

**Freedom of Information request:** Reference number FOI2025/00518

**Date of request:** 16th May

**Request:**

*I am requesting the following information:*

*All correspondence between the London Fire Brigade (LFB) and the managing agents and/or freeholder relating to the properties at 77–84 and 85–96 Heathfield Gardens, Croydon.*

*This could include First Port Mainstay, Principle Estate Management, Axe Block Management.*

*Please also include any correspondence between LFB and Croydon Council*

*This includes, but is not limited to, emails, letters, meeting notes, inspection reports, and any other forms of communication exchanged between the LFB and the relevant parties.*

*Please include all correspondence after date 01/01/2022*

*Please note: The LFB has previously made a typographical error in related documentation. For example, in reference 20/255568 dated 4 August 2024, the document is incorrectly labelled as concerning:*

*Flats 97–94, Heathfield Gardens, Coombe Road, Croydon CR0 1EN.*

*This is a mislabelling. Please include any documents that may have been mislabelled but clearly pertain to 77–84 or 85–96 Heathfield Gardens. Many of these documents will be as a result of an inspection by xxxxxx on 31 May 2024 which initial email from xxxxxx on 03 June to Principle and Brick by Brick.*

**Response:**

The LFB Fire Safety Regulatory (FSR) team have provided information held for 77-84 and 85-96 Heathfield Gardens.

The numbering convention FSR have used does not match the details you have provided. There is no correspondence or fire safety audit covering properties 77-86 Heathfield Gardens.

The most recent audit for 87-94 Heathfield Gardens was carried out in April 2025. The outcome of the audit resulted in an Enforcement Notice being issued.

Please see attached a copy of the enforcement notice letter. Please note that personal data has been removed from the attached document under [section 40 of the FOIA – Personal Information](#).

**Exempt information - personal information**

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.

Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. 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 (that are recorded on the audit forms) 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.

Other materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) emails from the council 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>

The Senior Partner  
Principle Estate Management LLP  
137 Newhall Street  
Birmingham  
B3 1SF

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

Date 12 May 2025  
Our Ref 20/255568/

## ENFORCEMENT NOTICE

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

TO :

Name: **Principle Estate Management LLP**

Address: **137 Newhall Street, Birmingham B3 1SF**

Concerning Premises at: **Flats 87-94, Heathfield Gardens, Coombe Road, Croydon CR0 1EN**

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 **1 September 2025** (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:** 12 May 2025

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.

Reply to Inspecting Officer [REDACTED]  
Direct T 0208 555 1200 ext [REDACTED]

Encl: FS03\_01a, FS03\_01b, FS03\_06

Cc: [REDACTED], Principle Estate Management LLP, Suite 380, 50 Eastcastle Street, London  
W1W 8EA  
The Company Secretary, Brick by Brick Limited, 22 Combe Rise, High Wycombe,  
Buckinghamshire, HP12 4JE

## 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:** Flats 87-94, Heathfield Gardens, Coombe Road, Croydon CR0 1EN

**FILE NUMBER:** 20/255568

This schedule should be read in conjunction with the Commissioner's Notice dated **12 May 2025**.

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. It was found that:</p> <p>1) The final exit front door to the property has not been monitored as it does not open readily in an emergency.</p> <p>2) The significant findings of the risk assessment have not been planned, organised, controlled, monitored or reviewed.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Emergency plan displayed within lobby area but does not conform to The Fire Safety (England ) Regulations 2022 standards.</p> <p>2) The front door to the property works intermittently and can stick as demonstrated during my audit leaving residents trapped.</p> <p>3) Some flat front doors had a large gap at bottom of door which was caused by the rebated bottom door seal being locked in the up position.</p>	<p>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:</p> <p>1) Providing emergency plan to The Fire Safety (England ) Regulations 2022 standards within lobby area.</p> <p>2) Replacing or repairing the final exit door to the property to ensure it opens easily.</p> <p>3) Monitoring flat front doors for repairs and ensure the rebated bottom door seal is in good working order.</p>

Article 17	<p>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 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. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>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 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 terms of lease and Landlord and Tenant/Property legislation as lessor/owner.</p>
Article 9	<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 deficiencies were found during my inspection were not recorded within the risk assessment:</p> <p>1) The front door to the property works intermittently and can stick as demonstrated during my audit leaving residents trapped.</p> <p>2) Some flat front doors had a large gap at bottom of door which was caused by the rebated bottom door seal being locked in the up position.</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.