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 FOI2026/01209

Date of request: 27th September 2026

Request:

I am writing to make a formal request for information under the Freedom of Information Act 2000 (FOIA) and the Environmental Information Regulations 2004 (EIR) regarding fire safety inspections, audits, and enforcement actions relating to the property specified above.
Information Requested
Please provide copies of all recorded information, documentation, and correspondence held by the London Fire Brigade (LFB) regarding , covering the period from 1 June 2025 to 12 March 2026.
Specifically, this request includes (but is not limited to):

1. Initial Audit & Inspection Records:

* The initial date on which LFB inspecting officers first conducted a fire safety audit or site visit at XX.

* Copies of the initial inspection report, officer site notes, and risk assessments generated from that audit.

1. Pre-Notice Correspondence & Deficiency Reports:

* Copies of all informal letters, deficiency notices, audit outcome letters, or Notification of Fire Safety Deficiencies issued to the owner, landlord, managing agent, or "Responsible Person" prior to formal enforcement service.

* Details of the exact date(s) on which these documents were served or dispatched.

1. Formal Statutory Enforcement Notice Documentation:

* A copy of the formal Enforcement Notice (or Prohibition/Alterations Notice) served on the Responsible Person.

* The exact date of legal service of this notice on the Responsible Person/Freeholder.

* Records confirming the date on which the entry was processed and uploaded to the LFB Public Enforcement Register (listed on 11 March 2026).

1. Subsequent Communications:

* Copies of any written responses, appeal filings, compliance plans, or meeting notes between the Freeholder/Responsible Person (or their

representatives) and the LFB following the inspection.

If any parts of the requested records contain personal data (such as names or direct telephone numbers of individual staff members or third parties), please redact that specific personal data under Section 40 of FOIA / Regulation 13 of EIR rather than withholding the underlying structural, technical, or statutory safety records.
Under statutory rules, I look forward to receiving your response within 20 working days.
Thank you for your assistance.

Response:

Further to your request, please see the response below to your questions.

1. *Initial Audit & Inspection Records:*

* *The initial date on which LFB inspecting officers first conducted a fire safety audit or site visit at 422 Hackney Road.*

For 422 Hackney Road, London, E2, the earliest inspection for a Fire Safety Audit is recorded as 20th August 2013.

* *Copies of the initial inspection report, officer site notes, and risk assessments generated from that audit.*

Please see below for a copy of the Notification of Deficiencies (NOD) dated the 20 August 2013. This was following a Fire Safety inspection on the 20th August 2013, whereby the outcome was for a NOD to be issued. Details of notes and risk assessments are included in the Schedule. A further NOD was issued on the 4th June 2014, which is also provided below. This was following an audit on the 30th May 2014. The result of the audits confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, informal notification of (fire safety) deficiencies (NOD) was issued for the premises. LFB does not disclose the Fire Safety Audit report where a NOD has been issued.

When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk). Personal data in all of the attached documents has been redacted in accordance with section 40 of the FOIA – Personal Information.

2. *Pre-Notice Correspondence & Deficiency Reports:*

** Copies of all informal letters, deficiency notices, audit outcome letters, or Notification of Fire Safety Deficiencies issued to the owner, landlord, managing agent, or "Responsible Person" prior to formal enforcement service.*

Correspondence between LFB and other authorities or the Responsible Person (RP) are exempt from release under section 31 of the FOIA – Law Enforcement.

Other materials besides the Fire Audit report (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade are also 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.

Details of any other correspondence is below. An Enforcement Notice follow up first reminder dated 22 January 2020 is attached below. Furthermore, a previous Fire Safety Audit report dated 4 May 2025 resulted in Low Risk - Verbal Action, which can also be found below.

** Details of the exact date(s) on which these documents were served or dispatched.*

The documents are dated and this is the date of notification to the corresponding individual/organisation.

3. Formal Statutory Enforcement Notice Documentation:

** A copy of the formal Enforcement Notice (or Prohibition/Alterations Notice) served on the Responsible Person.*

The most recent Enforcement Notice was issued on the 11th March 2026. This was following a Fire Audit Report that was completed on the 4th February 2026. The outcome of the Audit was Low Risk and Enforcement Notice issued. Please see below for a copy of the Enforcement Notice. Personal data has been redacted in accordance with section 40 of the FOIA – Personal Information.

** The exact date of legal service of this notice on the Responsible Person/Freeholder.*

The exact date of legal service of this notice is as dated on the letter 11th March 2026. Steps for rectification must be taken by the 16th December 2026.

** Records confirming the date on which the entry was processed and uploaded to the LFB Public Enforcement Register (listed on 11 March 2026).*

Our records show that entries were made to our databases on 4th February 2026. Administration of the Enforcement Notice was between 9th and 11th March 2026.

4. Subsequent Communications:

** Copies of any written responses, appeal filings, compliance plans, or meeting notes between the Freeholder/Responsible Person (or their representatives) and the LFB following the inspection.*

The LFB Fire Safety team have confirmed there are written responses in terms of emails for building consultations, LFB Fire Safety team administrative emails and/or correspondence with the Responsible Person (RP). The correspondence is exempt from release under section 31 of the FOIA – Law Enforcement as detailed in part 2 above.

