



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 6 July 2021

Location summary

File No 91/008005
UPRN 200003499528
Building Name Vantage Building
Address METRO CENTRAL HEIGHTS
 119 NEWINGTON CAUSEWAY
 LONDON
 SE1 6BA
Borough Southwark
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Southwark & Lewisham
Station Ground A28 - Dowgate
Site Risk Score 5.75
Total Floors 16 **Basement floors** 1
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description Residential block of flats of 16 and 3 floors. There are two separate entrances to these blocks and they are known as North core (numbers 414 - 425) and South core (numbers 426 - 481). 1 x fire fighting lift and one staircase serves all floors in each block. There is a basement car park with natural ventilation that serves both blocks. Drop key access give access provided for each entrance.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 23 July 2020

Heritage Building YES - Grade II

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk No.

Property Detail

Occupier Contact FLATS 416-481
Address FLATS 414-481
 METRO CENTRAL HEIGHTS, 119 NEWINGTON CAUSEWAY
 LONDON
Responsible team FSR Southwark & Lewisham

Occupancy Type	Occupier - multi occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>5.00</u>
Reinspection Date	12 March 2021
Last Inspection	14 June 2021
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk	No.
Primary Authority Partnership	Direct - Lancashire Fire & Rescue Service

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	FLATS 416-481
Address	FLATS 416-481 METRO CENTRAL HEIGHTS, 119 NEWINGTON CAUSEWAY LONDON

Managing Agent - NEW

Name	Warwick Estates,
Position	Company secretary
Address	Warwick Estates, Unit 7, Astra Centre, Harlow, Essex, CM20 2BN

Other relevant contact

Name	Metro Central Height RTM Company Ltd
Responsible Person	[REDACTED]
Position	Director
Address	Metro Central Height RTM Company Ltd Reception Metro Central Heights 119 Newington Causeway London SE1 6BA
Email	rtm@metrocentralheights.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

No fire risk assessment forwarded but evidence that fire safety matters have been addressed by the installation of emergency lighting, dry rising main, fire action notice, escape signage.

FAILURE

Article 9(3) Failure to Review

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:
No evidence of fire risk assessment review.

REMEDY

The fire risk assessment should be reviewed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

No review of the fire risk assessment, no fire risk assessment forwarded.
No periodic testing maintenance of the automatic opening vents, floors 13 and 15 had signs attached to AOV,s stating that they will not close automatically after actuation. They will have to be closed manually.

FAILURE

Article 11 FS arrangements not maintained

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:

No review of the fire risk assessment, no fire risk assessment forwarded.
No periodic testing maintenance of the automatic opening vents, floors 13 and 15 had signs attached to AOV,s stating that they will not close automatically after actuation. They will have to be closed manually.

Article 11
(continued)**REMEDY**

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

Automatic fire detection installed in the common areas is provided to operate the automatic opening vents only and is not fitted with sounders to alert the residents.

Break glass call points and automatic detection installed in the car park area.

Article 14 - Emergency routes and exits**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

All common areas walked to final exits and were clear and available. Suitable and sufficient emergency lighting and signage installed. Automatic opening vent installed at head of both staircases.

Flat front door numbers 421,418, 475 and 439 sampled and all closed fully into frame using the positive action self closer.

Article 15 - Procedures for serious and imminent danger and for danger areas**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

Fire action notice displayed stating the actions to take for a building with a stay put fire strategy.

Article 17 - Maintenance**SAFETY CRITICAL**
Safety Evaluation
Low Risk**Observations**

Automatic opening vents on 13 and 15 floor had signs on them stating that they will not close automatically after actuation. They will have to be closed manually.

FAILURE**Article 17(1) Facilities/equipment not maintained**

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:

Automatic opening vents on 13 and 15 floor had signs on them stating that they will not close automatically after actuation. They will have to be closed manually.

REMEDY

Article 17
(continued)

Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:
Regular testing and maintenance of the automatic opening vents to ensure they open and close as designed.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable**Observations**
None**Article 8 - General fire precautions**

Safety Evaluation
Not Applicable**Observations**
None**Article 10 - Principles of prevention to be applied**

Safety Evaluation
Not Applicable**Observations**
None**Article 12 - Elimination or reduction of risks from dangerous substances**

Safety Evaluation
Not Applicable**Observations**
None**Article 13 - Fire Fighting Equipment**

Safety Evaluation
Not Applicable**Observations**
None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

Article 20 - Provision of information to employers and the self employed from outside undertakings

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation	Observations
Broadly Compliant	Dry rising main installed.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

06/07/2021 10:55

Audited buildings as reactive audit. This building has two separate cores and entrances. All common areas walked to final exits. and a number of flat front doors sampled. Any issue identified are addressed in the relevant articles.

06/07/2021 10:54

Initial Expectation: Verbal action

06/07/2021 10:49

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
180

Travel Time
110

Post Audit Processing Duration
140

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 12 March 2018

Location Summary

File No: 91/008005
UPRN: 200003499528
Building Name: VANTAGE
Address: METRO CENTRAL HEIGHTS
119 NEWINGTON CAUSEWAY
LONDON
SE1 6BA
Use: D - Purpose Built Flats >=4 floors
Borough: Southwark
Responsible Team: FSR Southwark & Lewisham
Station Ground: A28 - Dowgate
Risk Score: 5
Number of Floors: Total: 16 Basement: 1
No. of Beds: 0
Special Features:
Additional Detail: 24 Hour Concierge and basement level car park. There is 'drop key' override access. Alternatively dialling 777+call on the access control system, rings through to the concierge desk who can provide access.
Environmental Risks:
Site Reinspection Date: 2015-06-15
Heritage Building:
Petroleum
Redevelopment:
Fire Fighter Risk: Low

Inspected property summary

Occupier Contact: FLATS 416-481
Address: METRO CENTRAL HEIGHTS, 119
NEWINGTON CAUSEWAY
LONDON
Responsible Team: FSR Southwark & Lewisham
Occupancy Type: Occupier - multi or single occupancy
Use: D - Purpose Built Flats >=4 floors

