

Freedom of Information request: Reference number FOI2026/00892

Date of request: 30 July 2026

Request:

7–14 Halcyon Close, Barnes, London, SW13 0BE

Please provide the recorded information held concerning:

- 1. the scope and outcome of the inspection carried out at Halcyon Close on 12 February 2026;*
- 2. any observation, note, finding, photograph or assessment concerning missing insulation, external-wall construction, cavity barriers or associated fire-safety risk;*
- 3. any communication of those matters to Lornham Ltd, the freeholder, a responsible person, leaseholder, managing agent or other relevant body;*
- 4. any recommendation, required action, informal action, deficiency, enforcement consideration or follow-up arising from those matters;*
- 5. any audit report, inspection record, action plan, officer note or follow-up record produced in connection with the inspection; and*
- 6. whether any further inspection, monitoring or remedial verification has taken place or is planned.*

Response:

I have reviewed all the documents provided to me LFB's Prevention and Protection (Fire Safety Regulatory) department in relation to 7–14 Halcyon Close, Barnes, London, SW13 0BE. Please see a response to each of your requests in turn below:

- 1. the scope and outcome of the inspection carried out at Halcyon Close on 12 February 2026;*

This information is recorded on the Fire Safety Audit Report completed following the most recent audit of 7-14 Halcyon Close, SW13. The audit was originally carried out on 12 February 2026, however the three-month time limit passed and a revisit was undertaken on 01 June 2026. The result of the audit on 01 June 2026 confirmed no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises were deemed low risk, with no enforcement action required and no notices issued.

I have attached a copy of this Fire Safety Audit Report to in PDF file 'FOI2026_00892_Documents (redacted)'. Personal data has been redacted from this document under [Section 40 of the FOI act – Personal Information](#).

2. any observation, note, finding, photograph or assessment concerning missing insulation, external-wall construction, cavity barriers or associated fire-safety risk;

I have reviewed all the information provided to me by LFB's Prevention and Protection (Fire Safety Regulatory) department and included following documents that reference the insulation, external wall system or compartmentation:

Document Type	Document Date	From	To	Disclosed?	Notes
Fire Safety Audit Report	13/07/2026	N/A	N/A	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Audit took place on 01/06/2026 Overall safety standard: Low Risk Management compliance level: Well above average Confirmed action: Verbal action
Fire Safety Audit Report	17/12/2024	N/A	N/A	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Audit took place on 11/09/2024 Overall safety standard: Low Risk Management compliance level: Well above average Confirmed action: Verbal action
Enforcement Notice letter	27/11/2023	LFB Prevention and Protection Department	Lornham Ltd	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-
Email correspondence	27/11/2023	LFB Prevention and Protection Department	LFB Prevention and Protection Department	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Notification that Enforcement Notice issued
Notification of fire safety information - to station	30/10/2023	LFB Prevention and Protection Department	LFB Fire Station Commander	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-

These documents have been included in PDF file 'FOI2026_00892_Documents (redacted)'. Personal data has been redacted from these documents under [Section 40 of the FOI act – Personal Information](#).

3. any communication of those matters to Lornham Ltd, the freeholder, a responsible person, leaseholder, managing agent or other relevant body;

I have included copies of any official letters sent to Lornham Ltd in this in PDF file 'FOI2026_00892_Documents (redacted)' however, email correspondence with the Responsible Person (RP) for the building is exempt from access via the FOIA provisions. We consider these to be exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#).

We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

4. any recommendation, required action, informal action, deficiency, enforcement consideration or follow-up arising from those matters;

I have included a copy of the Enforcement Notice issued to Lornham Ltd in November 2023 in PDF file 'FOI2026_00892_Documents (redacted)' as well as a copy of the subsequent Enforcement Notice compliance letter issued in January 2025. Personal data has been redacted from these documents under [Section 40 of the FOI act – Personal Information](#).

The result of the audits on 11 September 2024 and 01 June 2026 confirmed no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises were deemed low risk, with no enforcement action required and no notices issued.

5. any audit report, inspection record, action plan, officer note or follow-up record produced in connection with the inspection; and

I have included a copy of the Fire Safety Audit reports in PDF file 'FOI2026_00892_Documents (redacted)' for the following audits:

Document Type	Document Date	From	To	Disclosed?	Notes
Fire Safety Audit Report	13/07/2026	N/A	N/A	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Audit took place on 01/06/2026 Overall safety standard: Low Risk Management compliance level: Well above average Confirmed action: Verbal action
Fire Safety Audit Report	17/12/2024	N/A	N/A	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Audit took place on 11/09/2024 Overall safety standard: Low Risk Management compliance level: Well above average Confirmed action: Verbal action

The audit that took place on 23 October 2023, resulted in an Enforcement Notice being issued to Lornham Ltd (which is included in PDF file 'FOI2026_00892_Documents (redacted)').