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/

LONDON FIRE
AND EMERGENCY
PLANNING AUTHORITY

Fire Safety Regulation: North East Area 2
169 Union Street London SE1 0LL
T 020 8555 1200 [redacted]

Minicom 020 7960 3629
london-fire.gov.uk

[redacted]
Managing Agent
Sterling Estates Management
Stanmore House
1st Floor
15-19 Church Road
Stanmore
HA7 4AR

London Fire and Emergency Planning Authority runs the London Fire Brigade

Date 20 August 2015
Our Ref FS/05/002628/PO

Dear Mr [redacted]

REGULATORY REFORM (FIRE SAFETY) ORDER 2005
NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Oakwood House, 414-422, Hackney Road, Bethnal Green, London E2 7SY

A recent inspection of the above premises by a fire authority officer revealed that certain conditions specified in and required by the Regulatory Reform (Fire Safety) Order 2005, were being contravened. The Authority considers that the steps detailed in the attached schedule need to be taken in order to comply with the above legislation.

The steps should be completed by **20 September 2013** when a further inspection may be carried out.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

Your attention is drawn to the notes attached.

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, 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.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification you may contact the person named below. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

Yours Sincerely,

for Assistant Commissioner (Fire Safety Regulation)
Fire and Community Safety Directorate
[redacted]@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

cc. [redacted] Director, Columbia House Properties, Oakwood House, 414-422 Hackney Road, London E2 7SY

Reply to [redacted]
Direct **T** 0208 555 1200 [redacted]

SCHEDULE

PREMISES: Oakwood House, 414-422 Hackney Road, Bethnal Green, London E2 7SY

File Number: 05/002628 **Sheet : 1 of 2**

This schedule should be read in conjunction with the Authority's letter dated **20 August 2013**.

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 9(6)	Failure to record the prescribed information. There was no written fire risk assessment available at time of audit.	Record as appropriate, the significant findings of the fire risk assessment including measures that have or will be taken and any group of persons identified as being especially at risk.
Article 11(1)	Failure in the effective planning of preventive and protective measures. There is no maintenance schedule in place for testing of the fire call points.	Implement effective planning of preventive and protective measures to ensure that practices are in place to test the fire call points on a regular basis and keep records of such testing.
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. There is no evidence to show that the fire detection/alarm system is adequately functioning.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. Servicing certificates are required by a qualified engineer to show that the fire detection system is adequately functioning. Fire call point testing is required to be undertaken locally, and records kept of such training.
Article 22	Failure to co-operate with another responsible persons to co-ordinate measures required by the Order - Occupiers throughout the premises have not been notified of fire risks, actions to take if a fire is discovered.	Co-ordinate measures with other responsible persons throughout the premises to ensure that they are aware of fire risks, actions to take if a fire is discovered.
Article 14(2)(b)	Failure to ensure that, in the event of danger, persons are able to evacuate the premises as quickly and as safely as possible. There is no fire door within the frame between the ground floor corridor, and the main staircase. Several communal fire doors throughout the common parts of the premises are stuck open. Fire within the common parts would spread throughout the premises which could prevent persons within the building from safely evacuating from the premises	Ensure persons are able to evacuate the premises as quickly and as safely as possible. Ensure that all fire doors throughout the premises are self closing into their frames, and that the door separating the ground floor corridor with the main staircase is installed. This would prevent fire from spreading throughout the common areas, allowing persons to safely leave the premises.

Article 13(1)	Failure to provide adequate means for fire fighting - The water and Co2 fire extinguishers positioned throughout premises are out of date and not fit for purpose	Provide adequate fire fighting equipment throughout premises.
Article 15(1)(a)	Failure to nominate sufficient competent persons to implement emergency plan. There are no current procedures in place to notify occupiers within the premises of actions to take if a fire is discovered.	Nominate sufficient competent persons to implement emergency plan. Occupiers throughout the premises should be notified of actions to take if a fire is discovered, including the location of the assembly point.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority 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.

LONDON FIRE
AND EMERGENCY
PLANNING AUTHORITY

Fire Safety Regulation - North
169 Union Street London SE1 0LL
T 020 8555 1200 [redacted]

Minicom 020 7960 3629
london-fire.gov.uk

Mr [redacted]
Columbia House Properties
Unit 6 Oakwood House
414-422 Hackney Road
London
E2 7SY

London Fire and Emergency Planning Authority runs the London Fire Brigade

Date 4 June 2014
Our Ref 05/002628/PO

Dear Mr [redacted]

REGULATORY REFORM (FIRE SAFETY) ORDER 2005
NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Oakwood House, 422 Hackney Road, London E2 6QL

A recent inspection of the above premises by a fire authority officer revealed that certain conditions specified in and required by the Regulatory Reform (Fire Safety) Order 2005, were being contravened. The Authority considers that the step(s) detailed in the attached schedule need(s) to be taken in order to comply with the above legislation.