Valuation Office: R3 - Flats/Mais 4 Flrs and over PB
Risk Score:
Total Capacity: 0
Maximum Number of people: 50 - 99
Property Size for Use: Medium
In M²: 5001 to 8300

Environmental Risks:
Building features that may assist fire spread:

Flammable Materials

Stored:
Type:

Contacts

Contact Type	Managing Agent
Sole Supplier Risk	
Name	Kinleigh Folkard & Hayward
Responsible Person	[REDACTED]
Position	Senior Property Manager
Address	Nelson House 58 Wimbledon Hill Road London SW19 7DA
Telephone	[REDACTED]
Fax	
Email	[REDACTED]@kfh.co.uk
URL	www.kfh.co.uk
Contact Type	Other relevant contact
Sole Supplier Risk	
Name	Metro Central Height RTM Company Ltd
Responsible Person	
Position	
Address	Reception Metro Central Heights 119 Newington Causeway London SE1 6BA
Telephone	
Fax	
Email	rtm@metrocentralheights.com
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL

Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises? *"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"*

Compliance Level: Broadly Compliant

Observations: 12/03/2018 10:38: The current fire risk assessment was carried out 7th July 2017 and by Worksafe Solutions Consultancy Ltd. The assessment of the fire risks is

suitable and sufficient and identifies the significant findings noted during the audit within an action plan, based on risk priority.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Is there effective Fire Safety Management?

"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 10:41: Appropriate arrangements have been put in place for the preventive and protective measures. The building operates a no smoking policy within the communal areas with suitable signage displayed to communicate this at the foot and head of the stairway. There was also no evidence of smoking identified during the audit. Other suitable signage has been installed to identify hazards, such as 'electrical hazard' on the riser cupboards and appropriate 'fire door' signage. A log book containing information on the weekly fire alarm test is stored at the concierge reception desk.

Article 17 - Maintenance

SAFETY CRITICAL
Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 11:13: KFH adequately maintained there fire safety provisions. The fire alarm, automatic ventilation and emergency escape lighting is all serviced and tested by Canam Group with the last test 18th January 2018 . All maintenance records are kept and stored at KFH's offices.

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL
Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

"Where necessary. to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure. facilities, equipment and devices provided. use by or protection of fire-fighters. suitable system of maintenance. maintained. working order and in good repair"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 11:05: Appropriate arrangements have been put in place for the maintenance and testing of firefighting equipment and facilities within the premises. The dry rising main is

inspected and tested in accordance with BS9990 by Canam Group with the last wet test 3rd November 2017.

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 10:59: There is adequate co-operation and co-ordination between the parties who share responsibility in respect of the block. There is suitable communication and information sharing between the concierge of Metro Central and the Property Manager of Vantage. The concierge carry out the weekly fire alarm test on behalf of KFH and keep a fire grab bag that contains all keys and plans of the block for use by the emergency services.

Article 21 - Training

SAFETY CRITICAL
Are employees being effectively trained?

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 10:51: There are no staff permanently working within the building. The concierge who frequently visit the building confirmed that they are given regular fire safety training.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and maintained?

"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 11:29: An effective means of escape is provided and maintained. There is a single protected stairway that leads to a lobby area on each floor level, from which each dwelling is accessed. The staircase was found sterile with what appear to be FD60S with positive self-closing devices separating the lobby. These doors had vision panels with the glazing kite marked as 'Schott - Pyran S'. All sampled riser cupboard doors in the lobbies were FD30S and all found locked and clear of combustible items. There is maintained emergency escape lighting, directional escape signage

and automatic opening ventilation throughout (there are manual smoke control overrides at each level).

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities?

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"
(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant

Observations: 12/03/2018 10:54: The lightning conductor system is inspected and tested annually in accordance with BS EN 62305, with the last service carried out on 4th July 2017.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided?

"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 10:46: In line with normal practice for purpose built blocks of flats and converted residential blocks using a stay put / defend in place evacuation policy, there is no fire detection and warning system in place within the communal areas of the building. However, there is what appears to be an category L5 system installed with detection devices located on each floor level in the lift and stair lobbies, that actuate the automatic ventilation system. The control indicating equipment for this system is located adjacent to the main entrance for the South block.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations: 12/03/2018 10:49: The building operates a stay put / defend in place evacuation policy that is communicated to residents and visitors via the fire action notice installed on the notice board in the ground floor lobby. The building also operates a simultaneous evacuation policy for all staff and contractors working within the premises.

Overall Safety Standard

Broadly Compliant

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 12/03/2018 12:33

Audit carried out after IMS Incident 012957 dated 31st January 2018 at 22:46. Incident occurred flat [REDACTED] on the 5th floor and was a small electrical fire in the washing machine.

Vantage is a purpose built block of flats in the east corner of the Metro Central Heights apartment complex. It was constructed in 2008 and is split across two cores, North and South. The larger (south) block is a single protected stairway building which has a firefighting lift that runs from -1 to 15th floor. Brigade access is at ground level. At the head of the stairway is an AOV and each lobby has an additional AOV which opens into a smoke shaft. There is also a dry rising main outlet at each floor level with the flat lobbies. There is a car park at -1 level in the basement of the premises. This car park is provided with adequate natural ventilation and there are fire curtains above the basement fire doors. The block is well covered by CCTV and the main exit from the building is via the 24 hour concierge reception desk.

The small (north) block comprises of a single stairway from ground to the 2nd floor. There are 6 dwellings on the upper floors, that open onto a small unvented lobby with

The main Metro Central estate and the concierge is management by the Metro Central Heights RTM Company Ltd, with only Vantage block being managed by KFH. The concierge is manned 24 hours with at least two staff members available at all times. The concierge is able to provide access to Vantage block and conduct the weekly fire alarm test on behalf of KFH every Wednesday at 11. Although there is 'drop key' override switches on both blocks, the concierge were able to provide access into the blocks by dialling them directly from the blocks electronic access control.

Inspected the complete communal parts of the North block, including the rising cupboard at each floor level. I was unable to sample any flat front entrances doors and there was no response when knocking. It was noted that every flat in this block had an entrance matt. However, the block operates a managed solution to storage in the common parts and as the lobbies and stairways are carpeted and there are no obvious ignition sources within the lobbies the matts are deemed as acceptable. The fixed electrical wiring within the riser cupboards were identified as last being tested 21st August 2014.

