

Freedom of Information request: Reference number FOI2026/00973

Date of request: 14th August 2026

Request:

I am requesting the full text of the recent LFB inspection report of the basement area at Parliament Court, Parliament Hill, London NW3 2TS. I don't know the date of the inspection but it must be between 1st January - 14th August 2026. I am a resident leaseholder living above the basement in question.

Response:

Further to your request, a Fire Safety Audit report was completed on the 2nd July 2026. This was for the entire building from lower ground floor to the fourth floor. The lower ground floor is leased to a company and referenced in the Notification of Deficiencies (NOD) on page 6. The outcome of the audit was Low Risk. As a result, a NOD was issued on the 19th August 2026, which a copy of can be found below. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal Information](#).

The Fire Safety audit itself only makes reference in the evaluation to the lower ground floor as below under Article 11 - Fire Safety arrangements (Safety critical):

"There is effective cooperation and communication between managing agent and hexagon the company who leases out the lower ground floor area."

There is also further information under Article 14 - Emergency routes and exits.

"The lower ground floor is used as storage for cars with the RP confirming no one stays there no longer than a few minutes. The FRA has suggested sprinklers due to the travel distance and the storage of vintage vehicles. Travel distance has not been failed in article 14 as it was confirmed only cars are stored here and no one stays in this area for longer than 5 minutes.

The lower ground garage is not equipped with a smoke ventilation system as required in ADB 2 section 11.

The premises, in total, has a single exit but each flat has an exit to an external escape route, the final exits lead to an ultimate place of safety. The lower ground floor car park has 2 exit with one of the exits leading to a place of relative safety to an outside area with no route away from the building. Notification (fire door keep shut) not placed on cupboard doors, and the emergency escape lighting system is adequate within the communal areas of the flat however, there is no emergency lighting within the lower ground floor car park."

The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the

premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.

When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an [Enforcement Notice](#)). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).

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/>



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The Company Secretary
Parliament Court Residents Company Limited
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The London Fire Commissioner is the
fire and rescue authority for London

Date 19 August 2026
Our Ref 02/259967/JF

Dear Sir/Madam

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

Premises: Parliament Court, Parliament Hill, London, NW3 2TS

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 **18 August 2027**.

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

Reply to Inspecting Officer [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
[REDACTED]@london-fire.gov.uk

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

Cc: [REDACTED]@heathgate.co.uk

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: Parliament Court, Parliament Hill, London, NW3 2TS

FILE NUMBER: 02/259967

This schedule should be read in conjunction with the Commissioner's letter dated **19 August 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 findings of the fire risk assessment and their associated actions had not been planned, organised, controlled, monitored or reviewed. 2) Monthly maintenance inspections of the fire extinguishers had not been planned or organised. 3) Annual maintenance of the fire extinguishers had not been planned or organised.	Arrangements identified as not being suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit, the provision of manual fire fighting equipment was not appropriate. It was found that there was an insufficient number of fire extinguishers installed within the lower ground car storage area.	Ensure that fire fighting equipment is appropriate to the risk, easily identifiable and available at all material times. This can be achieved by employing a competent person to install a suitable number and type of fire extinguishers in accordance with BS 5306-8:2023.
Article 14	At the time of the audit, the emergency routes or exits were inadequate. It was found that: 1) Combustible items, such as an electrical scooter and washing machine, were stored within the external escape route.	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 all escape routes are clear, free from combustible materials and available for use at all times.

Article 14 continued	2) Excessive quantities of combustible items were stored in the lower ground storage area. 3) The enclosed lower ground car storage area did not comply with the provisions of ADB Volume 2, Section 11, as no ventilation system had been provided. 4) There was a lack of emergency lighting on the lower ground floor. 5) The 30 minute FIRE RESISTING construction housing the electrical intake had been breached and sealed with blue foam. 6) The notification signage stating "Fire Door Keep Locked" was not displayed on the electrical intake cupboards.	2) Removing combustible items to reduce the fire load. 3) Providing suitable ventilation to the enclosed car storage area in accordance with the requirements of ADB Volume 2, Section 11. 4) Installing emergency lighting in accordance with BS 5266-1 to ensure all escape routes are visible to relevant persons. 5) Ensuring the FIRE RESISTING construction is reinstated. 6) Ensuring the notification signage is displayed in accordance with BS 5499.
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 the event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the 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. During the audit, Flats [REDACTED] and [REDACTED] were inspected and found to have no self closer and no intumescent protection to the letter plate, contrary to the relevant British Standard. The	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 the 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 the terms of a lease and landlord and tenant/property legislation as lessor/owner.

Article 17 continued	PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.	
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 the fire extinguishers were not suitably maintained. The maintenance interval had exceeded one year.	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 the fire fighting equipment is maintained in efficient working order in accordance with BS 5306-3.
Article 8	At the time of the audit, the FIRE RESISTING separation in your premises was inadequate. It was found that the structure forming separation between the lower ground floor car park and ground floor sleeping accommodation had several breaches in the compartmentation due to service penetrations.	Provide suitable FIRE RESISTING separation by repairing any breaches in compartmentation to provide adequate FIRE RESISTANCE.
Article 8	At the time of the audit, the general fire precautions identified in the significant findings of your fire risk assessment had not been implemented. It was found that the outstanding actions from the "Action Plan" within your fire risk assessment had not been completed within the specified timeframe.	Implement the significant findings of your fire risk assessment.
Article 9	At the time of the audit, the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment had not assessed the suitability of the blue foam used to seal the gaps in the wall and between the electrical cupboard door frame and wall. 2) The fire risk assessment had not assessed the suitability of the flat entrance doors.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Assessing the suitability of the blue foam to ensure it provides adequate FIRE RESISTANCE. 2) Assessing the suitability of the flat entrance doors to ensure they provide adequate FIRE RESISTANCE.

*****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.