

Freedom of Information request: Reference number FOI2025/00179

Date of request: 24th February 2025

Request:

Bush House, Bailey House & Butterfield House, Master Gunner Place, Woolwich, London SE18 4GD.

Please forward in full the three Enforcement notices, along with the LFB notification of the enforcement letters, that were issued on 4/12/2024 to Rendall & Rittner & Samnas Ltd and any other Enforcement notices or Deficiency notices that have been issued for these buildings since June 2024.

Response:

Further to your request, Enforcement Notices can be found [here](#). All notices for this property will also be published on this website. The Enforcement Notice for Master Gunner place, London, SE18 4GD was issued on 4 December 2024 and the deadline for required compliance is 4 December 2025. Details of the Enforcement Notice can be found on the [LFB Enforcement Notices](#) webpage, which is for Bush House. The Enforcement Notice for Butterfield House is [here](#). Furthermore, the Enforcement Notice for Bailey House is [here](#).

Please see below for copies of the full Enforcement Notices and the letters confirming an Enforcement Notice sent for Master Gunner Place on the 4th December 2024. All personal data has been redacted under [section 40 of the FOIA - Personal Information](#). Also included are confirmation of amendments to notices since June 2024 and letters confirming the Enforcement Notice has been complied with.

The Company Secretary
Samnas Limited
Berkeley House
304 Regents Park Road
London
N3 2JX

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

Date: 04 December 2024
Our Ref: 94/169088/LB

ENFORCEMENT NOTICE

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

TO :

Name: **Samnas Limited**

Address: **Berkeley House, 304 Regents Park Road, London N3 2JX**

Concerning Premises at: **Bailey House, Berber Parade, Woolwich, SE18 4GD**

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 [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 **4 December 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 **Inspecting Officer** [REDACTED]

Signed:

[REDACTED]

Assistant Commissioner
(The Officer appointed for the purpose)

Dated:

4 December 2024

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.

Encl: FS03_01a
FS03_01b
FS03_06

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext [REDACTED]

Cc: The Company Secretary, Rendall and Rittner, 13B St. Georges Wharf, London SW8 2LE

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: Bailey House, Berber Parade, Woolwich, SE18 4GD

FILE NUMBER: 94/169088

This schedule should be read in conjunction with the Commissioner's Notice dated **4 December 2024**

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 14	At the time of the audit the emergency routes or exits were inadequate. It was found that pink and yellow foam had been incorrectly used to fill gaps around pipes and cables running into flats above the false ceiling of escape routes and within some riser cupboards where fire stopping work have been compromised. This could allow for the spread of smoke/fire onto the escape route.	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 having a compartmentation survey carried out, which includes the lower ground car park, by a third party accredited company and entering into a programme of works to remediate identified deficiencies
Article 8	<p>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.</p> <p>It was found that:</p> <p>1) Remediation of the external wall system has not been actioned.</p> <p>2) Remediation of the internal compartmentation has not been actioned.</p>	<p>Implement the significant findings of your fire risk assessment, in particular:</p> <p>1) Carry out recommended remedial works to the external wall system.</p> <p>2) Carry out recommended remedial works to the internal compartmentation.</p>

RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE

The Commissioner would strongly urge that you consider the presence of combustible facade 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.

The Company Secretary
Rendall and Rittner Limited
13B St. Georges Wharf
London
SW8 2LE

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

Date 23 January 2025
Our Ref 94/169088/PDB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises: Bailey House, Berber Parade, Woolwich, SE18 4GD

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) (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated 31 May 2024, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

Any queries regarding this letter should be addressed to 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,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
[REDACTED]@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 Ext [REDACTED]

Cc: [REDACTED]@rendallandrittner.co.uk

[REDACTED]@rendallandrittner.co.uk



Fire Safety Regulation, South West 3 Team
169 Union Street London SE1 0 1
T 020 8555 1200
Minicom 020 7960 9629
london-fire.gov.uk

The Company Secretary
Vistry Group PLC
11 Tower View
Kings Hill
West Malling
ME19 4UY

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

Date: 4 November 2024
Our Ref: 94/169088/LB

Dear Sir/Madam

ENFORCEMENT NOTICE SERVED UNDER ARTICLE 30 OF THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

I refer to our enforcement notice in respect of **Bailey House, Berber Parade, Woolwich, SE18 4GD** served on **31 May 2024**.

