

Private Sector Housing Enforcement
Regulatory Services, Southwark Council
[REDACTED]

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

Date 22 October 2025
Our Ref 91/184070/BA

Dear Sir/Madam

FIRE SAFETY INSPECTION

Premises: 263 Old Kent Road, London SE1 5LU

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) in London.

An authorised officer has recently carried out an inspection of the above-mentioned premises.

During the inspection, deficiencies relating to public safety were noted.

We are not taking action ourselves as you are the lead authority for these premises. I include details of my findings in the schedule attached to this letter.

If there are specific fire safety matters about which you are concerned or you have any queries regarding this letter, please contact 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,

[REDACTED]
for Assistant Commissioner (Fire Safety)
Directorate of Operations

Reply to Inspecting Officer [REDACTED]
[REDACTED]

Cc: [REDACTED] PSHE Team Leader, PSHE Southwark – [REDACTED]

SCHEDULE

PREMISES: 263 Old Kent Road, London SE1 5LU

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) Planning and organisation to ensure fire doors protecting the means of escape had not been undertaken. [REDACTED] 2) Planning and organisation to ensure the fire risk assessment is suitable and sufficient had not been undertaken. 3) Planning and organisation to ensure the means of escape was maintained free of combustible materials had not been undertaken. [REDACTED]	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) Several fire doors protecting the means of escape were not fully self closing into their frames. [REDACTED] 2) The common means of escape was not maintained free of combustible material. [REDACTED]	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) Ensuring all fire doors protecting the means of escape fully self close into their frames. 2) Ensuring the means of escape is maintained free of combustible material.

Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. [REDACTED]	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 implementing a suitable programme of inspection and maintenance of fire doors.
Article 9	At the time of the audit the fire risk assessment (FRA) for your premises was not suitable and sufficient. It was found that: 1) There is insufficient detail of the protective and preventative measures undertaken. 2) The FRA does not consider that the Fire Safety (England) Regulations 2022 apply to Houses in Multiple Occupancy let on a room only basis.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Ensuring that sufficiently comprehensive and accurate details of the protective and preventative measures undertaken are included. 2) Ensuring the requirements of The Fire Safety (England) Regulations 2022 are considered in the FRA, and any findings arising from this lead to suitable actions being identified.

The Commissioner promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.