LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200
london-fire.gov.uk

Freedom of Information request: Reference number FOI2026/01377

Date of request: 11th October

Request:

Fire-safety risks reported at LC Energy Ltd / Vineyard Yard and Safaa Motors, Bedfont Road, Feltham, TW13:
Farynor file no. 25/009745 Safaa Motors, Bedfont Road, Feltham, TW13 3NA
Farynor file no. 25/283672 LC Energy, Vineyard Nurseries, 82 Bedfont Road, TW13 4NA
(a) the original 2 June LC Energy audit, any fire risk assessment considered and the corresponding inspection scope, findings and sign-off;
(b) date-stamped premises-system entries, risk grading and audit chronology;
(c) the asserted 9 July Environment Agency referral, including the recorded transmission and receipt;
(d) the 25–26 August incident-command, residential-risk, inter-premises fire-spread and potential evacuation considerations, including communications with police concerning South View;
(e) any post-fire Fire Safety referral, inspection, reassessment or recorded consideration of enforcement; and
(f) historical fire-safety records for Vineyard Yard / LC Energy, including material from approximately 2013 and the response, if any, to the recorded fire of 8 July 2025.

Response:

Thank you for your request for information concerning the fire at Vineyard Yard / LC Energy, Bedfont Road, Feltham, on 25–26 August 2026.

Items (a) and (b): Fire Safety Audit records, premises-system entries, risk grading and audit chronology

The London Fire Brigade conducted fire safety audits at both premises on 24 June 2026. The audit of LC Energy, Vineyard Nurseries, 82 Bedfont Road (Farynor file 25/283672) resulted in an outcome of Broadly Compliant. The audit of Safaa Motors, Bedfont Road (Farynor file 25/009745) resulted in the issue of a Notification of Deficiencies on 22 July 2026, accompanied by a letter to the Responsible Person. Please see the documentation attached below.

The Brigade holds additional information relating to its regulatory activities at both premises, including the full fire safety audit reports, correspondence between the Brigade and the Responsible Persons, records provided to the Brigade by the Responsible Persons, inspection notes, internal correspondence and other supporting fire safety information. This information is exempt from disclosure under Section 31(1)(g) of the Freedom of Information Act 2000, by virtue of Sections 31(2)(a) and 31(2)(c), which relate to the exercise of functions for the purposes of ascertaining whether any person has failed to comply with the law and whether circumstances exist which would justify regulatory action.

The London Fire Brigade recognises the public interest in understanding the fire safety arrangements of premises and in transparency regarding its enforcement activities. However, there is a strong public interest in protecting the Brigade's ability to carry out its regulatory functions effectively. The disclosure of detailed audit reports, supporting evidence, correspondence, inspection records and information provided during the course of regulatory engagement would be likely to prejudice the Brigade's regulatory

functions by undermining the safe and candid exchange of information between enforcing authorities and those responsible for compliance with fire safety legislation. The Brigade considers that the correct balance of the public interest is achieved by disclosing information relating to the enforcement action taken and its outcome, whilst withholding the supporting regulatory information gathered and created during the course of its investigations and enforcement activities. In addition, some of the withheld information was provided to the Brigade in circumstances giving rise to a duty of confidence and is therefore exempt under Section 41(1) of the Act.

With regard to the request for any fire risk assessment considered during the 2 June audit, the London Fire Brigade is a regulator and enforcing authority for London under the Regulatory Reform (Fire Safety) Order 2005. As a regulator, it is not for the Brigade to provide, or carry out, fire risk assessments, as this is the responsibility of the responsible person for the property. Whilst on some occasions the responsible person may provide, or be required to provide, copies of risk assessments they have carried out, the Brigade is under no obligation to retain them. For more information about the obligations for fire safety placed on those that own or have responsibility for property, further guidance is published on the government's website: https://www.gov.uk/government/collections/fire-safety-legislation-guidance-for-those-with-legal-duties

Item (c): Asserted 9 July 2026 Environment Agency referral

Following a search of the Brigade's records, no information is held in relation to the asserted referral to the Environment Agency on 9 July 2026.