As part of an ongoing quality assurance and review, we have identified an error in that notice which is hereby withdrawn.

Any queries regarding this letter should be addressed to 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,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

[REDACTED]@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

[REDACTED]@london-fire.gov.uk

The Company Secretary
Samnas Limited
Berkeley House
304 Regents Park Road
London
N3 2JX

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

Date: 4 December 2024
Our Ref: 94/169260/LB

ENFORCEMENT NOTICE

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

TO :

Name: **Samnas Limited**

Address: **Berkeley House, 304 Regents Park Road, London N3 2JX**

Concerning Premises at: **Bush House, Berber Parade, Woolwich, London SE18 4GB**

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 [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 **4 December 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 **Inspecting Officer** [REDACTED]

Signed:

[REDACTED]

Assistant Commissioner
(The Officer appointed for the purpose)

Dated: 4 December 2024

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 Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext [REDACTED]
[REDACTED]@london-fire.gov.uk

Encl: FS03_01a
FS03_01b
FS03_06

Cc: The Company Secretary, Rendall and Rittner Limited, 13B St. Georges Wharf, London SW8 2LE

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: Bush House, Berber Parade, Woolwich, London SE18 4GB

FILE NUMBER: 94/169260

This schedule should be read in conjunction with the Commissioner's Notice dated 4 December 2024.

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 14	<p>At the time of the audit the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <p>1) Expanding foam had been incorrectly used to fill holes around pipes and cables running into flats above the false ceilings. This could allow for the spread of smoke/fire onto the escape route.</p> <p>2) Sampled riser cupboards were found with gaps around cables running horizontally through existing fire stopping material. This could allow for the spread of smoke/fire onto the escape route.</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.</p> <p>This can be achieved by:</p> <p>1-2) Having a compartmentation survey carried out, which includes the lower ground car park, by a third party accredited company and entering into a programme of works to remediate identified deficiencies.</p>
Article 8	<p>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.</p> <p>It was found that:</p> <p>1) The remediation of the External Wall System has not been actioned.</p> <p>2) The remediation of the internal compartmentation has not been actioned.</p>	<p>Implement the significant findings of your fire risk assessment, in particular:</p> <p>1) Carry out recommended remedial works to the External Wall.</p> <p>2) Carry out recommended remedial works to the internal compartmentation.</p>

*****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.



Fire Safety Regulation, South East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Rendall and Rittner Limited
13B St. Georges Wharf
London
SW8 2LE

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

Date 26 February 2025
Our Ref 94/169260/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises: Bush House, Berber Parade, Woolwich, London SE18 4GB

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) (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated 31 May 2024, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

Any queries regarding this letter should be addressed to 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

PP [REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
[REDACTED]@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext [REDACTED]

Cc: [REDACTED] [\[REDACTED\]@rendallandrittner.co.uk](mailto:[REDACTED]@rendallandrittner.co.uk)
[REDACTED] [\[REDACTED\]@rendallandrittner.co.uk](mailto:[REDACTED]@rendallandrittner.co.uk)



Fire Safety Regulation, South West 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200
Minicom 020 7960 5629
london-fire.gov.uk

The Company Secretary
Vistry Group Plc
11 Tower View
Kings Hill
West Malling
ME19 4UY

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

Date 4 December 2024
Our Ref 94/169260/LB

Dear Sir/Madam

ENFORCEMENT NOTICE SERVED UNDER ARTICLE 30 OF THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

I refer to our enforcement notice in respect of **Bush House, Berber Parade, Woolwich, London SE18 4GB** served on **31 May 2024**.