The steps should be completed by **2 July 2014** when a further inspection may be carried out.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

Your attention is drawn to the notes attached.

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, 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.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification you may contact the person named below. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

Yours sincerely,

for Assistant Commissioner (Fire Safety Regulation)
Deputy Commissioner's Directorate
[redacted]@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts

Reply to [redacted]
Direct T 0208 555 1200 x [redacted]

SCHEDULE

PREMISES: Oakwood House, 422 Hackney Road, London E2 6QL

File Number: 05/002628 **Sheet : 1 of 2**

This schedule should be read in conjunction with the Authority's letter dated **4 June 2014**.

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 9(6)	Failure to record the prescribed information. There was no written fire risk assessment available at the time of audit.	Record as appropriate, the significant findings of the fire risk assessment including measures that have or will be taken and any group of persons identified as being especially at risk.
Article 11(1)	Failure in the effective planning of preventive and protective measures. Two of the final exits from the premises which are the main front door exit, and the basement exit via a shutter, and a door to an external staircase to street level are poorly maintained.	Implement effective planning of preventive and protective measures to ensure that each means of escape route via the basement car park and the final exits as above are easily accessible at all times.
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. The door to the external staircase from the car park is stuck, and is only open-able by tugging the top of the door. This could hinder persons from safely leaving the premises from this area.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. There is required to be in place a simple opening mechanism to the door leading to the external staircase from the car park.
Article 17(1)	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. There are some doors within the common part areas that are not self closing into the frames. This could enable smoke to travel through these doors and compromise means of exit routes.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. Maintenance to doors is required so that the doors are self closing into the frames.

Article 14(2)(b)	Failure to ensure that emergency doors are able to be easily and immediately opened by any person who may require to use them in an emergency. The main front final exit does not have an accessible manual override mechanism - if the electrics fail within this premises, this door is not accessible to use as an exit, as this door's activation is by using electrically activated press button only.	Ensure that the main front final exit door has an easy to use manual over ride mechanism, so persons can easily and safely use this exit should the electric door mechanism fail.
Article 14(2)(b)	Failure to ensure that emergency doors are able to be easily and immediately opened by any person who may require to use them in an emergency. The manual pulleys attached to the shutters leading from the basement car park, when closed are not easily accessible as there is a lack of signage explaining how they are used. This could lead to persons going back into the building via a smoke filled area in order to use another exit.	Clear signage is required by the pulleys to the shutters, explaining how they are accessed in an emergency, so that persons can easily egress from this area.
Article 14(2)(b)	Failure to ensure that, in the event of danger, persons are able to evacuate the premises as quickly and as safely as possible. There is a high level of combustibles stored within the car park and if set alight could render this means of exit route unusable, as fire would rapidly spread.	Ensure persons are able to evacuate the premises as quickly and as safely as possible. The rubbish are required to be removed from the car park area, and safely disposed of.
Article 14(2)(g)	Failure to ensure that emergency routes and exits are indicated by signs. There is a lack of fire exit signage within the front final exit area indicating where the alternative front exit door is situated. There is a lack of fire exit signage on the 4th floor that indicates where the rear staircase exit route is.	Ensure that adequate signage are provided to indicate clearly the emergency and exits routes.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority 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.

From: [redacted]
To:
Subject: 1st Reminder Enforcement Follow Up Oakwood House, 422 Hackney Road, London E2 7AP , File 05/002628 , job number 1945621
Date: 22 January 2020 12:21:13
Attachments: image007.jpg
image008.jpg
image009.jpg

[redacted]

1st Reminder Enforcement Follow Up Oakwood House, 422 Hackney Road, London E2 7AP , File 05/002628, job number 1945621
TLX date 10 February 2020

' Please be advised that these premises are due a follow up visit. Can you please contact the Responsible Person to assess progress. If an extension of time is going to be required, please ask the RP to confirm that in writing, stating the reasons why an extension is necessary. When the written extension request is received please attach it to your incoming email and forward it to admin. If an extension is not going to be required, please inform admin by forwarding the original email asking for the job to be sent through to the IO's device

TL please note that if the relevant Inspecting Officer is out of the office, the job will need to be reallocated to another Officer.'

Regards

[redacted]
Fire Safety Regulation Admin

London Fire Brigade
169 Union Street London SE1 0LL
T 020 8555 1200 [redacted]
E [redacted]@london-fire.gov.uk

london-fire.gov.uk

Email disclaimer
The information in this email may contain confidential or privileged materials.
Please read the full email disclaimer notice at london-fire.gov.uk/EmailDisclaimer

For fire safety advice please go to london-fire.gov.uk/YourSafety

From: [redacted]
To:
Subject: 2nd Reminder Enforcement Follow Up Oakwood House, 422 Hackney Road, London E2 7AP , File 05/002628 , job number 1945621
Date: 04 February 2020 12:06:42
Attachments: image007.jpg
image008.jpg
image009.jpg
image010.jpg
image011.jpg
image012.jpg

H[redacted]

AM: [redacted]