Item (d): 25–26 August 2026 incident-command, residential-risk, inter-premises fire-spread and evacuation considerations, including communications with police concerning South View

The information requested in this item relates to an incident attended by the London Fire Brigade and, where recorded, would ordinarily be contained within, or derived from, incident records and associated recording systems. As confirmed by the outcome of Internal Review IR2026/01076, this information is exempt under Section 21 of the Freedom of Information Act 2000, as it is reasonably accessible by other means through the Brigade's Incident Reports process.

To obtain this information, a request should be submitted through the Brigade's Incident Reports process. On the LFB website here : https://www.london-fire.gov.uk/about-us/services-and-facilities/services-we-offer/incident-reports/

Item (e): Post-fire Fire Safety referral, inspection, reassessment or recorded consideration of enforcement

Following a search of the Brigade's records, no information is held in relation to any post-fire Fire Safety referral, inspection, reassessment or recorded consideration of enforcement in respect of Vineyard Yard / LC Energy.

Item (f): Historical fire-safety records for Vineyard Yard / LC Energy, including material from approximately 2013 and any response to the recorded fire of 8 July 2025

The historical fire safety records held by the Brigade in respect of Vineyard Yard / LC Energy and Safaa Motors, Bedfont Road, consist of the two fire safety audits conducted on 24 June 2026, the outcomes of which are set out above. The audit reports and supporting regulatory material are withheld under the exemptions described in relation to items (a) and (b). No further fire safety records are held in relation to either premises.

To the extent that the request encompasses incident records relating to the fire of 8 July 2025, any such information would, where recorded, form part of the incident record and is accessible through the Brigade's Incident Reports process. As confirmed by the outcome of IR2026/01076, such information is exempt under Section 21 of the Freedom of Information Act 2000 as it is reasonably accessible by other means.

Your request has been handled in accordance with the Freedom of Information Act 2000. Further information about requesting information from the London Fire Brigade is available on our website: https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/

Fire Safety Audit Report

Audit Information

Audited By	[redacted]
Audit Completed	24 June 2026

Location summary

File No	25/283672
UPRN	200003972065
Building Name	LC Energy (Hounslow Hub)
Address	VINEYARD NURSERIES 82 BEDFONT ROAD FELTHAM TW13 4NA
Borough	Hounslow
Use	R - Factory or warehouse
Responsible Team	FSD BRENT & EAL-HHH
Station Ground	G39 - Feltham
Site Risk Score	4.00
Total Floors	0 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	Wood Processing yard. No permanent staff. There are Approximately 55 stacks of wood at moisture above 60%. These are stacked densely and packed without a space to discourage being able to walk between stacks. They are of varying lengths and between 4m-5m high. The stacks are on site to air dry and leave site at approximately 40-50% moisture. There are no ignition sources at the site. The site has no power or heating of any sort. Contact details and the nearest Water Supplies are available on the site gate. HVO (hydrotreated Vegetable Oil) fuel tank is on site (currently empty).
Premises Description	Wood Processing yard. No permanent staff. Hydraulic lorries come to site occasionally to chip the wood and take it away. A 360 degree digger loads the lorries. There is an outhouse on site that is not in use/derelict.
Exterior Wall Cladding	N/A
Exterior Wall Insulation	N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks	NONE
Features assisting fire spread	NONE

Site Reinspection date

Heritage Building No

Balconies present?	No
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (OCCUPIER PROPERTY)

Occupier Contact	LC Energy
Address	VINEYARD NURSERIES 82 BEDFONT ROAD FELTHAM TW13 4NA
Responsible team	FSD BRENT & EAL-HHH
Occupancy Type	Sole Occupier
Property Use	R - Factory or warehouse
Valuation Office	CW2 - Storage Depot
Original Risk Score	4.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	2 June 2026
Total Capacity	0
Maximum number of people	<20
Property Size for use	Extremely Small <100m²
Environmental Risks	* None
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	N/A
Covers MOE/Common areas?	No
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation

History of fires? YES

Contacts

Occupier - CHANGED

Name LC Energy
Person [redacted]
Position [redacted]
Address VINEYARD NURSERIES
82 BEDFONT ROAD
FELTHAM
TW13 4NA
Telephone [redacted]
Mobile
Email [redacted]@LCEnergy.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
An FRA was provided. It was completed [redacted], 10/07/2025.
Description of site as per FRA:
"The only potential hazards on the site are the timber stacks. There are Approximately 55 stacks of wood at moisture above 60%. These are stacked densely and packed without a space to discourage being able to walk between stacks. They are of varying lengths and between 4m-5m high. The stacks are on site to air dry and leave site at approximately 40-50% moisture.
There are no ignition sources at the site. The site has no power or heating of any sort.
Since there are no natural hazards on site the only remaining hazard would be from a deliberate ignition of the stacks and from possible discarding of smoking remains on site".

The FRA includes:
Access, Hazards, People at risk, The Risk Mitigation Measures, expected changes and an emergency plan.
There are no significant findings as there are no further actions required.
Mitigation includes the following:
- to Bedfont Rd and the train line are greater than 4 metres from the boundary.
-Stacks that are on the boundary to the property fence (Next to stack 4) shall be staged in height so that the first stack is no higher than the boundary fence, and the next 2 stacks (stacks 5&6) will be staged up to a full height stack.
-Stack 2 to be a minimum of 3m from the boundary fence and the property outside the fence.

There has been a previous fire Incident: 124868-08072025
The fire was caused by sparks from Grinder from adjacent land being used as a car workshop.

Article 9
(continued)

The RP has requested and received an incident report form so that they could assess the risk.
No welding is carried out on site at the car yard now, and height of wood stacks near boundary's have been assessed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The site has no permanent staff. One employee, the Timber Manager and the Site Supervisor visits the site regularly and the delivery drivers who transport wood in and out of the hub are frequently on site.
There is a Co2 fire extinguisher available in the covered area near the entrance. It is correctly labelled, on a stand. and within service date.
Fully fenced on all sides. With locked gates located on Bedfont Rd. EAP is displayed on the site gate.
There is an up to date FRA.
The site entrance is covered by a solar powered web camera. This has a motion sensor and records all who enter and exit the site via the main entrance. The images are also transmitted live to the office.
Contact details and the nearest Water Supplies are available on the site gate.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The site is a wood processing yard. There is one small covered area at the entrance to the site.
AFD is not required.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
There is one main entrance/exit gate with a small covered shed/area to the side of the gate. The small covered area is open sided.
All access routes throughout the timber yard are kept clear.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The emergency action plan includes:
- calling the fire brigade.
-address of site.
-location of fire marshall point/main gate.
-location of fire extinguisher and instructions for use in event of a small fire.
-details to be gathered when reporting the fire.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
There is a Co2 fire extinguisher available in the covered area near the entrance. It is correctly labelled, on a stand. It is within service date. The last service was 12/25.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
An induction to the site is given to all contractors with site rules.
[redacted] is the only employee for the site. he has carried out a FRA and suitable emergency action plan.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
No incomplete actions on FRA.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
There is a 1000 litre HVO (hydrotreated Vegetable Oil) fuel tank is on site. The tank is currently empty as not currently in use.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
Contact details and the nearest Water Supplies are available on the site gate.

There is a Co2 available in the covered area near the entrance. It is correctly labelled, on a stand. It is within service date. The last service was 12/25.

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

Article 20 - Provision of information to employers and the self employed from outside undertakings

Safety Evaluation
Broadly Compliant

Observations
Only regular contractors are used. An induction, and site rules are provided to all contractors.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
Sole occupier.

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation
Not Applicable

Observations
None

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

Date audit carried out
02/06/2026

Time of audit
10:30

Reason for audit;
Requested by team leader.

