Confirmation of Attendance (COA). There is no reference to the current occupation of this building to date.

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, North East S Team
169 Union Street London SE1 0LL
T 020 8555 1200 x [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

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

Date: 3 March 2023
Our Ref: 05/014905/PG

Dear Sir/Madam

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

Premises: HMO, 28 Osborn Street, London, E1 6TD

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in London.

Following an inspection of the above mentioned premises carried out on **23 February 2023** by **Senior Fire Safety Officer** [REDACTED] the Commissioner is of the opinion that the use of these premises involves or will involve a risk to persons on the premises in case of fire so serious that the use of the premises ought to be prohibited or restricted.

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

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

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

Reply to Team Leader [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

Encl. – Prohibition Notice

PROHIBITION NOTICE

NOTICE ISSUED UNDER ARTICLE 31 OF THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises to which this notice relates: 28 OSBORN STREET, LONDON, E1 6TD.

Use of the premises to which this notice relates: Residential including sleeping accommodation

Name of responsible person: The Responsible Person for the premises to which this notice relates

Address of responsible person: 28 OSBORN STREET, LONDON, E1 6TD

Name of authorising officer: Deputy Assistant Commissioner Nicholas Davis

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.

A duly authorised representative of the Commissioner is of the opinion that the use of the premises to which this notice relates involves, or will involve, a risk to relevant persons so serious that the use of the premises ought to be prohibited.

The duly authorised representative of the Commissioner is of this opinion because:

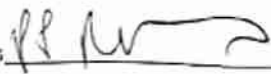
- Fire separation between floors is insufficient
- The means of escape is inadequate
- Fire protection for the means of escape is insufficient
- The means of giving warning in case of fire is insufficient.
- Escape routes are blocked or obstructed by combustible materials.
- Quick and safe evacuation is compromised because occupants have to pass through areas of high fire risk.
- Quick and safe evacuation is compromised by the presence of highly combustible materials.

The Commissioner hereby directs that the use of the premises to which this notice relates is prohibited or restricted as follows:

The first (1st) second (2nd) Third (3rd) and Fourth (4th) floor must not be used for residential purposes, including sleeping accommodation until the matters identified above as giving rise to serious risk have been remedied.

In the opinion of the Commissioner the risk of serious personal injury to relevant persons is imminent. The prohibition or restriction specified in this notice has immediate effect.

This notice continues in force until the matters identified above as giving rise to serious risk have been remedied or the Commissioner withdraws it. Further works or measures may be required to achieve compliance with The Order. Where necessary, these will be detailed in a separate enforcement notice.

Signature: _____ Nicholas Davis  Date: _____ 23rd February 2023 _____

Deputy Assistant Commissioner Nicholas Davis
(The Officer appointed for the purpose)

NOTES

1. Contravention of any prohibition or restriction imposed by a prohibition notice is an offence under Article 32 (2) (h) of The Order and renders the offender liable, on a summary conviction, to a fine not exceeding the statutory maximum or, on conviction on indictment, to a fine or imprisonment for a term not exceeding two years, or both.
2. In any proceedings for an offence referred to in note 1, where the person charged is a person other than the person on whom the prohibition notice was served, it shall be a defence for that person to prove that he/she did not know and had no reason to believe the notice had been served.
3. The person on whom the notice is served has a responsibility to take all reasonable steps to ensure compliance with the notice and is advised to make the effect of the notice known to those who might work on or resort to the premises. Failure to take such steps may constitute a contravention of the terms of the notice and render the person on whom the notice is served liable to the penalties described in note 1.
4. Your attention is drawn to the provision for appeal to a magistrates' court against this notice in Article 35 of The Order.

A person on whom a prohibition notice is served may appeal to the court within 21 days from the date on which the prohibition notice is served.

The bringing of an appeal does not have the effect of suspending this notice, unless on the application of the appellant, the court so directs (and then only from the giving of the direction).

ENVIRONMENT AND SAFETY INFORMATION ACT 1988 SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the Commissioner to maintain public registers of notices issued under Article 31 of The Order, (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 Assistant Commissioner, Fire Safety, within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

The Chief Executive
London Borough of Tower Hamlets
Mulberry Place
5 Clove Crescent
London
E14 2BG

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

Date: 3 March 2023
Our Ref: 05/014905/PG

Dear Sir/Madam

Premises: HMO, 28 Osborn Street, London, E1 6TD

SERVICE OF PROHIBITION NOTICE

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in London.

