

Freedom of Information request: Reference number FOI2026/00507

Date of request: 3rd May

Request:

We are requesting information relating to the following Notifications of Fire Safety Deficiencies issued by the London Fire Brigade in August 2021 concerning Greystoke Court, Hanger Lane, Ealing W5 1EN:

1. Reference 27/012115/PG dated 18 August 2021 concerning Flats 29–39 Greystoke Court; and
2. Reference 27/012115/OA dated 19 August 2021 concerning Flats 41–48 Greystoke Court.

Please provide:

1. Copies of any follow-up inspection reports, revisit reports, audit reports, review reports, or compliance assessments carried out after these notifications were issued.
2. Records showing whether the recommendations and remedial actions identified within these notifications were considered by the London Fire Brigade to have been completed or satisfactorily addressed, including relevant dates.
3. Copies of correspondence between the London Fire Brigade and the responsible person, managing agent, freeholder, or their representatives concerning remedial works, fire risk assessments, evacuation strategy, fire doors, alarms, compartmentation, or related fire safety matters after August 2021.
4. Details of any decisions to escalate matters toward formal enforcement action, including consideration of enforcement notices or prosecution action.
5. Confirmation as to whether the matters relating to these notifications are now considered closed and, if so, the relevant closure dates.
6. Copies of any documents identifying outstanding fire safety deficiencies, unresolved compliance concerns, incomplete remedial works, or continuing fire safety risks relating to these premises following the 2021 inspections.

Response:

In response to the above, our Fire Safety Regulatory team have confirmed a Fire Safety Audit took place in July 2021. The result of this audit resulted in a Notification of Deficiencies being issued. I have attached these letters below for Flats 29-39 Greystoke Court and 41-48 Greystoke Court. Please note Personal data has been removed under section [40 of the FOIA – Personal Information](#).

Our Fire Safety Regulatory team have confirmed we hold some correspondence between them and the Responsible person (RP). Any additional correspondence held by the London Fire Brigade in connection with this property is exempt from disclosure under Section 31 of the FOIA — law enforcement. Where a Fire Safety audit results in an Enforcement notice or Notification of Deficiencies being issued by the London Fire Brigade, the reports themselves are exempt from release under the provisions of [Section 31 of the FOIA — law enforcement](#). (Section 31(1)(g) combined with 31(2)(a) and 31(2)(c)) This exemption applies because disclosure could prejudice the Brigade's ability to carry out its regulatory and enforcement functions effectively.

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. When fire safety concerns are identified, the London Fire Brigade

makes relevant enforcement information publicly available by providing copies of informal Notifications of Deficiencies (NODs) and through access to the public register of formal enforcement action.

While there is a strong public interest in building safety, this must be balanced against the Brigade's need to conduct open and effective regulatory discussions with responsible persons. It is important that responsible persons and witnesses cooperate voluntarily with investigations, and that investigators are able to make contemporaneous notes and engage in frank discussions to determine the appropriate course of action. For this reason, supporting materials such as email correspondence, detailed notes, and documents provided by responsible persons are also exempt from disclosure under [Section 31 of the FOIA — law enforcement](#).

Our Fire Safety Regulatory team have confirmed this is the only information held for Flats 29-39 Greystoke Court and Flats 41-48 Greystoke Court.

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/>

The Company Secretary
David Adams Surveyors Ltd
Basement 32 Woodstock Grove
London
W12 8LE

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

Date 18 August 2021
Our Ref 27/012115/

Dear Sir/Madam

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

Premises: 29-39 Greystoke Court, Hanger Lane, Ealing, W5 1EN

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.

The Commissioner's Inspectors have recently carried out an inspection of the above mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **17 August 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: 29-39 Greystoke Court, Hanger Lane, Ealing, W5 1EN

FILE NUMBER: 27/012115

This schedule should be read in conjunction with the Commissioner's letter dated **18 August 2021**.