2nd Reminder now due: TLX 10 February 2020

FS03 Job no. 1945621

Address: Oakwood House, 422 Hackney Road, London E2 7AP

[redacted]
Enforcement & Prohibition Team
London Fire Brigade HQ
3rd Floor North, 169 Union Street
London SE1 0LL
T: 020 8555 1200 x[redacted]
E [redacted]@london-fire.gov.uk
london-fire.gov.uk

From: [redacted]
Sent: 22 January 2020 12:21
To: [redacted]
Subject: 1st Reminder Enforcement Follow Up Oakwood House, 422 Hackney Road, London E2 7AP , File 05/002628 , job number 1945621

[redacted]

1st Reminder Enforcement Follow Up Oakwood House, 422 Hackney Road, London E2 7AP , File 05/002628, job number 1945621
TLX date 10 February 2020

' Please be advised that these premises are due a follow up visit. Can you please contact the Responsible Person to assess progress. If an extension of time is going to be required, please ask the RP to confirm that in writing, stating the reasons why an extension is necessary. When the written extension request is received please attach it to your incoming email and forward it to admin. If an extension is not going to be required, please inform admin by forwarding the original email asking for the job to be sent through to the IO's device

TL please note that if the relevant Inspecting Officer is out of the office, the job will need to be reallocated to another Officer.'

LONDON FIRE BRIGADE

Fire Safety Regulation, North East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [redacted]
Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Sterling Estates Management Limited
Stanmore House
15-19 Church Road
Stanmore
Middlesex HA7 4AR

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

Date 16 December 2019
Our Ref 05/002628/PDB

ENFORCEMENT NOTICE

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

TO :

Name:	**Sterling Estates Management Limited**
Address:	**Stanmore House, 15-19 Church Road, Stanmore, Middlesex HA7 4AR**
Concerning Premises at:	**Oakwood House, 422 Hackney Road, London E2 7AP**

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 (The Order) in London.

I [redacted] Assistant Commissioner (Fire Safety Regulation) 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 (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 **10 February 2020** (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, may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by the Order, being a step which must be taken in order to comply with the Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: [redacted] **Dated:** 16 December 2019

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 Inspecting Officer [redacted]
Direct **T** 0208 555 1200 Ext [redacted]
[redacted]@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted] Sterling Estates Management Limited, Stanmore House, 15-19 Church Road Stanmore, Middlesex HA7 4AR

[redacted] Columbia House Properties, Unit 6, Oakwood House, 414-422 Hackney Road London E2 7SY

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).

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: Oakwood House, 422 Hackney Road, London E2 7AP

FILE NUMBER: 05/002628

This schedule should be read in conjunction with the Commissioner's Notice dated **16 December 2019**.

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 where required. It was found that: 1) The use of wedges holding fire doors had not been controlled. 2) Maintenance of fire doors had not been planned or organised as some had defective closers. This relates to the fire doors to the stairs at the 2nd floor level. 3) Maintenance of the fire alarm system had not been planned and organised, the alarm system was in fire mode with the alarm silenced. 4) Maintenance of the fire detection system had not been planned and organised, a call point was loose on the wall. This relates to the basement. 5) Storage of rubbish blocking the fire escape from the basement had not been controlled or monitored.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the alarm system could not be identified as sufficient for the mixed use of residential and commercial type property.	Provide an appropriate means of fire detection and giving warning. This can be achieved by confirming that the installed system is adequate for the intended use as detailed in Article 9 of this notice. The confirmation must be by a fully competent person.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the fire exit from the basement was blocked with rubbish.	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 removing the rubbish and ensuring it is kept clear.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that not all escape routes had emergency lighting. The areas missing lighting should be identified by the risk assessment.	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 fitting emergency lighting to all escape routes to BS 5266.
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 fire alarm, emergency lighting and fire equipment were not being maintained. The fire alarm was in fire mode with the alarm silenced. 2) Maintenance of fire doors had not carried out as some had defective closers. This relates to the fire doors to the stairs at the 2nd floor level.	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) Arranging ongoing annual maintenance of all fire safety systems. 2) All fire doors should be subject to regular maintenance to prevent heat and smoke entering the escape route before persons can escape.
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 fire risk assessment was last completed in 2013 and did not cover fire safety provisions taking into account the different uses of the building.	The fire risk assessment should be reviewed, with specific consideration given to the safety of all relevant persons. It should include how the residential and office use is being separated by 60 minute FIRE RESISTING materials and whether the current alarm system is suitable for the set up of the premises.

