LONDON FIRE BRIGADE

London Fire Brigade Headquarters
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london-fire.gov.uk

Freedom of Information request: Reference number FOI2026/01363

Date of request: 23rd October 2026

Request:

I am requesting copies of all records relating to the inspection conducted by London Fire Brigade at 40 Chester Road, London, N17 6BY, including Flat X, on 10 July 2026 at approximately 10:30 am, jointly with Haringey Council's Private Sector Housing Team.
Please provide:
- The inspection report prepared
- Any contemporaneous notes, observations or inspection records.
- Details of the scope of the inspection, including the areas examined and any limitations.
- All photographs taken during the inspection.
- The findings, conclusions and any recommendations or actions arising from the inspection.
- Any written record of the outcome of the inspection.

Response:

I can confirm that our records show we have completed a fire safety audit at the premises. The results of this audit confirmed that no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. In these situations, the premises are deemed to be "broadly compliant" with no enforcement action needed. This means that no enforcement notices (either formal or informal) were issued. Please see below for a copy of the Fire Safety Audit Report.

The remaining information provided is exempt from release under section 31 of the FOIA – Law Enforcement. This contains correspondence from a resident and LFB liaising with the relevant authority.

Correspondence

The LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act. Other materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade are also exempt from access via the FOIA provisions. Again, we consider these to be exempt under Section 31 of the FOIA (“law enforcement” – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those

that request it, but in withholding the supporting information and evidence gathered during regulation activities.

Exempt information - personal information

Some information has been withheld or redacted as it contains personal data. Section 40(2) of the Freedom of Information Act exempts the personal data of third parties (anyone other than the requester) where complying with the request would breach any of the principles in the UK GDPR.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/

Fire Safety Audit Report

Audit Information

Audited By	63718M [redacted]
Audit Completed	20 July 2026

Location summary

File No	31/280308
UPRN	100023164877
Building Name	
Address	40 CHESTER ROAD TOTTENHAM LONDON N17 6BY
Borough	Haringey
Use	G - House converted to flat
Responsible Team	FSD CAM-ENF-HGY-BAR
Station Ground	A33 - Tottenham
Site Risk Score	4.25
Building Height band	<18
Total Floors	2 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	Mid terraced house converted into 2 flats
Premises Description	Traditional mid terrace brick built house with tiled pitched roof. Converted into one ground floor and one first floor flat.
Exterior Wall Cladding	Brick
Exterior Wall Insulation	N/A
Cladding/Insulation details confirmed by	NOT CONFIRMED
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	No
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	40 CHESTER ROAD TOTTENHAM LONDON N17 6BY
Responsible team	FSD CAM-ENF-HGY-BAR
Occupancy Type	Occupier - multi occupancy
Property Use	G - House converted to flat
Valuation Office	R4 - Houses converted to flats<=2 flrs
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	7 July 2026
Total Capacity	0
Maximum number of people	<20
Property Size for use	Extremely Small <250m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data (SHARED)

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

Contacts

Occupier

Name	Default Property
Address	40 CHESTER ROAD TOTTENHAM LONDON N17 6BY

Managing Agent - NEW

Name	Clarion Housing Group Ltd
Person	[redacted]
Position	Group Fire safety and assurance manager
Address	1-7 Corsica Street, Islington London N5 1JG
Telephone	[redacted]
Mobile	
Email	[redacted]@clarionhg.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
A FRA was available produced by Savills UK Ltd on 3/07/2024, relevant risks were identified with appropriate remedial measures identified for RP to action. Due to the low risk nature of the property the suggested review date was in July 2027.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Overall management was seen to be very good with no issues.
RP advised that they are aware of the fire safety (England) regulations under article 24 of the Regulatory reform (fire safety) Order.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Flats are provided with an interlinked Part 6 fire alarm system, with one detector within the common entrance lobby. detection is appropriate for the simultaneous evacuation strategy.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Exit routes was seen to be clear, with appropriate emergency lighting and fire action notice.
Flat front doors were sampled and seen to be appropriate with door closers fitted. Door to flat A was checked. Electrical intake cupboard in ground floor lobby means of escape was fully encased In a fire resisting cabinet.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The flats have a simultaneous evacuation fire strategy. Resident in Flat [redacted] when questioned was aware of the strategy and an appropriate Fire action notice is in place in the ground floor entrance lobby.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Fire safety facilities and equipment were seen in good working order.

AFD by ABCA systems Ltd
EL serviced seen to be powered & in good working order
New Fire door in place for flat [redacted] first floor

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
Not required in this very small premises.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
No indication of any compartmentation issues on the small entrance lobby which is the only communal MOE.

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
Broadly Compliant	Competent persons are appointed to assist in undertaking preventative and protective measures with a Fire risk assessor and maintenance contractors in place.

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
Not Applicable	None

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

Broadly Compliant

Management compliance level

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

Audit Conclusion

Date audit carried out

10/07/2026

Time of audit

10:30

Reason for audit;

Audit following complaint from resident of smoke / gases from flat below percolating up through the floors.

Conclusion

Audit following complaint from resident of smells from flat below affecting their health.
Protected lobby route was clear, available with appropriate emergency lighting. Resident was aware of the evacuation strategy with appropriate Fire action notice in place. An appropriate linked fire alarm is in place with no Issues found at the time of inspection. I accessed the first floor flat with Mr [redacted] from Haringey LA housing. Mr [redacted] didn't find any issues within the first floor flat.
The responsible person was reminded of their responsibilities under the new Fire safety regulations 2022.

Extent of premises audited

My inspection only covered the ground floor common lobby which was about 2 meters x 1 meter in size. Although I did access the first floor flat with Mr [redacted] from Haringey LA housing.

Justification of audit outcome

Inspection carried out with [redacted] from Haringey LA housing enforcement in attendance.
The compliance score indicates verbal action which is appropriate given that no issues were identified with no evidence to demonstrate the issues described by the complainant.

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	-6.9
Actual Risk Score	4.19
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
60	180	400