Inspected all communal parts of the South blocks and sampled the rising cupboards on the ground, 3rd, 8th, 12th and 15th floors. All risers were fire stopped at each floor level and has FD30S doors that were locked with an FB2 key. There were no obvious fire stopping issues identified. The fire risk assessment notes that there were some fire stopping works completed 1st August 2017. The fixed electrical wiring within the risers was identified as last

being tested 21st August 2014. Sampled flat front entrance doors of flats 430 and 480. Both were FD30S with double 'perko' self-closing devices. It was noted that these dwellings had an internal lobbied approach and smoke detection devices provided. Unable to access the 3rd floor roof terrace as this is via a electronic key fob, although there is an manual emergency override point. In the ground floor lift lobby, there are metal post boxes and a leather sofa. The sofa did not have a fire resistant labelling. However, due to the condition and apparent age of the sofa, it is assumed that it meets the Furniture and Furnishing (Fire) (Safety) Regulations 1988. Both fire alarm panels in the North and South block were showing health with no faults.

The senior property manager was unable to provide the latest servicing report for the firefighting lift at the time of completing the audit. However, I was assured that this is tested and checked on a monthly basis, and the lift was operating at the time of the audit, albeit the override functions were not tested.

12/03/2018 11:35

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	1
Relative Risk:	5.03
Signature of Occupier:	
Date Completed	

From: [REDACTED]@london-fire.gov.uk> on behalf of
">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-fire.gov.uk>
Sent: Fri, 27 Jun 2025 13:40:42 +0000
To: "mchrtmboard@mch-se1.co.uk" <mchrtmboard@mch-se1.co.uk>;
[REDACTED]@msh-se1.co.uk" [REDACTED]@msh-se1.co.uk>
Subject: Premises Remediation Plan request
Attachments: Premises Remediation Letter - Updated.docx

Dear Responsible Person,

Please see attached a letter which requires your urgent attention.

The premises requiring a response are listed below, please use the reference number for each building below when completing the form:

Address	Reference No.
FLATS 137 TO 226 WEST TOWER, METRO CENTRAL HEIGHTS, 119 NEWINGTON CAUSEWAY, SE1 6BT	91/258547
FLATS 327-413 METRO CENTRAL HEIGHTS, 119, NEWINGTON CAUSEWAY, SE1 6BB	91/258552

If you are unable to provide the information required please forward onto someone in your team who can.

Regards

[REDACTED]
High Risk Premises Team

London Fire Brigade Headquarters
169 Union Street
London
SE1 0LL

From: "[REDACTED]@london-fire.gov.uk" on behalf of
">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-fire.gov.uk>
Sent: Mon, 30 Jun 2025 10:13:23 +0000
To: "mchrtmboard@mch-se1.co.uk" <mchrtmboard@mch-se1.co.uk>
Subject: Premises Remediation Plan request
Attachments: Premises Remediation Letter - Updated.docx

Dear Responsible Person,

Please see attached a letter which requires your urgent attention.

The premises requiring a response are listed below, please use the reference number for each building below when completing the form:

Address	Reference No.
FLATS 227-326 METRO CENTRAL HEIGHTS, 119, NEWINGTON CAUSEWAY, SE1 6BT	91/258548
FLATS 1-136 METRO CENTRAL HEIGHTS, 119, NEWINGTON CAUSEWAY, SE1 6BT	91/008005

If you are unable to provide the information required please forward onto someone in your team who can.

Regards

[REDACTED]
High Risk Premises Team

London Fire Brigade Headquarters
169 Union Street
London
SE1 0LL

Reference(s);

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

Date 30 June 2025

**91/258548 –
FLATS 227-326 METRO CENTRAL HEIGHTS, 119, NEWINGTON CAUSEWAY,
SE1 6BT**

**91/008005 –
FLATS 1-136 METRO CENTRAL HEIGHTS, 119, NEWINGTON CAUSEWAY, SE1 6BT**

Dear Responsible Person

I am writing to follow up on important developments regarding building safety and remediation work for residential high-rise buildings. I am sure you will have noted the recent statements made by Deputy Prime Minister Angela Rayner and the Minister for Building Safety, Alex Norris, regarding the remediation of high-rise residential buildings. These statements underline the continued urgent need to accelerate progress nationwide to remediate such buildings and emphasise the role of regulators and those responsible for un-remediated premises to achieve this, utilising available enforcement powers where necessary.

As part of our ongoing work, I am contacting all those who the London Fire Brigade (LFB) believes are responsible for premises with a simultaneous evacuation strategy in place due to cladding or other fire safety issues. Our records indicate that the above premises you are responsible for fall into this category, and I am writing to request as a matter of urgency, current information regarding:

- The status of the above premises
- Your plans for remediation
- Progress against those plans

To streamline the process, we have prepared a short online form for your use, which covers the information we are requesting. The form can be accessed at [LFB Remediation - Data Collection Form](#) or by scanning the QR code at the end of this letter.

The form also requests copies of your remediation plans and the scope of works they relate to. Although there is space to indicate if no such plan or scope of works has been prepared, I wish to remind you of the requirement under the Regulatory Reform (Fire Safety) Order 2005 (as amended), which states that each responsible person must "...make and give effect to such arrangements as are appropriate, having regard to the size of his undertaking and the nature of its activities, for the effective

planning, organisation, control, monitoring and review of the preventive and protective measures." Additionally, similar obligations exist under the Building Safety Act, enforced by the Building Safety Regulator.

Therefore, we expect that you will have a recorded plan and scope of works for the remediation of the premises in question. Copies of these should be submitted via email as requested in the form. A single email will suffice for this purpose.

I am requesting this information voluntarily at this stage, but please note that if necessary, we may use the statutory powers available to us to require the provision of these records. Having said that, I kindly request that the form be completed, and all necessary documents be submitted within 21 days of receipt of this letter.

Thank you for your cooperation in this important matter. If you have any questions or require further information, please do not hesitate to contact the buildingsafetyinformation@london-fire.gov.uk mailbox.

