LONDON FIRE BRIGADE

Fire Safety Regulation, North East 4 Team
169 Union Street London [redacted]
T 020 8555 1200 1.1 [redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
De Havilland Studios Limited
Vantage Point
23 Mark Road, Hemel Hempstead
Hertfordshire
HP2 7DN

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

Date 14 May 2025
Our Ref 04/012232/BA

ENFORCEMENT NOTICE

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

TO :

Name: **De Havilland Studios Limited**

Address: **Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire HP2 7DN**

Concerning Premises at: **Dehavilland Studios, 20 Theydon Road, Hackney, London E5 9NY**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereafter referenced as ('The Order') in London.

I 1.2 [redacted], Assistant Commissioner (Fire Safety) on behalf of the Commissioner hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **01 October 2025**(or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Team Leader** 2.1 [redacted].

2.2 [redacted]

Signed: _____ **Dated:** 14 May 2025

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Team Leader 2.3 [redacted]
2.4 [redacted] 2.5 [redacted]
Direct **T** 020 8555 1200

Encl: FS03_01a
FS03_01b
FS03_06

Cc: 3.1 [redacted], Senior Property Manager, Trinity Estates, Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire, HP2 7DN

ENVIRONMENT AND SAFETY INFORMATION ACT 1988
SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.

2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.

3. Notwithstanding any consultation undertaken by the Commissioner, **before** you make any alterations to the premises, ***you*** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.

4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.

5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.

6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

SCHEDULE

PREMISES: **Dehavilland Studios, 20 Theydon Road, Hackney, London E5 9NY**

FILE NUMBER: **04/012232**

This schedule should be read in conjunction with the Commissioner's Notice dated **14 May 2025**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	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) Quarterly communal fire door and annual flat front door inspections as required by the Fire Safety (England) Regulations 2022 had not been planned or organised. 2) Weekly testing of the fire alarm system had not been planned or organised. 3) Monthly testing of the Automatic Opening Vents (AOVs) and emergency lighting had not been planned or organised.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
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: 1) The communal fire alarm installed to support the simultaneous evacuation strategy adopted had not been extended into all flats. 2) During the last service visit from Future Fire on 16/01/2025 it was found that none of the detectors in the flats accessed activated correctly when tested.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by: 1) Extending the fire alarm into all flats to provide early warning to all relevant persons in the event of a fire. 2) Appointing a competent person to fix/ remediate the fire alarm system so that its functions as intended. An activation in any flat should trigger the system to provide early warning to all relevant persons.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that:	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:

Article 14 continued	1) Combustible items were being stored in the escape routes. The items included plants, ladders, a sofa and miscellaneous furniture. 2) The AOVs in corridors and two of the three staircases provided had been zip tied shut.	1) Removing the combustible materials from the escape route and engaging with residents to ensure common areas are kept clear and sterile. 2) See Article 17.
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) The fire alarm system was not being suitably maintained. 2) The AOVs were not being suitably maintained. 3) The lightning protection system was not being suitably maintained. 4) The electrical installation was not being suitably maintained. 5) The fire doors throughout the premises were not being suitably maintained	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: 1) Appointing a competent person to fix the fire alarm system so that it is in efficient working order. Once the fire alarm system is fully functional it should be maintained in accordance with BS:5839-1 or equivalent. 2) Appointing a competent person to fix/ remediate the AOVs so that they function as intended. Once the AOVs are working as intended they should be maintained in accordance with BS: EN 12101-2 or equivalent. 3) Appointing a competent person to maintain the lightning protection system in accordance with BS: EN 62305 or equivalent. 4) Appointing a competent person to conduct an Electrical Installation Condition Report. 5) Appointing a competent person to conduct a fire door survey and carry out remedials as required.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or	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: Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of

Article 17 continued	alterations made to the ventilation of the access route. The PROTECTED ROUTE has been compromised by the zip tying of AOV windows in communal corridors and staircases thereby preventing effective ventilation of smoke and fumes in the event of fire'.	the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. 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.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that holes/ gaps were observed around cable penetrations in service risers and in corridors/ hallways.	Provide suitable FIRE RESISTING separation by appointing a competent person to conduct a compartmentation survey and carry out fire stopping as required.

*****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.

[End of document]

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