

The Company Secretary
Peake Court Management Company Limited
27 Seven Acres
New Ash Green
Longfield
Kent DA3 8RN

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

Date 16 March 2026
Our Ref 21/264642/SH

Dear Sir/Madam

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

Premises: Peake Court, 2 Cavalier Close, Wallington SM6 8DL

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 **13 September 2027**.

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 website 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,

^{2.1}
PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to Fire Safety Advice ^{2.2}
Direct T 0208 555 1200 ext ^{2.3}
E EnforcementAdminTeam@london-fire.gov.uk

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

Cc: ^{2.4} [REDACTED] Peake Court Management Company Limited, 27 Seven Acres,
^{2.5} [REDACTED] New Ash Green, Longfield, Kent DA3 8RN
[REDACTED]@becbromprop.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.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

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: Peake Court, 2 Cavalier Close, Wallington SM6 8DL

FILE NUMBER: 21/264642

This schedule should be read in conjunction with the Commissioner's letter dated **16 March 2026**.

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 10	At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that bins were being stored directly against the building despite cladding concerns. This increases the risk of external ignition and rapid vertical fire spread.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular consider relocating all external bins to a safe distance away from the building and establish controls to ensure they remain stored clear of the façade.
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 provision of manual call points and sounders within common parts does not align with the building current 'stay put' evacuation strategy.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by reviewing the provision of manual call points and sounders to confirm that their operation supports the current evacuation strategy and reassessing this arrangement following completion of the fire risk appraisal of the external wall system, in case any recommendations necessitate a change to the current evacuation strategy.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The common amenity terrace at first floor level does not lead to a place of total safety, yet the exit door leading to it is signed as a fire exit. This incorrect signage could mislead occupants during an emergency, potentially resulting in persons becoming trapped.	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) Reviewing and rectifying any incorrect directional fire exit signage throughout the premises, including the sign above the door leading to the first floor amenity terrace. This is to ensure all exit signage directs occupants towards a place of total safety. The exit signage must be in line with British Standards 5499 or equivalent.

Article 14 continued	2) The protected corridor had inadequate FIRE RESISTANCE. There was mineral foam filling gaps along the inside edges of the door architrave within the CCTV room opening onto the ground floor escape corridor, which will allow passage for fire and smoke.	2) All doors leading onto the protected corridor having 30 minutes FIRE RESITANCE.
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 the commissioning of a more detailed PAS 9980 fire risk appraisal - referred to as a fire risk appraisal of the external wall system (FRAEW in accordance with PAS 9980) as required by your fire risk assessment had not been implemented.	Implement the significant findings of your fire risk assessment, in particular ensure the commission a more detailed PAS 9980 fire risk appraisal - referred to as a fire risk appraisal of the external wall system (FRAEW in accordance with PAS 9980), ensure that the completed fire risk appraisal of the external wall system is considered and incorporated into the overall fire risk assessment, and where mitigation measures are identified as necessary, ensure that these measures are implemented accordingly.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that the electrical intake cupboard on the ground floor had service cables penetrating vertically through compartments that had not been suitably fire stopped. It identified the use mineral foam to cover gaps around cable penetrations.	Provide suitable FIRE RESISTING separation by ensuring service cables penetrating vertically in the ground floor electrical cupboard are suitably fire stopped.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not consider the consequences of manual call points and fire alarm sounders within the common parts, nor their operation in a building that adopts a stay put strategy. This information forms a significant finding and must be documented to demonstrate how the fire alarm system supports the building's fire strategy.	The fire risk assessment should be reviewed, with specific consideration given to: 1) The fire risk assessment should be reviewed, with specific consideration given to the consequences of providing manual call points and sounders within the common parts, and to ensure that the fire alarm arrangements support the building's evacuation strategy. This review should be coordinated with the forthcoming fire risk appraisal of the external wall system (FRAEW - based on PAS 9980:2022 methodology), in case this fire risk appraisal of the external wall system recommends a temporary simultaneous evacuation and necessitates changes to the current fire alarm and evacuation arrangements.

Article 9 continued	2) The fire risk assessment failed to identify breaches in the fire compartments affecting the communal areas of your premises. For example, breaches were found in the compartment line within the ground floor electrical cupboard and the CCTV room. Mineral foam had been used to seal cable penetrations and along the inside edge of the door frame to the CCTV room. These materials and methods do not provide adequate fire stopping, resulting in breaches of the compartment line that were not recognised or recorded within the fire risk assessment.	2) The fire risk assessment should be reviewed and updated to identify and address breaches in fire separation.
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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.

[End of document]

Redaction Summary

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