Yours sincerely,



[Redacted] | T/Assistant Commissioner | Prevention & Protection



Reference(s);

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

Date 27 June 2025

**91/258547 –
FLATS 137-226 WEST TOWER, METRO CENTRAL HEIGHTS, 119 NEWINGTON
CAUSEWAY, SE1 6BT**

**91/258552 –
FLATS 327-413 METRO CENTRAL HEIGHTS, 119 NEWINGTON CAUSEWAY,
SE1 6BB**

Dear Responsible Person

I am writing to follow up on important developments regarding building safety and remediation work for residential high-rise buildings. I am sure you will have noted the recent statements made by Deputy Prime Minister Angela Rayner and the Minister for Building Safety, Alex Norris, regarding the remediation of high-rise residential buildings. These statements underline the continued urgent need to accelerate progress nationwide to remediate such buildings and emphasise the role of regulators and those responsible for un-remediated premises to achieve this, utilising available enforcement powers where necessary.

As part of our ongoing work, I am contacting all those who the London Fire Brigade (LFB) believes are responsible for premises with a simultaneous evacuation strategy in place due to cladding or other fire safety issues. Our records indicate that the above premises you are responsible for fall into this category, and I am writing to request as a matter of urgency, current information regarding:

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Thank you for your cooperation in this important matter. If you have any questions or require further information, please do not hesitate to contact the buildingsafetyinformation@london-fire.gov.uk mailbox.

Yours sincerely,

[Redacted Signature] | T/Assistant Commissioner | Prevention & Protection



Reference(s);

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

Date 27 June 2025

**91/258547 –
FLATS 137-226 WEST TOWER, METRO CENTRAL HEIGHTS, 119 NEWINGTON
CAUSEWAY, SE1 6BT**

**91/258552 –
FLATS 327-413 METRO CENTRAL HEIGHTS, 119 NEWINGTON CAUSEWAY,
SE1 6BB**

Dear Responsible Person

I am writing to follow up on important developments regarding building safety and remediation work for residential high-rise buildings. I am sure you will have noted the recent statements made by Deputy Prime Minister Angela Rayner and the Minister for Building Safety, Alex Norris, regarding the remediation of high-rise residential buildings. These statements underline the continued urgent need to accelerate progress nationwide to remediate such buildings and emphasise the role of regulators and those responsible for un-remediated premises to achieve this, utilising available enforcement powers where necessary.

As part of our ongoing work, I am contacting all those who the London Fire Brigade (LFB) believes are responsible for premises with a simultaneous evacuation strategy in place due to cladding or other fire safety issues. Our records indicate that the above premises you are responsible for fall into this category, and I am writing to request as a matter of urgency, current information regarding:

- The status of the above premises
- Your plans for remediation
- Progress against those plans

To streamline the process, we have prepared a short online form for your use, which covers the information we are requesting. The form can be accessed at [LFB Remediation - Data Collection Form](#) or by scanning the QR code at the end of this letter.

The form also requests copies of your remediation plans and the scope of works they relate to. Although there is space to indicate if no such plan or scope of works has been prepared, I wish to remind you of the requirement under the Regulatory Reform (Fire Safety) Order 2005 (as amended), which states that each responsible person must "...make and give effect to such arrangements as are appropriate, having regard to the size of his undertaking and the nature of its activities, for the effective

planning, organisation, control, monitoring and review of the preventive and protective measures." Additionally, similar obligations exist under the Building Safety Act, enforced by the Building Safety Regulator.

Therefore, we expect that you will have a recorded plan and scope of works for the remediation of the premises in question. Copies of these should be submitted via email as requested in the form. A single email will suffice for this purpose.

I am requesting this information voluntarily at this stage, but please note that if necessary, we may use the statutory powers available to us to require the provision of these records. Having said that, I kindly request that the form be completed, and all necessary documents be submitted within 21 days of receipt of this letter.

Thank you for your cooperation in this important matter. If you have any questions or require further information, please do not hesitate to contact the buildingsafetyinformation@london-fire.gov.uk mailbox.

Yours sincerely,

[Redacted Signature]

[Redacted Name] | T/Assistant Commissioner | Prevention & Protection





LONDON FIRE BRIGADE

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

Minicom [REDACTED]
london-fire.gov.uk

The Company Secretary
Warwick Estates Property Management Ltd
Unit 7
Astra Centre
Edinburgh Way
Harlow
Essex
CM20 2BN

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

Date 23 October 2020
Our Ref 91/008005/[REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

**Premises: North Block 1-136, 1 Metro Central Heights, 119 Newington Causeway,
London SE1 6BA**

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 (The Order) in London.

Further to the recent inspection of the above premises I confirm that the matters identified in the Notification of Deficiencies dated **12 May 2020**, appear to have been satisfactorily addressed.

Responsibility for compliance with the Regulatory Reform (Fire Safety) Order 2005 rests with the persons responsible for the premises being used. Your fire risk assessment, general fire precautions and arrangements for managing fire safety must be kept under review. Should any incident or significant change suggest your fire risk assessment is no longer valid it must be immediately reviewed and the findings implemented.

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

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 x [REDACTED]

The Company Secretary
Kinleigh Folkard & Hayward Limited
Kfh House
5 Compton Road
Wimbledon
London
SW19 7QA

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

Date 10 December 2018
Our Ref 91/008005/

Dear Sir/Madam,

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

Premises: Metro Central Heights, 119 Newington Causeway, London SE1 6BA

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 (The Order) 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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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 2019**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 web-site 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 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.

Yours faithfully,

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]
Direct T 0208 555 1200 [REDACTED]

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

Cc.: [REDACTED], Nelson House, 58 Wimbledon Hill Road, London SW19 7PA

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.

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: Metro Central Heights, 119 Newington Causeway, London SE1 6BA

FILE NUMBER: 91/008005

This schedule should be read in conjunction with the Commissioner's letter dated
10 December 2018.

