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

Freedom of Information request: Reference number FOI2026/01274

Date of request: 6th October 2026

Request:

BLK20 402 TO 428, SUMMERWOOD ROAD, ISLEWORTH, TW7 7QY (Farynor ref: 25/249045)
LFB Incident Number: 111337-13062026
- Please confirm whether London Fire Brigade identified any fire safety issues, defects or other contributing factors within the flat where the fire originated or elsewhere within the building.
- Please confirm whether any enforcement, regulatory or other action has been taken or is being considered as a result of the fire.

Response:

- Please confirm whether London Fire Brigade identified any fire safety issues, defects or other contributing factors within the flat where the fire originated or elsewhere within the building.

Upon further checks on the IMS database under incident number 111337-13062026, the Fire Safety deficiencies tab showed, it was noted there was roof cladding. However, the main cause of the fire was listed as a fault in equipment or appliance. In terms of investigations, the tab for this incident is blank therefore no information is held.

- Please confirm whether any enforcement, regulatory or other action has been taken or is being considered as a result of the fire.

Further to your request, the most recent Fire Safety Audit report was completed on the 28th September 2026. The outcome of the audit was Low Risk. As a result, Enforcement Notices were issued for flats 402 to 428. These were issued on the 5th October 2026. Please see below for copies of the Enforcement notices. Personal data has been redacted in accordance with section 40 of the FOIA – Personal Information.

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/

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

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

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

Date 5 October 2026
Our Ref 25/249045/SH

ENFORCEMENT NOTICE

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

TO :

Name: **London Borough of Hounslow**

Address: **Hounslow House, 7 Bath Road, Hounslow TW3 3EB**

Concerning Premises at: **Flats 402-409, Summerwood Road, Isleworth TW7 7QY**

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 (Prevention & Protection) 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 October 2027** (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 **Team Leader** [redacted]

Signed: [redacted] **Dated:** 5 October 2026

Assistant Commissioner
(The Officer appointed for the purpose)

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 Team Leader [redacted]
Direct **T** 0208 555 1200 ex[redacted]
E [redacted]@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted]@hounslow.gov.uk

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: Flats 402-409, Summerwood Road, Isleworth TW7 7QY

FILE NUMBER: 25/249045

This schedule should be read in conjunction with the Commissioner's Notice dated **5 October 2026**.

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 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) The emergency plan had not been reviewed. It has not been suitably reviewed since the fire. This should be completed after 28 days. 2) Maintenance to flat front doors and other fire doors had not been planned or organised. It was found that front door to flat [redacted] the ground floor storage room, and third floor lobby door did not shut in frame. 3) Adequate fire stopping to the third floor electrical cupboard, had not been planned or organised. It was found it had breaches of compartmentation and/or excess of pink foam.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the protected corridor had inadequate FIRE RESISTANCE. Lobby fire door on the third floor and ground floor storage door did not shut in frame.	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 ensuring that all self closing doors leading onto the protected escape stair provide adequate FIRE RESISTANCE and self close into their frames.

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 emergency plan did not suitably take into account the risk posed via the external wall system, as illustrated by the recent fire. This should be completed after 28 days.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan.
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 PROTECTED ROUTE has been compromised due to damage to the self closers on the third floor staircase and ground floor storage fire doors which were not closing the door fully into their frames, which could lead to smoke and/or fire spread back into a protected area from a differing fire origin floor.	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 repairing or replacing the self closing devices on the fire doors.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a 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. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by the lack of self closing device fitted to the flat front door of flat [redacted] thus its inability to self close into its frame and does not provide 30 minutes fire protection.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE 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. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.

Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the current emergency plan has not been reviewed suitably following the fire. The fire risk assessment incorrectly refers to a view from the LFB being that the fire spread across the external wall due to the intensity and conditions of the fire rather than the external wall.	The fire risk assessment should be reviewed, with specific consideration given to reviewing the emergency plan based on evidence seen after the fire, with justification provided for remaining stay put. This should be completed after 28 days.