Conclusion
Pre-audit: Google, Farynor, I mapping, companies house and Primary Authority.
RP: LC Energy (06296861). The Hay Barn, 4 Birtley Courtyard Birtley Road, Bramley, Guildford, Surrey, England, GU5 0LA.
Wood Processing yard. No permanent staff. [redacted] arranged to meet us on site and provided a FRA and previous incident report from a fire that was caused by sparks from the neighbouring car yard Safaa Motors. The adjacent Safaa Motors no longer carries out welding.
Wood is air dried and then hydraulic lorries come to site and create the woodchip for Heathrow Energy supplies. However, the site is now surplus to requirements and will be closing. It is estimated that this will be in December 26.
The audit was carried out with [redacted] and my team leader [redacted].
This is a broadly complaint audit, no advice was required at the time of audit (Please note there is no option to select Broadly Compliant on the Farynor drop down).

Extent of premises audited
The small outhouse was audited and the vehicle access routes through the wood yard were walked.

Justification of audit outcome
The site is adequately risk assessed and well managed.

Verbal Advice Given
None given

Other Authorities to notify
None

Weeks to Complete Work
N/A

Specific instructions for Admin to Action
Admin- please send a Broadly compliant letter [redacted]:
[redacted]@LCEnergy.co.uk.

Inspectors notes

06296861 - Incorporated on 29 June 2007
The Hay Barn, 4 Birtley Courtyard Birtley Road, Bramley, Guildford, Surrey, England, GU5 0LA

124868-08072025
Unsafe use of equipment or appliance (heat source).
Sparks from Grinder from adjacent land being used as a car workshop. No welding is carried out on site at the car yard now.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	D - Workplace familiar
Life Risk	-8.7
Actual Risk Score	2.66
Risk Score	2.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
60	30	270

Fire Safety Regulation, North West 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
A Safaa Ltd
16 Churchfields Avenue
Feltham
TW13 5PB

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

Date 22 July 2026
Our Ref 25/009745[redacted]

Dear Sir/Madam

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

Premises: Safaa Motors, Bedfont Road, Feltham TW13 4NA

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 **14 October 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 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 under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occurs can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

[redacted]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

[redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [redacted], Safaa Motors, Bedfont Road, Feltham TW13 4NA

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 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.

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: Safaa Motors, Bedfont Road, Feltham TW13 4NA

FILE NUMBER: 25/009745

This schedule should be read in conjunction with the Commissioner's letter dated **22 July 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:

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) A recorded fire risk assessment had not been planned or organised. 2) Relevant fire safety training and instruction to employees, had not been reviewed, monitored, planned or organised. 3) Fire action notice instructions had not been reviewed, planned or organised. 4) 60 minutes FIRE RESISTANT construction had not been planned or organised to separate sleeping risks from the commercial premises.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that the extinguishers provided had not been tested and filled or replaced as necessary. One of the extinguishers was found to be empty and the last maintenance date displayed was 2012.	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 maintaining the fire extinguishers.
Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that staff had not been trained to use the fire extinguishers on site.	Provide your staff with adequate safety training. In particular staff should be given training on fire extinguishers and how to use them.

Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there was no evidence that the partition wall separating the commercial property and the sleeping/resting area had the required 60 minutes FIRE RESISTING separation.	Provide suitable FIRE RESISTING separation by ensuring the partition wall and door have suitable FIRE RESISTANT material, skimmed and sealed to achieve 60 minutes fire separation between the commercial and residential accommodation.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment has not considered the suitability of the compartmentation between the sleeping/resting area and the commercial offices within the portacabin. 2) The servicing/replacement of the fire extinguishers had not been considered within the fire risk assessment.	The fire risk assessment should be reviewed, with specific consideration given to: 1) The 60 minutes FIRE RESISTANT compartmentation required between the sleeping and commercial parts of the premises. 2) Ensuring all portable fire extinguishers are serviced or replaced.

*****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.