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	<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) Control and monitoring of the actions of the cleaner employed to clean in the taller block had not been undertaken. It was found that the cleaner was storing her cleaning equipment, which included a considerable fire loading, in the ground floor water and electric riser cupboards.</p> <p>2) Control and monitoring of fire door maintenance was not subject to sufficient control and review. On audit it was found that the fire doors between the lift lobby and the protected stair on the 2nd and 3rd floors were not fully closing into their frames and required adjustment.</p>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<p>Article 14</p>	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) It was unclear if the means of escape was subject to sufficient protection with regard to the void above the false ceiling. On audit it was noted that there were plastic hatches giving access to the roof void on all occupied floors. On the 9th floor one of these hatches had been removed.</p> <p>2) Fire doors onto the protected stair on the second and third floors were not fully closing into their frames and required adjustment.</p> <p>3) Combustible materials were being stored in the water and riser cupboards by the cleaner.</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) Ensuring either (a) that fire cannot travel through hatches provided in the roof void or (b) that compartmentation in the void above these hatches is such that there is no danger of fire travel in these areas, i.e. that all compartments are suitably FIRE RESISTING in the area above the roof void, and ensuring no opportunity is given for storage of combustible material in these areas.</p> <p>2) Ensuring a suitable programme of inspection and maintenance of fire doors is in place within the premises.</p> <p>3) Ensuring riser cupboards are maintained free of combustible materials.</p>
<p>Article 17</p>	<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:</p> <p>1) Fire doors onto the protected stair on the 2nd and 3rd floors were not fully closing into their frames.</p> <p>2) An emergency light in the lobby providing access to flat entry doors on the 10th floor was not</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:</p> <p>1) Implementing an ongoing programme of inspection and maintenance of fire doors.</p> <p>2) Ensuring emergency exit lighting is subject to suitable maintenance that meets the requirements of BS5266.</p>

	functioning.	
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Article 38	<p>At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that:</p> <p>1) The fire alarm panel was showing a fault.</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <p>1) Maintenance of the fire alarm and automatic opening vent (AOV) systems in response to the recent basement flooding should continue to the point where the panel is showing good and all systems are known to be fully functional.</p>
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that:</p> <p>1) Though the FRA identifies that there may be compartmentation issues in the void above the false ceiling in the lobbies giving access to flat entry doors, no recommendation is made. Additionally no consideration is given to the plastic access hatches within these lobbies and their impact on fire safety.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <p>1) Ensuring the risk of fire spread between the false ceilings in the flat entry door lobbies, and fire spread through the plastic access hatches in these lobbies is suitably considered and, if appropriate, actions are identified.</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.



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 Company Secretary
Warwick Estates Property Management Limited
Unit 7 Astra Centre
Edinburgh Way
Harlow
Essex
CM20 2BN

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

Date 7 February 2019
Our Ref 91/008005/

Dear Sir/Madam

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

Premises: Metro Central Heights, 119 Newington Causeway, London SE1 6BA

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 (The Order) 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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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 **27 June 2019**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 web-site 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 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.

Yours faithfully

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 Ext. [REDACTED]

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

cc.: [REDACTED], Lancashire Fire and Rescue, Garstang Road, Fullwood,
Preston, Lancashire
PR2 3LH

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.

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: Metro Central Heights, 119 Newington Causeway, London SE1 6BA

FILE NUMBER: 91/008005

This schedule should be read in conjunction with the Commissioner’s letter dated 7 February 2019.

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	<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 planning and organisation of fire door maintenance had not been suitably controlled. For example a fire door between the ground floor reception area in North Block and a protected stair required ease and adjustment, cross corridor fire doors on the 17th floor of the premises were not fully self closing and the fire door protecting the means of escape from the refuse store adjacent to flat entry door 62 on the 7th floor of the North Block was not fully closing into its frame.</p> <p>2) Some lobby fire doors opening onto the</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

	<p>protected stair had been fitted with locking mechanism which could delay Brigade into these areas in the event of an incident; removal of these locks had not been effectively planned and organised.</p> <p>3) The planning and organisation to ensure a suitable fire alarm that meets the requirements of BS5839 had not been undertaken.</p>	
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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 fire alarm in place did not meet the requirements of BS5839 to support simultaneous evacuation.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by ensuring a fire alarm that meets the requirements of BS5839 is in place to support the current evacuation strategy of the premises.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that;</p> <ol style="list-style-type: none"> 1) There were breaches in compartmentation in many locations throughout the means of escape. These included breaches in bin rooms ceilings where substantial holes vented into the ceiling void below the concrete of the ceiling proper. 2) In some areas fire stopping was inadequate, for example on the 16th floor of the North Block riser cupboards had been poorly fire stopped. 3) Some flats such as flat 134 on the 17th floor of the North block open immediately onto a stair. This is not considered in the emergency plan. 4) Automatic opening vents (AOVs) were not fully functional. In the event of a fire 	<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> <ol style="list-style-type: none"> 1) Ensuring suitable 30 minute and 60 minute FIRE RESISTING compartmentation is provided throughout the premises as required. 2) Implementation a suitable programme of inspection and maintenance of fire stopping throughout the premises. 3) Ensuring the emergency plan considers issues in the fabric of the premises that compromise the means of escape such as a missing vision panel, as found in the vicinity of flat 136 on 17th floor of North Block, and flats that open immediately onto a stair. 4) Ensuring AOVs within the premises are fully functional at all relevant

	the lack of operational AOVs could compromise evacuation and rescue by allowing areas of the means of escape to fill with smoke.	times.
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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 issues with regard to non functioning automatic opening vents, poorly maintained compartmentation, lack of maintenance of fire doors and an inadequate fire alarm do not support a simultaneous evacuation strategy.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by ensure your premises will support a suitable fire evacuation strategy by resolving issues within the premises, and/or by providing interim solutions such as a waking watch, where required.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises the access routes 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 audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE. The PROTECTED ROUTE has been compromised by non operating automatic opening ventilation including some smoke doors that had been locked shut.	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.
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) Several fire doors protecting the means of escape were not fully closing into their frames. 2) Compartmentation in the common parts of the premises has not been maintained, perforations were	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by; 1) Ensuring a suitable programme of inspection and maintenance of fire doors is in place. 2) Ensuring a suitable fire risk assessment approach is carried out into compartmentation within the