*****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.

LONDON FIRE BRIGADE

Fire Safety Regulation, North West 5 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x [redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

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

Date 5 October 2026
Our Ref 25/249045/SH

ENFORCEMENT NOTICE

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

TO :

Name: **London Borough of Hounslow**

Address: **Hounslow House, 7 Bath Road, Hounslow TW3 3EB**

Concerning Premises at: **Flats 410-420, Summerwood Road, Isleworth TW7 7QY**

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 (Prevention & Protection) 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 October 2027** (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 **Team Leader** [redacted]

Signed [redacted] **Dated:** 5 October 2026

Assistant Commissioner
(The Officer appointed for the purpose)

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 Team Leader [redacted]
Direct **T** 0208 555 1200 ext [redacted]
E [redacted]@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted]@hounslow.gov.uk

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: Flats 410-420, Summerwood Road, Isleworth TW7 7QY

FILE NUMBER: 25/249045

This schedule should be read in conjunction with the Commissioner's Notice dated **5 October 2026**.

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 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) The emergency plan had not been reviewed. It has not been suitably reviewed since the fire. This should be completed after 28 days. 2) Maintenance to flat front doors and other fire doors had not been planned or organised. It was found that front door to flat [redacted] and lobby doors to stairs on second floor by flat [redacted] internal lobby door to storage room, and door to the electrical cupboard by flats [redacted] were damaged. 3) Maintenance to emergency lighting had not been planned or organised. It was found that a number of lights in the escape stair were non-operational. 4) Ventilation in the escape stair had not been reviewed. It was found that the window at the top of the stair had been boarded over. 5) Remedial compartmentation works to the electric riser cupboards had not been planned or organised. It was found that there were breaches vertically around cables.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The protected corridor had inadequate FIRE RESISTANCE. Lobby fire doors leading to flat [redacted] was suffering damage to the smoke seal, lobby door to flat [redacted] did not shut in frame, and the door to the electrical cupboard by outside [redacted] and [redacted] was suffering damage. 2) No smoke ventilation measures were in place. There is no head of stair openable window or ventilation in the corridors. 3) Emergency lighting on the escape route, including but not limited to lights located on the top floor, were non-operational. 4) The FIRE RESISTING construction protecting the corridor had been breached by holes around cabling in the majority of riser cupboards.	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: 1) Ensuring that all self closing doors leading onto the protected escape stair provide adequate FIRE RESISTANCE and self close into their frames. 2) Reviewing arrangements to ensure that adequate smoke ventilation is available to allow use of the exit route in the event of a fire. 3) Ensuring that all emergency lighting is operational. 4) Ensuring the FIRE RESISTING construction is reinstated. it is important that these works are carried out by a competent/approved contractor with third party accreditation. Third party accreditation (or certification) is the best way for you to gain assurance when sourcing fire safety contractors or products. It provides you with the peace of mind that your suppliers have been independently verified, are regularly audited or certified and are competent to undertake the work you need. It also assures they are working to relevant standards and best practice.
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 emergency plan is questioned due to the recent example of fire spread.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing evacuation strategy with justification based on external expert advice and the recent fire. This should be completed after 28 days.

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: 1) The PROTECTED ROUTE has been compromised due to damage to the self closers on the second floor staircase fire door was not closing the door fully into its frame, which could lead to smoke and/or fire spread back into a protected area from a differing fire origin floor. 2) The PROTECTED ROUTE has been compromised due to damage to the smoke seals on the first floor staircase door, which could lead to smoke and/or fire spread back into a protected area from a differing fire origin floor. 3) The emergency lighting was not being suitably maintained. Lights at the top of the stairs had failed.	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: 1) Repairing or replacing the self closing devices on the fire doors. 2) Repairing or replacing the smoke seals on the fire doors. 3) Repairing or replacing the emergency lighting.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a 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. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. It was found that the PROTECTED ROUTE has been compromised by the fitting of self closing devices to the flat front door of [redacted] that did not close the door into the frame, thus do not provide 30 minutes fire protection to the access route.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE 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. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.

Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a 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. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route. The PROTECTED ROUTE has been compromised by over boarding of the openable vents at the head of the stair thereby preventing effective ventilation of smoke and fumes in the event of fire	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE 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. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. The following is provided as advice and does not form any part of the notice: Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that there were breaches around cables and pipes in the riser cupboards on first and second floors.	Take the general fire precautions required to prevent fire and smoke spread by providing suitable FIRE RESISTING separation by ensuring all penetrations are adequately fire stopped by a competent person with third party accreditation.
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 stated there is ventilation on the escape route. However, it has been visually confirmed that there is no ventilation system on the escape route. The window at the head of the stair has been boarded over. 2) The risk assessment has not justified the decision to remain stay put based on the recent fire that occurred at the premises. This should be completed after 28 days.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Ensuring that correct information regarding the ventilation on escape routes is included within the fire risk assessment. 2) The suitability of the evacuation strategy taking the recent fire into account.

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

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

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

Date 5 October 2026
Our Ref 25/249045/SH

ENFORCEMENT NOTICE

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

TO :

Name: **London Borough of Hounslow**

Address: **Hounslow House, 7 Bath Road, Hounslow TW3 3EB**

Concerning Premises at: **Flats 421-428, Summerwood Road, Isleworth TW7 7QY**

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 (Prevention & Protection) 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 October 2027** (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 **Team Leader** [redacted]

Signed: [redacted] **Dated:** 5 October 2026

Assistant Commissioner
(The Officer appointed for the purpose)

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 Team Leader [redacted]
Direct **T** 2028 555 1200 ext [redacted]
E [redacted]@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted]@hounslow.gov.uk

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: Flats 421-428, Summerwood Road, Isleworth TW7 7QY

FILE NUMBER: 25/249045

This schedule should be read in conjunction with the Commissioner's Notice dated **5 October 2026**.

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 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) The emergency plan had not been reviewed. It has not been suitably reviewed since the fire. 2) Maintenance to flat front doors and other fire doors had not been planned or organised. It was found that the third floor lobby door had damaged smoke seals. 3) Ventilation in the escape stair had not been reviewed. It was found that the window at the top of the stair had been boarded over. 4) Remedial compartmentation works to the electric riser cupboards had not been planned or organised. It was found that there were breaches vertically around cables. 5) The use of wedges holding open fire doors had not been controlled. It was found that the lobby door on third floor had been propped open.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The third floor lobby fire doors was wedged open compromising the means of escape. 2) No smoke ventilation measures were in place. There is no head of stair openable window or ventilation in the corridors. 3) Combustibles materials were seen to be stored in the protected escape route on the third and second floors. 4) The protected corridor had inadequate FIRE RESISTANCE. The third floor lobby fire door had damaged smoke seals. This increases the risk of smoke or fire spreading.	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: 1) Ensuring door wedges are not used to keep fire doors open. 2) Reviewing arrangements to ensure that adequate smoke ventilation is available to allow use of the exit route in the event of a fire. 3) Ensuring the protected escape route remains sterile of any combustible materials. 4) Ensuring that all self closing doors leading onto the protected corridor provide adequate FIRE RESISTANCE.
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 emergency plan did not suitably take into account the risk posed via the external wall system, as illustrated by the recent fire. This should be completed after 28 days.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing evacuation strategy based on external expert advice and the recent fire.
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 PROTECTED ROUTE has been compromised due to damage to the smoke seals on the third floor staircase door, which could lead to smoke spread back into a protected area from a differing fire origin floor.	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 repairing or replacing the smoke seals on the fire doors.

Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a 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. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route. The PROTECTED ROUTE has been compromised by over boarding of the openable vents at the head of the stair thereby preventing effective ventilation of smoke and fumes in the event of fire	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE 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. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. The following is provided as advice and does not form any part of the notice: Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that at the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there were breaches of compartmentation in the riser cupboards on first floor.	Take the general fire precautions required to prevent fire and smoke spread by providing suitable FIRE RESISTING separation by ensuring all penetrations are adequately fire stopped by a competent person with third party accreditation.
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 stated there is ventilation on the escape route. However, it has been visually confirmed that there is no ventilation system on the escape route. The window at the head of the stair has been boarded over.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Ensuring that correct information regarding the ventilation on escape routes is included within the fire risk assessment.

Article 9 continued	2) The current emergency plan has not been reviewed suitably following the fire. The fire risk assessment incorrectly refers to a view from the LFB being that the fire spread across the external wall due to the intensity and conditions of the fire rather than the external wall.	2) Reviewing the emergency plan based on evidence seen after the fire, with justification provided for remaining stay put. This should be completed after 28 days.

*****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.