

**Freedom of Information request:** Reference number FOI2026/00607

**Date of request:** 27th May

**Request:**

Please can LFB provide me with a full copy of the requested report?

Dovey Lodge Bewdley Street N1 1PA - 03/281791

**Response:**

I refer to your correspondence of 27 May 2026, which we received on that date and has been processed as a Freedom of Information request.

The audit identified failures to comply with the Regulatory Reform (Fire Safety) Order 2005, which resulted in enforcement action being taken, including the issuing of an Enforcement Notice. A copy of the relevant letter is attached, with personal data removed under [Section 40 of the FOIA — Personal Information](#).

Where a fire safety audit results in an Enforcement Notice being issued by the London Fire Brigade, the reports themselves are exempt from release under the provisions of [Section 31 of the FOIA — law enforcement \(Section 31\(1\)\(g\) combined with 31\(2\)\(a\) and 31\(2\)\(c\)\)](#). This exemption applies because disclosure could prejudice the Brigade's ability to carry out its regulatory and enforcement functions effectively.

Any additional correspondence held by the London Fire Brigade in connection with this property is also exempt from disclosure under [Section 31 of the FOIA — law enforcement](#).

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 to those that request it, whilst withholding the supporting information and evidence gathered during regulation activities. When fire safety concerns are identified, the London Fire Brigade makes relevant enforcement information publicly available by providing copies of informal Notifications of Deficiencies (NODs) and through access to the public register of formal enforcement action.

While there is a strong public interest in building safety, this must be balanced against the Brigade's need to conduct open and effective regulatory discussions with responsible persons. It is important that responsible persons and witnesses cooperate voluntarily with investigations, and that investigators are able to make contemporaneous notes and engage in frank discussions to determine the appropriate course of action. For this reason, supporting materials such as email correspondence, detailed notes, and documents provided by responsible persons are also exempt from disclosure under [Section 31 of the FOIA — law enforcement](#).

I hope the information provided meets your needs. Should you have any further questions please do let me know.

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/>

The Company Secretary  
Encore Estates Management Limited  
2 Hills Road  
Cambridge  
CB2 1JP

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

Date 6 May 2026  
Our Ref 03/281791/SH

Dear Sir/Madam

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

**Premises: Dovey Lodge, 56 Bewdley Street, London N1 1HG**

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 **26 August 2026**.

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](http://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](http://www.Gov.uk) under the heading 'Fire safety law and guidance documents for business'.



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 ■■■ or ■■■ 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: Dovey Lodge, 56 Bewdley Street, London N1 1HG**

**FILE NUMBER: 03/281791**

This schedule should be read in conjunction with the Commissioner's letter dated **6 May 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:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 11	<p>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:</p> <p>1) Suitability of the fire detection and warning system in line with the guide fire safety in purpose-built blocks of flats had not been monitored or reviewed.</p> <p>2) Coverage of the fire detection and warning system to support the evacuation strategy had not been reviewed.</p> <p>3) suitability of the flat entrance doors had not been monitored or reviewed.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 13	<p>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 detection system found in the common parts is not interlinked to allow early warning to all other occupants of the building.</p>	<p>Provide an appropriate means of fire detection and giving warning. This can be achieved by installing a fire detection and warning system that complies with the guide fire safety in purpose-built blocks of flats.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that lack of self closers meant that stairs used for access to and from flats in the premises (the access route) and intended for use by relevant persons compromised the 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.</p>	<p>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 ensuring the access corridor is returned to its intended state as a PROTECTED ROUTE by installing self closers to flat front doors, 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.</p>

Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the common fire detection and warning system does not alert all relevant persons of a fire simultaneously.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by ensuring your fire detection and warning system provides simultaneous warning, in line with Appendix A of NFCC: Simultaneous Evacuation Guidance.
Article 9	At the time of the audit no evidence was demonstrated or provided that the significant findings of your fire risk assessment had been recorded.	<p>Record the significant findings of the fire risk assessment. In particular the recorded information should include details of:</p> <ol style="list-style-type: none"> <li>1) Fire hazards (ignition, fuel, oxygen, dangerous substances).</li> <li>2) People at risk (including vulnerable groups) including the number and location of.</li> <li>3) Evaluating risk (remove or reduce risk and protect from residual risk).</li> <li>4) Preventative measures. e.g. Control of ignition and fuel sources and management procedures.</li> <li>5) Protective measures. e.g. Means of detection and warning and provision of firefighting equipment.</li> <li>6) Cooperation and coordination where applicable.</li> <li>7) Recorded as required.</li> <li>8) Reviewing when necessary.</li> </ol>

**\*\*\*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.