	<p>found in several places including in bin room.</p> <p>These perforations were located in bin room ceilings. Several of the bin room fire doors were not fully closing into their frames.</p> <p>3) Fire stopping in some riser cupboards was inadequate.</p>	<p>premises.</p> <p>3) Ensuring suitable fire stopping is undertaken in the premises carried out by a competent person.</p>
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Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that problems supporting the simultaneous evacuation strategy had not been addressed. Such a strategy could not be supported with for example, the lack of an adequate alarm system, lack of compartmentation and consistent information as also noted in the fire risk assessment. The FRA identifies actions that could be undertaken in these circumstances but none had.	Implement the significant findings of your fire risk assessment, in particular, ensure that significant findings that the fire risk assessment identifies as High Priority and to be addressed within 24 hours are addressed with sufficient urgency.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that in some riser cupboards the fire stopping was inadequate, for example those on the 16th floor of the North Block.	Take the general fire precautions required to prevent fire and smoke spread by ensuring there is suitable 60 minute FIRE RESISTANCE between compartments immediately above and below one another where required, by carrying out a suitable and sufficient programme of fire stopping. Works should be undertaken by a competent person.

*****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.



LONDON FIRE BRIGADE

Fire Safety Regulation, North East 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED]

Minicom [REDACTED]
london-fire.gov.uk

The Company Secretary
Warwick Estates Property Management Ltd
Unit 7
Astra Centre
Edinburgh Way
Harlow
Essex
CM20 2BN

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

Date 7 May 2020
Our Ref 91/008005/[REDACTED]

Dear Sir/Madam

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

Premises: 119 Newington Causeway, London SE1 6BB

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 (The Order) 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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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 **30 July 2020**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 web-site 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 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.

Yours faithfully

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 02085551200

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.

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: 119 Newington Causeway, London SE1 6BB

FILE NUMBER: 91/008005

This schedule should be read in conjunction with the Commissioner's letter dated 7 May 2020.

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) There was not an effective fire safety management in place for the fire safety strategy of simultaneous evacuation.	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) There were no cold smoke seals and intumescent strips on the electrical intake cupboard doors in the common parts on the 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) Fitting of cold smoke seals and intumescent strips on the electrical intake cupboard doors in the common parts on the escape route.
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:	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:

	<p>1) No emergency plan was in place with suitable resident assessment to implement the simultaneous evacuation strategy that is in place.</p> <p>2) No evidence of the responsible person having referenced National Fire Chief's Council guidance note on temporary change to simultaneous evacuation.</p>	<p>1) Suitable resident assessment to implement the simultaneous evacuation strategy that is in place.</p> <p>2) Referencing the National Fire Chief's Council guidance note on temporary change to simultaneous evacuation.</p>
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:</p> <p>1) The fire alarm panel was indicating a fault.</p> <p>2) Some automatic opening vents were open.</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:</p> <p>1) Maintenance of the fire alarm panel.</p> <p>2) Maintenance of automatic opening vents.</p>
Article 38	<p>At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that some automatic opening vents were wedged open and some were not.</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <p>1) Maintenance and review of the automatic opening vents.</p>
Article 9	<p>At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.</p>	<p>Carry out a fire risk assessment. (See guidance note No.66)</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.



LONDON FIRE BRIGADE

Fire Safety Regulation, North East 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED]

Minicom [REDACTED]
london-fire.gov.uk

The Company Secretary
Warwick Estates Property Management Ltd
Unit 7
Astra Centre
Edinburgh Way
Harlow
Essex
CM20 2BN

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

Date 12 May 2020
Our Ref 91/008005/[REDACTED]

Dear Sir/Madam

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

**Premises: North Block 1-136, 1 Metro Central Heights, 119 Newington
Causeway,
London SE1 6BA**

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 (The Order) 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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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 **4 August 2020**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 web-site 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 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.

Yours faithfully

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 02085551200

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

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.

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: North Block 1-136, 1 Metro Central Heights, 119 Newington Causeway,
London SE1 6BA

FILE NUMBER: 91/008005

This schedule should be read in conjunction with the Commissioner's letter dated 12 May 2020.

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	<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 fire safety management for a simultaneous evacuation strategy had not been reviewed.</p> <p>There are no effective management procedures in place for the fire safety strategy of simultaneous evacuation. I have attached a National Fire Chiefs Council Guidance to support a temporary change to simultaneous evacuation strategy in a purpose built block of flats.</p>	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 in the underground car park there is an approximate 100mm hole in the wall	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 ensuring the FIRE RESISTING construction is reinstated in the underground car park wall.

	in the means of escape.	
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<p>Article 15</p>	<p>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:</p> <ol style="list-style-type: none"> 1) No emergency plan was in place with suitable resident assessment, to implement the simultaneous evacuation strategy that is in place. 2) No evidence of the responsible person having referenced National Fire Chiefs Council guidance note on temporary change to simultaneous evacuation. 	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:</p> <ol style="list-style-type: none"> 1) Implement an emergency evacuation plan suitable for simultaneous evacuation. 2) The responsible person is to familiarise themselves with National Fire Chiefs Council guidance note on temporary change to simultaneous evacuation.
<p>Article 17</p>	<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 self closers on the staircase fire doors were not closing the doors fully into their frames on the following floors:</p> <ol style="list-style-type: none"> 1) Thirteenth floor - lift lobby door on to staircase not closing fully into its frame and cold smoke seals loose. 2) Ninth Floor - lift lobby door not closing fully into frame. 3) Ninth floor- cross corridor door not closing fully into frame. 4) Fourth floor - staircase door has some leaf damage. 	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. Repairing or replacing the self closers on the staircase fire doors on the following floors:</p> <ol style="list-style-type: none"> 1) Thirteenth floor - lift lobby door on to staircase not closing fully into its frame and cold smoke seals loose. 2) Ninth Floor - lift lobby door not closing fully into frame. 3) Ninth floor- cross corridor door not closing fully into frame. 4) Fourth floor - staircase door has some leaf damage.