*****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 Audit Report

Audit Information

Audited By	63883D [redacted]
Audit Completed	4 May 2025

Location summary

File No	05/002628
UPRN	6023151
Building Name	OAKWOOD HOUSE
Address	OAKWOOD HOUSE 422 HACKNEY ROAD LONDON E2 7AP
Borough	Tower Hamlets
Use	H - Other sleeping accommodation
Responsible Team	FSD B&D-CITY-NEW-THAM
Station Ground	F26 - Bethnal Green
Site Risk Score	6.75
Building Height band	18-25
Total Floors	7 **Basement floors** 1
Estimated number of sleeping	100
Special Features	Linked Means of Escape
Additional detail	Gas consumer and electrical unit located in basement car park.
Premises Description	The building comprises of 7 floors (Basement, G + 5) constructed from brick, concrete, Steel construction. Dreami Play Café occupy the ground floor of the premises. Ground floor consists of children's play area at the front, with seating area in the middle, and kitchen towards the rear. There is an alternative means of escape towards the left of the premises that is shared with the residential above. The basement consists of outdoor car park with gas and electrical consumer units located at the rear of the car park. Access to the basement is via an external staircase at the front of the premises as well as an internal staircase located on the from ground floor corridor. The premises has two final exits: front entrance and shared corridor to the left of the ground floor. Floors 1-5 consists of residential flats who have a separate entrance. The fire panel is located in the ground floor lobby to the residential flats. The premises has interlinked alarm with the residential flats.
Exterior Wall Cladding	Unknown
Exterior Wall Insulation	Unknown

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks	NONE

Features assisting fire spread	NONE
Site Reinspection date	4 November 2024
Heritage Building	No
Balconies present?	No
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (OCCUPIER PROPERTY)

Occupier Contact	Dreami Play Café
Address	OAKWOOD HOUSE 422 HACKNEY ROAD LONDON E2 7AP
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Occupier - multi occupancy
Property Use	N - Shop
Valuation Office	CR4 - Cafe-Unlicensed
Original Risk Score	4.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	17 February 2025
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Small 131m² to 200m²
Environmental Risks	* None
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	1
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
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?	**No**

Contacts

Occupier - CHANGED

Name	Dreami Play Café
Person	[redacted]
Position	Director
Address	OAKWOOD HOUSE 422 HACKNEY ROAD LONDON E2 7AP
Mobile	[redacted]
Email	[redacted]@dreami.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

A Fire Risk Assessment (FRA) had been carried out by EICR Cert on 17th March 2025. Findings are being addressed as part of a programmes of works. Findings include; having correct number of extinguishers in the premises, installing fire action notices, installing self closure of the exit door leading the shared escape door, and ensuring fire drills take place.

Due to additional findings identified during the audit, the FRA is not suitable and sufficient. These include:

- Push chairs/buggies were stored in the escape corridor shared with residential flats above the premises.
- There is a child safety gate installed in front of the front entrance door which is used as a final exit.
- There are visible holes to the ceiling on the ground floor escape corridor due to installation of new automatic fire detectors.

Verbal Advice:

- Review the FRA by a competent person.

FAILURE
Article 9(1) FRA not suitable or sufficient
At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the FRA did not consider:

- Push chairs/buggies were stored in the escape corridor shared with the flats above the premises narrowing the escape route.

Article 9
(continued)

• The front entrance door had a child safety gate installed which would affect relevant persons from escaping quickly and safely.
• There are visible holes to the ceiling on the ground floor escape corridor due to installation of new fire detectors.

REMEDY
The fire risk assessment should be reviewed, with specific consideration given to:

• Ensuring the means of escape are kept clear at all times by removing push chairs/buggies from the shared escape corridor.
• Remove child safety gate to ensure the means of escape at the front of the premises is accessible.
• Ensure visible holes to ceilings are fire stopped to offer 60 minutes fire resistance by a competent person.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
The RP had a proactive attitude towards fire safety and was carefully listening to advice.
The RP has an FRA, however this was not suitable and sufficient
The premises had push chairs/buggies stored in the shared escape corridor and a baby gate installed in front of a final exit. The RP was always advised to keep all means of escape clear.
Emergency lights were in working order and directional signage was suitable.
Maintenance and testing of fire detectors and emergency lights are complete by the building maintenance team.
The emergency action plan was suitable and sufficient.
The RP provides fire safety training with annual refreshers. The RP was unaware of the need to complete fire drills, therefore was advised to undertake fire drills annually

FAILURE
Article 11 FS arrangements not maintained
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:

- The means of escape was not monitored due to buggies/push chairs stored in the shared escape corridor and a baby gate installed in front of a final exit.

REMEDY
Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The fire detection and warning system consisted of a Manual warning system (break glass call points) and Automatic Fire Detection (AFD) system.

There are sufficient automatic fire detectors, visual beacons, sounders, and manual call points throughout the premises.

Article 13
(continued)

The main fire alarm panel is in the front lobby of the premises. The alarm panel appeared to be in good working order and showed no errors. Zonal floor maps are displayed near the fire panel.

Manual call points are tested on a weekly basis and annually serviced.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
At the time of the audit, there were push-chairs/buggies that were stored in an escape corridor, under a staircase. The escape corridor is shared with the flats on above floors. The RP was advised to remove the push-chairs/buggies and source an alternative storage location.

There were also visible holes within the ceiling of the escape corridor due to newly fitted automatic fire detectors. The RP was advised to contact the building management and arrange suitable fire stopping of 60 minutes to the ceiling.

At the time of the audit, the front entrance had a baby gate stalled which blocked access to the final exit. The RP was advised to remove the baby gate as it can impede evacuation in the case of a fire incident.

