

Freedom of Information request: Reference number FOI2026/00547

Date of request: 13th May

Request:

I am the RBKC Housing Needs Fire Safety Surveyor. We currently have a resident housed in Lucerne Chambers (8 Kensington Mall W8 4EA). RBKC is not the Responsible Person for the property but I want to ensure appropriate fire safety measures are in place at the premises. An FRA was undertaken at the building in 2023, which highlighted a number of high-risk actions. The resident has informed us that the FRA was sent to LFB earlier in the year and I believe an Inspecting Officer may have attended the premises. The building does not appear on the LFB Enforcement register. However, I wanted to ascertain if any informal Notices, i.e. NoDs, were given to the RP post the FRA being provided to yourselves.

Response:

The London Fire Brigade (LFB) does not hold or retain this document. Private Fire Risk Assessments (FRAs) are neither carried out nor stored by LFB; responsibility for these rests with the building's Responsible Person under the relevant legislation. Where an FRA is provided to LFB, it is not kept as part of our records. Consequently, we are unable to supply or verify the contents of the specific FRA.

The LFB is aware of the premises and that a fire safety audit is currently underway. As this audit is ongoing, no enforcement decision has been reached at this time.

A Notification of Fire Safety Deficiencies (NOD) is a non-statutory notice issued where identified issues are not considered to pose a serious risk to life. It outlines breaches of the Regulatory Reform (Fire Safety) Order 2005 and may recommend appropriate remedial actions. While failure to comply with an NOD is not an offence in itself, continued non-compliance may result in formal enforcement action. In such cases, any failure to address the deficiencies may be relied upon as evidence in subsequent proceedings.

At present, no NOD has been issued in relation to this premises.

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/>