Article 38	At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that automatic opening vents did not appear to be in working order.	Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by servicing and maintaining automatic opening vents by a competent person.

Article 9	At the time of the audit there was no evidence provided that a fire risk assessment had been undertaken.	Carry out a fire risk assessment. (See guidance note No.66)
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*****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.



LONDON FIRE BRIGADE

Fire Safety Regulation, South East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED] 1

Minicom [REDACTED]
london-fire.gov.uk

The Company Secretary
Warwick Estates Property Management Limited
Unit 7 Astra Centre
Edinburgh Way
Harlow
Essex
CM20 2BN

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

Date 12 May 2020
Our Ref 91/008005/[REDACTED]

Dear Sir/Madam

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

**Premises: Flats 327-413 Metro Central Heights, 119 Newington Causeway,
London SE1 6DQ**

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 (The Order) 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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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 **4 August 2020**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 web-site 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 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.

Yours faithfully

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 02085551200 [REDACTED]

Enc: Form FS03_01b Legislation Extracts
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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.

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: Flats 327-413 Metro Central Heights, 119 Newington Causeway, London SE1 6DQ

FILE NUMBER: 91/008005

This schedule should be read in conjunction with the Commissioner's letter dated 12 May 2020.

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	<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 fire safety management for a simultaneous evacuation strategy had not been reviewed for effective management procedures in place for the fire safety strategy of simultaneous evacuation.</p> <p>I have attached a NFCC Guidance to support a temporary change to simultaneous evacuation strategy in a purpose-built block of flats.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
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> <p>1) No emergency plan was in place with</p>	<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> <p>1) Implementing an emergency plan suitable for simultaneous evacuation</p>

	<p>suitable resident assessment to implement the simultaneous evacuation strategy that is in place.</p> <p>2) There was no evidence of the Relevant Person having referenced NFCC guidance note on temporary changes to simultaneous evacuation.</p>	<p>2) The Responsible Person is to familiarise themselves with the NFCC guidance note on temporary changes to simultaneous evacuation.</p>
Article 38	<p>At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that automatic opening vents (AOVs) were not in working order.</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by repairing and servicing all AOVs.</p>
Article 9	<p>At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.</p>	<p>Carry out a fire risk assessment. (See guidance note No.66)</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.



LONDON FIRE BRIGADE

Fire Safety Regulation, North East 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED]

Minicom [REDACTED]
london-fire.gov.uk

The Company Secretary
Warwick Estates Property Management Ltd
Unit 7
Astra Centre
Edinburgh Way
Harlow
Essex
CM20 2BN

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

Date 12 May 2020
Our Ref 91/008005/[REDACTED]

Dear Sir/Madam

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

**Premises: West Block 137-226, Metro Central Heights, 119 Newington Causeway,
London, SE1 6BA**

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 (The Order) 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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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 **4 August 2020**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how

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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

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The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

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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: West Block 137-226, Metro Central Heights, 119 Newington Causeway,
London, SE1 6BA

FILE NUMBER: 91/008005

This schedule should be read in conjunction with the Commissioner's letter dated 12 May 2020.

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. Residents (new and existing) ability to implement the emergency plan is not subject to effective monitoring or review. No evidence was provided of a review as and when residents or their personal circumstances change.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
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) No emergency plan was in place with suitable resident assessment to implement the simultaneous evacuation strategy that is in place.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by: 1) Implement an emergency suitable for simultaneous evacuation. 2)The responsible person to familiarise themselves with National Fire Chief's

	2) No evidence of the responsible person having referenced National Fire Chief's Council guidance note on temporary change to simultaneous evacuation.	Council guidance note on temporary change to simultaneous evacuation.
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Article 17	<p>At the time of the audit it had not been ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) The fire alarm system was not being suitably maintained.</p> <p>2) The self closers on FD0437 and FD0514 fire doors were not closing the doors fully into their frames.</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:</p> <p>1) Ensuring the fire alarm system is maintained in efficient working order.</p> <p>2) Repairing or replacing the self closers on the fire doors.</p>
Article 38	<p>At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that automatic opening vents were not in working order.</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by servicing and maintaining automatic opening vents.</p>
Article 9	<p>At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.</p>	<p>Carry out a fire risk assessment. (See guidance note No.66)</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.

From: [REDACTED]
Sent: Tue, 30 Aug 2022 16:22:24 +0000
To: [REDACTED]@gmail.com"; [REDACTED]@gmail.com>;
[REDACTED]@mainstaygroup.co.uk"; [REDACTED]@mainstaygroup.co.uk>
Subject: OFFICIAL DATA - Notification of Deficiencies – concerning premise: 327-413,
Metro Central Heights, 119 Newington Causeway, London SE1 6BT - 2232540 - 91/258552
Attachments: FS01_08 2232546.pdf, Definitions of standard terms used in means of
escape requirements.pdf, Legislation Extracts.pdf

Good Afternoon,

Please find attached Notification of Deficiencies – concerning premise: **327-413, Metro Central Heights, 119 Newington Causeway, London SE1 6BT - 2232540 - 91/258552**

Thank you for agreeing to receive this notice via email. Please confirm receipt.

[REDACTED]

FSR Administration Assistant

London Fire Brigade HQ

169 Union Street London SE1 0LL

T 020 8555 1200 [REDACTED]

Helpdesk- [REDACTED]

FSR Related FSR-adminsupport@london-fire.gov.uk



LONDON FIRE BRIGADE

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

Minicom
london-fire.gov.uk

The Company Secretary
Metro Central Heights RTM Company Limited
Metro Central Heights
119 Newington Causeway
London
SE1 6BB

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

Date 30 August 2022
Our Ref 91/258552/

Dear Sir/Madam

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

**Premises: 327-413, Metro Central Heights, 119 Newington Causeway, London
SE1 6BT**

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 **22 November 2022**.

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 web-site 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,

[REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Fire Safety Advisor [REDACTED]
Direct T 020 8555 1200 [REDACTED]

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

CC: [REDACTED]@gmail.com
[REDACTED]@mainstaygroup.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.

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: 327-413, Metro Central Heights, 119 Newington Causeway,
London SE1 6BT

FILE NUMBER: 91/258552

This schedule should be read in conjunction with the Commissioner's letter dated 30 August 2022.

