

Freedom of Information request: Reference number FOI2026/00926

Date of request: 5th August

Request:

****Freedom of Information Request – Metropolitan Thames Valley Housing (MTVH) Fire Safety Enforcement****

Dear Information Access Team,

Please treat this as a request for information under the Freedom of Information Act 2000 and, where applicable, the Environmental Information Regulations 2004.

I request the following recorded information relating to Metropolitan Thames Valley Housing (MTVH), Metropolitan Housing Trust, Thames Valley Housing, or any predecessor or subsidiary organisations within the MTVH group.

For the period ****1 January 2018 to the date of this request****, please provide:

1. A list of all premises where the London Fire Brigade has issued any of the following and where MTVH (or any of the above entities) was identified as the responsible person, owner, landlord, managing agent or duty holder:

- * Enforcement Notices
- * Prohibition Notices
- * Alteration Notices
- * Deficiency Notices
- * Any other formal fire safety enforcement action.

2. For each property identified, please provide:

- * The property name and full address.
- * The borough.
- * The type of notice issued.
- * The notice reference number.
- * The date the notice was served.
- * Whether the notice has since been complied with, withdrawn or remains outstanding.
- * If closed, the date on which compliance was confirmed.

3. Please provide the total number of each type of notice issued to MTVH-managed properties during the above period.

4. If the London Fire Brigade holds any internal guidance or recorded policy relating to monitoring repeat enforcement activity against the same landlord or registered provider, please provide a copy.

If any part of this request would exceed the appropriate cost limit under section 12 of the Freedom of Information Act, I would ask that you provide advice and assistance under section 16 to help refine the request so that as much information as possible can be disclosed.

If any information is withheld, please specify the exemption(s) relied upon and explain why they apply.

I would prefer to receive the information electronically.

Response:

I refer to your request for information received on 5 August 2026, which has been processed under the Freedom of Information Act 2000.

Your request seeks details of fire safety enforcement action taken by the London Fire Brigade (LFB) against Metropolitan Thames Valley Housing (MTVH) and associated entities between 1 January 2018 and 5 August 2026.

To answer questions 1, 2 and 3, LFB would need to manually review approximately 14,900 fire safety records to identify relevant premises and extract the information requested. We estimate this would take around 745 hours at a cost of approximately £18,625.

As this exceeds the £450 cost limit set out in Section 12 of the Freedom of Information Act 2000, LFB is not obliged to comply with this part of your request.

In accordance with our duty to provide advice and assistance under Section 16 of the Act, LFB publishes all formal fire safety enforcement notices issued under the Regulatory Reform (Fire Safety) Order 2005 via its public register: <https://www.london-fire.gov.uk/safety/the-workplace/fire-safety-law/enforcement-action-and-public-register/>

Please note that the register does not identify the Responsible Person, owner, landlord, managing agent or company against whom a notice was issued, and therefore cannot be used to determine whether a notice relates to MTVH or any associated entity.

You may wish to narrow your request by borough, notice type or date range, which may bring it within the statutory cost limit.

Information on how LFB considers repeat non-compliance can be found in the London Fire Commissioner Enforcement Policy Statement. While LFB does not have a specific policy relating to repeat landlords or registered providers, the Brigade's enforcement framework requires officers to consider previous compliance history, historic compliance data and repeat non-compliance when determining enforcement action. Relevant information can be found in paragraphs 7, 22, 30 and 31 of the Enforcement Policy Statement. The policy is available at: https://www.london-fire.gov.uk/media/7171/enforcement_policy_statement.pdf

We have dealt with your request under the Freedom of Information Act 2000. Further information about making information requests is available on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>