Emergency lights were in working order and adequate in case of failure of the normal lighting. In addition, there was a large amount of glazing at the front of the property which may be able to give borrowed lighting to the premises.

Emergency directional signage were appropriately placed, directing relevant person to the final exit.

The fire door to the shared escape door was missing a self-closure, however this has been identified in the FRA and is part of a programme of works.

FAILURE
Article 14 Issues with emergency routes or exits
At the time of the audit the emergency routes or exits were inadequate. It was found that:

- Push chairs/buggies were stored in the shared escape corridor, therefore narrowing the exit route for relevant persons.
- A baby gate installed in front of the front entrance would impede access to the final exit, therefore affecting relevant persons to evacuate quickly and safely.

REMEDY
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:

Article 14
(continued)

• Ensure escape corridors are kept clear at all times by relocating push-chairs/ buggies away from escape routes .
• Ensuring final exits are clear from obstructions by removing the baby gate in front of the final exit so relevant persons can safely evacuate the premises.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
At the time of the audit, the RP was able to describe the fire evacuation procedure. Employees are aware how to raise the alarm and take appropriate action. An employee [redacted]' was able to competently describe the Emergency Action Plan and kitchen shut down procedure.

The RP did not have a written/recorded emergency action plan. The RP was advised to have a written emergency action plan including staff roles and responsibilities.
The evacuation process consists of a simultaneous evacuation.

There are some fire action notices by located by manual call points. The final assembly point was safe and appropriate, located outside a courtyard a few meters away from the premises.

At the time of the audit, the RP did not have records of fire evacuation drills.

Verbal Advice:

Devise a recorded/written emergency action plan.
Record fire drills every 6 months.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Maintenance checks of the emergency lights and Fire panel is overseen by MVN Block Management, this includes weekly manual call point and monthly emergency light tests.

The fire alarm panel has been serviced by Fire Secure Tec on 10th March 2025.

The RP has not received annual service records of the emergency lights, however all emergency lights appeared in working order.

The RP has ordered new fire extinguishers which are to arrive in a few days. An order confirmation was shown during the audit.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
All fire safety is verbal at the start of employment. Refresher training takes place annually.

At the time of the audit, the RP and another employee were able to competently talk through the evacuation procedure.

The RP was advised to record fire safety training.

Article 8 - General fire precautions

Safety Evaluation
Low Risk

Verbal Advice Given

Observations
At the time of the audit, there were visible holes in the ceiling of the ground floor escape corridor caused by replacement fire detectors.

There is no kitchen ducting. The premises only serve hot drinks and snack.

Verbal advice included to fire stop the visible holes by a competent person.

FAILURE
Article 8 FR Separation
At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that:

- There was a visible hole to the ceiling of the ground floor escape corridor, shared with the residential flats.

REMEDY
Provide suitable FIRE RESISTING separation by:

- Organising fire separation with suitable firestopping materials, providing a minimum 60 minutes fire resistance to floors and ceilings.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
There is a no smoking policy within the premises
CCTV is installed around the premises.
Gas safety has recently been complete, however the RP has not received the final certificate.

At the time of the audit, the RP was advised to use fire retardant spray on decorations.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
All consumable goods and cleaning products are kept on shelves away from ignition sources.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
The RP has a dry power extinguisher and fire blanket in the premises, however the RP has shown evidence that additional fire extinguishers have been ordered that are suitable to the nature of activity and size of the premises. Appropriate signage has also been ordered.

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

Safety Evaluation
Broadly Compliant

Observations
See article 12.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, competent persons were available for general building maintenance and gas safety. The building management MVN are responsible for fire safety checks including fire detection and emergency light maintenance.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
Employees are made aware of the fire safety arrangements for the premises, given adequate fire safety training, and are informed of the emergency plan.

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

Safety Evaluation
Broadly Compliant

Observations
Contractors and visitors receive fire safety induction verbally when entering the premises.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
The premises has a shared escape route and an interlinked alarm to the residential flats.

Building maintenance is undertaken by MVN Block management who manage the testing and maintenance of fire detection system.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Fire safety concerns are reported to the RP and a supervisor who will address concerns by logging it to a competent person.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
This article is not applicable for this premises.

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

Safety Evaluation
Not Applicable

Observations
This article is not applicable for this premises.

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
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

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

10:04:2025

Time of audit

11:00

Reason for audit;

This was audit a demand led audit, job step 10:20.

Conclusion

The audit occurred with [redacted] (Director). The company number of the premises is 14897746, under the company name Dreami LTD.
I showed my ID to the RP and explained the audit being in three stages: review of documentation, a physical walk around of the premises, and a debrief of the findings.
The pre audit research consisted of using Farynor, Imapping, google maps, IMS, Companies House, and Postcode look up.
There is a total of 2 staff members on shift on a rotational shift pattern.
The RP has a FRA, however this was not suitable and sufficient due to the means of escape in the shared corridor storing push chairs and buggies, visible holes in the ceiling of the shared escape corridor, and a baby gate installed in front of a final exit.
The RP has shown evidence of ordering adequate amount of fire extinguisher.
All maintenance checks are undertaken and recorded by MVN block management.
In-date maintenance certification of the Gas Safety and fire panel were shown by the RP.
Emergency lights were in visible working order and the premises has appropriate directional signage.
The emergency action plan was suitable, and staff were well aware of procedures to evacuate relevant persons.
The RP provides fire safety training with annual refreshers. The RP was unaware of the need to complete fire drills, therefore was advised to undertake fire drills annually.
We concluded with an end of audit discussion with the RP being advised of the outcome being Broadly compliant.