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	<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> <p>1) The dry rising main's locking mechanism had not been monitored or reviewed, as it was missing on some floors.</p> <p>2) The suitability of implementing a phased evacuation in a residential block of flats had not been monitored or reviewed by management.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 15	<p>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 it could not be determined whether your emergency plan was supported.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by liaising with your fire risk assessor to determine whether or not your emergency plan is suitable.</p>
Article 8	<p>At the time of the audit the general fire precautions</p>	<p>Take the general fire precautions required to prevent fire and smoke spread</p>

	required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that there were compartmentation breaches within riser cupboards and above the false ceiling.	by employing a competent person to ensure that the compartmentation breaches were fire stopped with a suitable and sufficient fire stopping material.
Article 9 Article 9 continued.	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 identify the correct evacuation strategy for this premises, did not identify the breaches in compartmentation in the inspection hatches above the false ceiling leading into the flats, and was not reviewed by the responsible person.	The fire risk assessment should be reviewed, with specific consideration given to the suitability of the evacuation strategy, the breaches in compartmentation in the inspection hatches above the false ceiling leading into the flats, and management should ensure that the fire risk assessment is reviewed annually.

*****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.



LONDON FIRE BRIGADE

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

Minicom
london-fire.gov.uk

The Company Secretary
Metro Central Heights RTM Company Limited
Metro Central Heights
119 Newington Causeway
London
SE1 6BB

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

Date 30 June 2021
Our Ref 91/008005/

ENFORCEMENT NOTICE

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

TO :
Name: **Metro Central Heights RTM Company Limited**

Address: **Metro Central Heights, 119 Newington Causeway, London SE1 6BB**

Concerning Premises at: **North Block 1-136, 1 Metro Central Heights, 119 Newington Causeway, London SE1 6BA**

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 (The Order) in London.

I Paul Jennings, Assistant Commissioner (Fire Safety Regulation) 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 (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 **17 November 2021** (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, 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: 30 June 2021

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 020 8555 1200 [REDACTED]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

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).

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: North Block 1-136, 1 Metro Central Heights, 119 Newington Causeway
London SE1 6BA**

FILE NUMBER: 91/008005

This schedule should be read in conjunction with the Commissioner's Notice dated **30 June 2021**.

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	<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 maintenance of the:</p> <ol style="list-style-type: none">1) Fire alarm system had not been planned and organised.2) Emergency lighting had not been planned and organised.3) Lifts had not been planned and organised.4) Dry rising mains had not been planned and organised.5) Automatic opening vents had not been planned and organised.6) Fire safety training to employees had not been monitored or reviewed.7) Riser cupboard doors cross corridor doors and lobby doors to staircase had not been monitored or reviewed.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

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 fire detection and alarm system is not appropriate to support a simultaneous evacuation fire strategy.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by making provisions of a suitable and sufficient fire detection and alarm system to support a simultaneous evacuation fire strategy to BS 5839 Part 6 or equivalent.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that riser cupboard doors had:</p> <ol style="list-style-type: none"> 1) No cold smoke seals. 2) No intumescent strips. 3) Excessive gaps around doors or between door leaves. 4) Some riser doors had metal grills installed into the bottom of the door which compromised the doors FIRE RESISTANCE. 5) Some staircase lobby doors were not closing fully into the door frames by use of the positive action self closer only. 6) Cross corridor doors had no intumescent strips and excessive gap between door leaves. 7) No fire rated hinges on doors. 	<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>1-7) A full door survey to be carried out and faults highlighted are to be rectified.</p>
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 no competent persons had been nominated to act as fire wardens.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by nominating and training suitable persons to carry out the duties of a fire warden.

<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access routes) 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.</p> <p>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.</p> <p>At the time of the audit:</p> <p>1) Flat door numbers 121 and 108 did not have cold smoke seals or intumescent strips fitted. The doors do not close fully into the door frames by use of the positive action self closer.</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.</p> <p>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.</p> <p>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.</p> <p>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>
<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access routes) 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.</p> <p>During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of 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. The following is provided as advice and does not form any part of the notice:</p> <p>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.</p> <p>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 17 Cont'd	The PROTECTED ROUTE has been compromised by the lack of maintenance of the smoke ventilation system installed in the common areas.	
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 there was no evidence of maintenance provided for emergency lighting, dry rising, main lifts, automatic opening vents and the automatic fire alarm.	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 carrying out a regular maintenance of systems.
Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that no evidence of staff training was made available.	Provide your staff with adequate safety training. In particular actions to take in an emergency situation.
Article 38	At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that there was no evidence of current maintenance of dry rising mains.	Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by carrying out a regular maintenance of dry rising mains.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that no fire risk assessment is available for viewing. There was no evidence that the fire risk assessment is being regularly reviewed.	The fire risk assessment should be reviewed, with specific consideration given to the fire risk assessment should be reviewed.

*****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.



LONDON FIRE BRIGADE

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

Minicom
london-fire.gov.uk

The Company Secretary
Metro Central Heights RTM Company Limited
Metro Central Heights
119 Newington Causeway
London
SE1 6BB

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

Date 25 January 2022
Our Ref 91/008005/

**EXTENSION OF TIME IN RESPECT
OF ENFORCEMENT NOTICE**
requiring steps to be taken under Article 30 of the
Regulatory Reform (Fire Safety) Order 2005

**Premises: North Block 1-136, 1 Metro Central Heights, 119 Newington Causeway,
London SE1 6BA**

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 (The Order) in London.

I refer to the Commissioner's enforcement notice dated **30 June 2021** when you were given notice of steps to be taken by **17 November 2021**.

You have since contacted the Commissioner to advise that you will be unable to complete the work within time allowed.

The time limit in which to deal with these outstanding matters has been extended to **30 November 2022**.

If at the end of the time limit the matters have not been rectified, further extensions of time will not be granted, except in exceptional circumstances, and consideration may be given to the initiation of legal proceedings.

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,

■ ■■■■■■

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer ■■■■■■

Direct T 020 8555 1200 ■■■■■■