On **23 February 2023** the Commissioner served a prohibition notice under Article 31 of the Regulatory Reform (Fire Safety) Order 2005 (as amended) (the Order) in respect of use of the above premises. I enclose a copy of that notice for information of your officers.

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

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

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

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

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

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

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

Yours faithfully

PP [REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

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

Reply to Team Leader [REDACTED]
Direct T 020 8555 1200 ext [REDACTED]

Encl: Prohibition Notice



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

Minicom 020 7960 5629
london-fire.gov.uk

The Company Secretary
Chicos London Limited
28 Osborn Street
London
E1 6TD

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

Date: 24 September 2024
Our Ref: 05/014905/SH

Dear Sir/Madam

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

Premises: Chicos London, 28 Osborn St, London E1 6TD

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 **11 February 2025**.

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 0208 555 1200 ext [REDACTED]

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

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: Chicos London, 28 Osborn St, London E1 6TD

FILE NUMBER: 05/014905

This schedule should be read in conjunction with the Commissioner's letter dated **24 September 2024**.

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: 1) The fire risk assessment had not been monitored or reviewed. 2) Travel distance for a single escape route according to Department for Communities and Local Government and Approved Document B recommendations was excessive has not been monitored or reviewed. 3) Combustible items stored next to gas and electrical consumer units had not been monitored or reviewed to eliminate the risk of fire loading. 4) Emergency lights and directional signage in the basement corridor had not been planned and organised.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) Travel distance exceeded 18m for a single escape route, therefore affecting the distance required for relevant persons to evacuate the premises.	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) Organising the fire risk assessment by a competent person to mitigate travel distance.

Article 14 continued	2) There was no emergency lighting and directional signage in the rear basement corridor to direct relevant people to a final exit.	2) Ensuring emergency lighting and directional signage is appropriate to direct relevant persons to a PROTECTED ROUTE and final exit.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there was a visible hole in the storeroom compromising the escape route for relevant persons.	Provide suitable FIRE RESISTING separation by organising a competent person to address visible holes with suitable firestopping materials.
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 consider: 1) Travel distance for a single exit door was excessive (43m) in relation to Department for Communities and Local Government and Approved Document B guidance of 18 metres, therefore the number of escape routes to evacuate relevant persons is insufficient. 2) Combustible materials such as cardboard packaging was stored along the corridor containing the electrical and consumer units, posing a fire risk. 3) Emergency lighting and signage was not present in the corridor containing the gas and electrical consumer units, affecting the safe evacuation of relevant persons. 4) Visible holes were noticed in the basement wall around electrical cables going into the wall, compromising the escape route.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Reviewing the fire risk assessment by a competent person and addressing findings identified. 2) Mitigating travel distance with a competent fire risk assessor to ensure it complies with Department for Communities and Local Government and Approved Document B recommendations. 3) Installing emergency lighting and directional signage in the basement by a competent person. 4) Organising fire separation by a competent person.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible facade 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.



Confirmation of attendance of London Fire Brigade to a fire incident

Date of report: 06 August 2026

Reference: 027077-23022023/48293

The data presented below have been derived from a computer database. The principal purpose of the database is statistical analysis and to facilitate this analysis, information has been classified into broad categories.

Incident number:	027077-23022023
Fire station ground where fire occurred:	Whitechapel
Time and date of call to the Brigade:	16:19 hrs 23 February 2023
Origin of call:	Person (mobile)
Recorded time and date of arrival of Brigade:	16:25 hrs 23 February 2023
Recorded time and date incident under control:	18:23 hrs 23 February 2023
Time and date incident closed:	21:22 hrs 23 February 2023
(The address below may not be shown in full as it could result in the disclosure of personal data under the Data Protection Act)	
Address qualifier:	Correct incident location
Building name/Number:	28
Flat/Unit name/Number:	FLAT UPPER FLOOR
Street:	OSBORN STREET
Locality:	
Town:	LONDON
County:	
Post Code:	E1 6TD
Further description of location (where required):	
Type of property where fire started:	Licensed House in Multiple Occupation - 3 or more storeys
Supposed motive for the fire:	Accidental

(Note that the motive for a fire can rarely be determined with certainty and is not the subject of extensive enquiry by the Brigade at fires of this type. The most likely cause that can be ascertained while at the scene of the fire is recorded for Brigade and government statistical purposes only)

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