Extent of premises audited

The audit consisted of inspecting the whole premises.

Justification of audit outcome

The RP had a proactive attitude to fire safety and had a number of fire safety arrangements in place including annual maintenance of fire panel, an appropriate EAP, and suitable fire safety training. Staff are aware how to raise an alarm and evacuate relevant persons. Verbal advice included to organise fire stopping in the shared escape corridor and keeping the means of escape clear.

Verbal Advice Given

Advice given on article(s) 9, 11, 21, 14, 8, 15

Verbal Advice provided in Articles 8, 9, 11, 14, 15, and 21.

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	C - Public unfamiliar
Life Risk	-3.9
Actual Risk Score	4.21
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	90	300

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

Minicom 020 7960 3629
london-fire.gov.uk

[redacted]@hse.gov.uk

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

Date 11 March 2026
Our Ref 05/002628/SH

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED)- Article 42

Premises: Oakwood House, 414-422 Hackney Road, London E2 7AP

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) in London.

The Commissioner is required by Article 42 of the Regulatory Reform (Fire Safety) Order 2005 (as amended) to notify licensing or registration authorities about any enforcement action taken in respect of licensed or registered premises. During a recent inspection of the above-mentioned premises, certain matters were found to be below the required standard and the following formal enforcement action has been taken:

Issue of an Enforcement Notice – copy attached

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

PP [redacted]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

Reply to Inspecting Officer [redacted]
Direct **T** 0208 555 1200 ext [redacted]
E [redacted]@london-fire.gov.uk

LONDON FIRE BRIGADE

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

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Columbia Estates Limited
Lower Ground Office
Unit 1, 110 Curtain Road
London
EC2A 3AH

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

Date 11 March 2026
Our Ref 05/002628/SH

ENFORCEMENT NOTICE

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

TO :

Name:	**Columbia Estates Limited**
Address:	**Lower Ground Office, Unit 1, 110 Curtain Road, London EC2A 3AH**
Concerning Premises at:	**Oakwood House, 414-422 Hackney Road, London E2 7AP**

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 **16 December 2026** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: [redacted] **Dated:** 11 March 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 Inspecting Officer, [redacted]
Direct **T** 0208 555 1200 ext [redacted]
E [redacted]@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: The Company Secretary, Columbia Estates Limited, Oakwood House, 414-422 Hackney Road, London E2 7AP
[redacted]@mvnblock.co.uk
[redacted]@hse.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: Oakwood House, 414-422 Hackney Road, London E2 7AP

FILE NUMBER: 05/002628

This schedule should be read in conjunction with the Commissioner's Notice dated **11 March 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 10	At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that water, gas and electrical services all share the same space in risers on the [redacted] block side.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular separate electricity supply from water supply in the risers in order to mitigate the risk of pipe leak or breakage causing electrical fire.
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) Weekly fire alarm tests not planned and organised; online records account for 1-2 tests per month. 2) Fire alarm coverage information was not planned and organised; there is no zone plan provided next to the fire panel. 3) Removal of old fire alarm system's equipment not planned and organised; decommissioned fire panels, call points and other items are still present in the building, which may result in confusion by residents and contractors alike. 4) Prevention of unauthorised access to fire alarm panel's controls not planned and organised; currently both fire alarm panels can be accessed by anyone in common areas.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled and monitored.

Article 11 continued	5) Appropriate signage for fire door exit leading from the back staircase shared with Play Café premises not planned and organised; fire exit door is incorrectly labelled as "alarmed" door which should not be used. 6) Correct unit/flat marking not planned and organised: a) fire door leading to common area from the back staircase is marked "8" making it look like flat front door. b) commercial unit on the 3rd floor has 2 rooms accessible from common corridor, but none are marked in any way. 7) Electrical safety not monitored; light switch damaged by flat [redacted] 8) Wedging of the doors not monitored; several communal fire doors found to be wedged in [redacted] side of the building. 9) Separation of escape routes from service risers not monitored; all access doors to riser cupboards were found unlocked and most of them were ajar on [redacted] side of the building. 10) Sterility of escape routes not monitored: a) desk found stored under the stairs of [redacted] side of the building. b) bike lock suggesting regular bike storage found under the stairs of [redacted] side of the building. c) unused building materials and unplugged solar panel stored in common lobby by flat [redacted] d) wooden pallets and domestic storage found by flat [redacted] e) office chair found stored on the top of the stairs on [redacted] side of the building.	