When a Fire Safety Audit results in enforcement action being undertaken by LFB, the audit reports themselves, are exempt from access via the FOIA provisions. We consider these to be exempt under Section 31 of the FOIA (["law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)](#)). 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 (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities. This information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

6. whether any further inspection, monitoring or remedial verification has taken place or is planned.

The result of the audit on 01 June 2026 confirmed no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises were deemed low risk, with no enforcement action required and no notices issued.

The table below shows a list of all the documents provided to me by LFB's Prevention and Protection (Fire Safety Regulatory) department in relation to 7–14 Halcyon Close, Barnes, London, SW13 0BE. In Column 5, "*Disclosed?*", you can see if the document has been included in *FOI2026_00892_Documents (redacted)* or whether it has been withheld under Section 31 of the FOIA, as explained in my response to your separate requests above. Where the document has been withheld, I have provided a note for context:

Document Type	Document Date	From	To	Disclosed?	Notes
Fire Safety Audit Report	13/07/2026	N/A	N/A	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Audit took place on 01/06/2026 Overall safety standard: Low Risk Management compliance level: Well above average Confirmed action: Verbal action
Premises remediation letter (by email only)	10/02/2026	LFB Prevention and Protection Department	Lornham Ltd	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-
Email correspondence	10/02/2026	LFB Prevention and Protection Department	Lornham Ltd	Withheld under s.31 of FOI act	Sending copy of document 'Premises Remediation 2nd Letter' and explaining it is routine information-gathering process to ensure our records are accurate and up to date. Email chain also contains update from Lornham Ltd that they are in the process of carrying out external wall remedial works, with surveyors engaged.
Premises remediation letter (by email only)	09/07/2025	LFB Prevention and Protection Department	Lornham Ltd	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-
Email correspondence	09/07/2025	LFB Prevention and Protection Department	Lornham Ltd	Withheld under s.31 of FOI act	Sending copy of document 'Premises Remediation Letter - Updated'
Enforcement Notice compliance letter	24/01/2025	LFB Prevention and Protection Department	Lornham Ltd	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-

Fire Safety Audit Report	17/12/2024	N/A	N/A	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Audit took place on 11/09/2024 Overall safety standard: Low Risk Management compliance level: Well above average Confirmed action: Verbal action
Extension of time in respect of Enforcement Notice letter	03/04/2024	LFB Prevention and Protection Department	Lornham Ltd	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-
Email correspondence	03/04/2024	LFB Prevention and Protection Department	LFB Prevention and Protection Department	Withheld under s.31 of FOI act	Forwarding email from Lornham Ltd (31/03/2024) outlining request for extension of time in respect of Enforcement Notice letter
Email correspondence	02/04/2024	LFB Prevention and Protection Department	LFB Prevention and Protection Department	Withheld under s.31 of FOI act	Forwarding email from Lornham Ltd (31/03/2024) outlining request for extension of time in respect of Enforcement Notice letter
Notification of fire safety information - to station	17/01/2024	LFB Prevention and Protection Department	LFB Fire Station	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-
Email correspondence	27/11/2023	LFB Prevention and Protection Department	Lornham Ltd	Withheld under s.31 of FOI act	Enforcement Notice notification
Enforcement Notice letter	27/11/2023	LFB Prevention and Protection Department	Lornham Ltd	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-
Email correspondence	27/11/2023	LFB Prevention and Protection Department	LFB Prevention and Protection Department	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	Notification that Enforcement Notice issued
Fire Safety Audit Report	20/11/2023	N/A	N/A	Withheld under s.31 of FOI act	Audit took place on 23/10/2023 Overall safety standard: Low Risk Management compliance level: Well below average Confirmed action: Enforcement Notice

Notification of fire safety information - to station	30/10/2023	LFB Prevention and Protection Department	LFB Fire Station Commander	Yes - included in PDF file 'FOI2026_00892_Documents (redacted)'	-
Email correspondence	17/10/2023	LFB Prevention and Protection Department	LFB Fire Station	Withheld under s.31 of FOI act	Forwarding email from Lornham Ltd to notify that the premises have changed to a simultaneous evacuation strategy.