As part of an on going quality assurance and review, we have identified an error in that notice which is hereby withdrawn.

Any queries regarding this letter should be addressed to 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,

PP

for Assistant Commissioner (Fire Safety)
Directorate of Operations
@london-fire.gov.uk

Reply to Inspecting Officer
Direct T 020 8555 1200 ext
@london-fire.gov.uk

The Company Secretary
Samnas Limited
Berkeley House
304 Regents Park Road
London
N3 2JX

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

Date 4 December 2024
Our Ref 94/241045/LB

ENFORCEMENT NOTICE

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

TO :

Name: **Samnas Limited**

Address: **Berkeley House, 304 Regents Park Road, London N3 2JX**

Concerning Premises at: **Butterfield House, Berber Parade, Woolwich, London SE18 4CA**

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 [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 **4 December 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 **Inspecting Officer** [REDACTED]

Signed: [REDACTED]

Assistant Commissioner
(The Officer appointed for the purpose)

Dated: 4 December 2024

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 Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext. [REDACTED]
[REDACTED]@london-fire.gov.uk

Encl: FS03_01a
FS03_01b
FS03_06

Cc: The Company Secretary, Rendall and Rittner Limited, 13B St. Georges Wharf, London SW8 2LE

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: Butterfield House, Berber Parade, Woolwich, London SE18 4GA

FILE NUMBER: 94/241045

This schedule should be read in conjunction with the Commissioner's Notice dated 4 December 2024.

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 14	<p>At the time of the audit the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <p>1) Sampled ceiling void above flat 5 where yellow expanding foam had been used to fill gaps around pipes/cables running horizontally from the escape route into the flat. This could allow for the spread of smoke/fire onto the escape route.</p> <p>2) The Lower Ground car park lift lobby was found with a large compartment breach above the false ceiling where the compartment wall did not continue to the underside of the ceiling. This could allow for the spread of smoke/fire onto the escape route.</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.</p> <p>This can be achieved by:</p> <p>1-2) having a compartmentation survey carried out, which includes the lower ground car park, by a third party accredited company and entering into a programme of works to remediate identified deficiencies.</p>
Article 8	<p>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.</p> <p>It was found that:</p> <p>1) Remediation of the External Wall System has not been actioned.</p> <p>2) Remediation of the internal compartmentation has not been actioned.</p>	<p>Implement the significant findings of your fire risk assessment, in particular:</p> <p>1) Carry out recommended remedial works to the External Wall System.</p> <p>2) Carry out recommended remedial works to the internal compartmentation.</p>

*****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.

The Company Secretary
Rendall & Rittner Limited
13B St Georges Wharf
London
SW8 2LE

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

Date 24 January 2025
Our Ref 94/241045/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises: Butterfield House, Berber Parade, Woolwich, London SE18 4GA

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) (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **31 May 2024**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

Any queries regarding this letter should be addressed to 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

PP [REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

[REDACTED] [\[REDACTED\]@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk)

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

Cc: [REDACTED] [\[REDACTED\]@rendallandrittner.co.uk](mailto:[REDACTED]@rendallandrittner.co.uk)

[REDACTED] [\[REDACTED\]@rendallandrittner.co.uk](mailto:[REDACTED]@rendallandrittner.co.uk)



Fire Safety Regulation, South West 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200
Minicom 020 7960 9629
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The Company Secretary
Vistry Group Plc
11 Tower View
Kings Hill
West Malling
ME19 4UY

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

Date: 4 November 2024
Our Ref: 94/241045/LB

Dear Sir/Madam

ENFORCEMENT NOTICE SERVED UNDER ARTICLE 30 OF THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

I refer to our enforcement notice in respect of **Butterfield House, Berber Parade, Woolwich, London SE18 4GA** served on **31 May 2024**.

As part of an ongoing quality assurance and review, we have identified an error in that notice which is hereby withdrawn.

Any queries regarding this letter should be addressed to 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,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

[REDACTED]@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

[REDACTED]@london-fire.gov.uk