Article 11 continued	11) Easily noticeable signage to inform residents of the day and time for weekly fire alarm testing not planned and organised; this information is provided in small print and is easily missed by residents and visitors. 12) Annual flat front door and quarterly communal fire door checks have not been planned and organised. 13) There is no "out of hours" contact provided in case of fire alarm activation; emergency plan arrangements not planned and organised.	
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) Electrical wires in common areas (on the walls an overhead) were observed to be secured with plastic ties, which could hinder escape in a fire. 2) Trip hazards on the escape route not addressed; carpet found loose between 1st, 2nd and ground floors on [redacted] block side. 3) Issues with fire doors observed: a) multiple fire doors separating the staircases from communal areas/commercial units have excessive gaps, are unable to close correctly, or both [redacted] block side). b) 4th floor, lift machinery room door - hole around the lock fitting [redacted] block side). c) communal fire door by flat 414B is unable to fully close into its frame [redacted] block side).	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) Securing all wiring with metal clips. 2) Ensuring there are no trip hazards in any of the escape routes. 3). Ensuing all communal fire doors are able to provide required level of protection to the escape route.

Article 14 continued	4) Breaches of fire separation noted in many locations of the building: a) breaches in FIRE RESISTANT construction observed around fire alarm system wiring and detector heads passing through walls and ceilings; issue is present of every floor. b) electrical riser cupboard in the basement level is not enclosed in FIRE RESISTING construction. c) electrical meters in common corridor on 2nd floor (nearby flat [redacted] are not enclosed in FIRE RESISTANT construction. d) none of the services risers in 414-418 block side are enclosed in FIRE RESISTANT construction. e) lack of fire stopping observed around services passing through the walls on the top floor stair landing of [redacted] side of the building. f) several holes in the ceiling observed in common area near flat [redacted]	4) Carrying out compartmentation survey and implementing its findings. Ensuring all communal fire doors are kept in good working order at all times.
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 there is no information on and arrangements for possible disabled residents.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by ensuring you have an up-to-date information on whether there are any residents that would need assistance during evacuation and keeping this information near fire panel.
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) Multiple communal fire doors were found having excessive gaps, unable to fully close, or both. 2) There is no evidence that issues identified in emergency lighting inspection dated 6 October 2025 have been addressed. 3) At the time of the audit, fire panel showed 1 fault and 1 disablement.	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) Carrying out fire door survey and rectifying any findings as a matter of urgency. 2) Rectifying the findings of emergency lighting inspection dated 6 October 2025. 3) Ensuring your fire alarm system is kept in good working order at all times and any faults or disablements are rectified as a matter of priority.

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 fitting of doors that do not provide 30 minutes fire protection to the access route. Front doors to flats [redacted] were found to be unable to self close.	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 22	At the time of the audit you had not cooperated and coordinated with other responsible persons. It was found that although there are several commercial units operating in the building and sharing common escape routes with the residents, there is no evidence of sufficient cooperation and coordination between building management and the commercial tenants: 1) Fire risk assessments of the commercial units were not available. 2) There is no evidence of any communications between premises management and commercial units.	You must take all reasonable steps to cooperate and coordinate with other responsible persons. In particular: 1) Ensuring an up-to-date copies of all commercial unit's fire risk assessments are available and shared. 2) Ensuring communication links between block management and commercial units are established to ensure efficient sharing of information and ease of arranging any necessary changes or repairs.

Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that according to your provided tracker, a number of findings of your fire risk assessment remain unaddressed.	Implement the significant findings of your fire risk assessment.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there are breaches in compartmentation between floor levels, based on visual observation of services risers inside commercial units on 1st and 3rd floors.	Provide suitable FIRE RESISTING separation by carrying out fire compartmentation survey, discussing survey findings with your fire risk assessor against your fire evacuation strategy and early warning provisions and remedying issues without delay.
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 is not up to date; no review carried out after new fire alarm system was installed. 2) The fire risk assessment had not considered shared facilities with commercial units in the building and whether adequate coverage of the fire alarm system is provided 3. The fire risk assessment did not consider the following issues regarding fire separation: a) riser cupboards in common areas of [redacted] not being sufficiently separated from escape routes. b) door wedging. c) electrical meter cupboards in common areas of [redacted] not being sufficiently separated from escape routes. 4) The fire risk assessment did not consider the risks of electrical and water services sharing same small riser space.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Reviewing after change of essential fire safety systems in the premises. 2) Having access to sufficient information regarding commercial units and their impact to fire safety of the entire building and ensuring adequate coverage of the fire alarm system. 3) Protection of means of escape. 4) Mitigation and prevention of risks.

Article 9 continued	5) The fire risk assessment did not consider external escape routes: a) window opening directly onto small external courtyard would affect the protection of the escape route. b) plant equipment inside partially enclosed car park area is located near the final exit from the basement level of the building.	5) External escape routes.
	6) The fire risk assessment has not considered/identified any residents that may need assistance in evacuating in an emergency.	6) Emergency escape plan for vulnerable residents.
	7) The fire risk assessment has not considered whether adequate coverage of the fire alarm system is provided in the plant rooms at roof level.	7) Reviewing the fire detection and warning coverage in the plant rooms.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible facade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.