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	<p>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:</p> <ol style="list-style-type: none">1) The fitting of detection in the communal corridors which is not aligned with the 'defend in place' evacuation strategy had not been effectively planned or reviewed.2) Servicing and testing of the emergency light system had not been planned and organised. Testing is to occur monthly and servicing yearly in accordance with BS EN 50172:2004 / BS5266-8:2004.3) Testing of the fire alarm system had not been planned and organised. This is to occur weekly in accordance with BS 5839.4) The suitability and protection to the means of escape had not been controlled and monitored as referenced in Article 14 and 17.5) The displaying of a fire action notice with a correct strategy had not been planned, organised or reviewed. Point 1 states to stay in your flat if it's safe to do so, however the fire door survey states that most	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<p>Article 11 (Cont'd)</p>	<p>doors in the premises have failed their FIRE RESISTANCE test. The alarm actuating in the communal area could also be sending persons into a fire as they will not be aware which location it has started.</p> <p>6) The displaying of fire alarm instructions had not been planned or organised. There is no panel or zone map on display in case firefighters are called to this building. As this is situated in the main block, fire alarm information should be provided on the noticeboard.</p>	
<p>Article 15</p>	<p>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:</p> <p>1) There has not been a suitable emergency plan confirmed by the fire risk assessment.</p> <p>2) Automatic fire detection is provided to the communal areas that will cause confusion should the system sound as relevant persons could enter an area where there is a fire.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:</p> <p>1) Reviewing present arrangements in accordance with Article 9 to determine a clear and consistent emergency plan for a property of this type.</p> <p>2) Reviewing present arrangements in accordance with Article 9 to determine a clear and consistent emergency plan for a property of this type.</p>
<p>Article 17</p>	<p>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.</p>	<p>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 the 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.</p>

Article 17 (Cont'd)	The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.	
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.	Implement the significant findings of your fire risk assessment, in particular fire door remedial actions including assessing if the glass is compliant.
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that:</p> <p>1) The evacuation strategy had not been stated in the fire risk assessment.</p> <p>2) The purpose of the communal alarm system in a block with an assumed 'stay put' strategy had not been explained or justified in the fire risk assessment. This confuses the evacuation strategy as persons are likely to evacuate should they hear the alarm into fire/smoke that could be in the communal corridors or staircase.</p> <p>3) No consideration was given to the displaying of fire extinguishers in communal areas in a purpose built blocks of flats. This could encourage untrained residents to reenter premises to attempt to extinguish fires.</p> <p>4) No consideration was given to the flats being open to the main means of escape without any comment to its suitability should there be a fire within these flats. This could impact on those evacuating into a smoke filled lobby should the alarm actuate.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <p>1) A review of the FIRE RESISTING compartmentation to then formulate the correct evacuation strategy. Should the compartmentation be suitable, the presence of the communal alarm system is to be justified if the evacuation strategy is designated as 'stay put'.</p> <p>2) A review of the FIRE RESISTING compartmentation to then formulate the correct evacuation strategy. Should the compartmentation be suitable, the presence of the communal alarm system is to be justified if the evacuation strategy is designated as 'stay put'.</p> <p>3) Reviewing the presence of fire extinguishers in the communal areas, providing justification should they be retained.</p> <p>4) The protection provided to the means of escape.</p>

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

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

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

The Company Secretary
David Adams Surveyors Ltd
Basement
32 Woodstock Grove
London
W12 8LE

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

Date 19 August 2021
Our Ref 27/012115/

Dear Sir/Madam

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

Premises: Flats 41-48 Greystoke Court, Hanger Lane, Ealing, London W5 1EN

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.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **18 August 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

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

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


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


Yours faithfully,


for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer 

Direct T 020 8555 1200 

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

Cc: 

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge, or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

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- ◆ how to appeal.
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ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

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Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Flats 41-48 Greystoke Court, Hanger Lane, Ealing, London W5 1EN

FILE NUMBER: 27/012115

This schedule should be read in conjunction with the Commissioner's letter dated **19 August 2021**.

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	<p>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:</p> <ol style="list-style-type: none">1) The fitting of detection in the communal corridors which is not aligned with the 'defend in place' evacuation strategy had not been effectively planned or reviewed.2) Servicing and testing of the emergency light system had not been planned and organised. Testing is to occur monthly and servicing yearly in accordance with BS EN 50172:2004 / BS5266-8:2004.3) Testing of the fire alarm system had not been planned and organised. This is to occur weekly in accordance with BS 5839.4) The suitability and protection to the means of escape had not been controlled and monitored as referenced in Article 14 and 17.5) The displaying of a fire action notice with a correct strategy had not been planned, organised, or reviewed. Point 1 states to stay in your flat, if it's safe to do so, however, the fire door survey states that, most doors in the premises have failed their FIRE RESISTANCE test. The alarm actuating in the communal area could also be sending persons into a fire as they will not be aware which location it has started.6) The displaying of fire alarm instructions had not been planned or organised. There was no panel or zone map on display in case firefighters are called to this building. As this	Arrangements identified was not suitably addressed, must be effectively planned, organised, controlled, monitored, or reviewed.

Article 11 continued	<p>is situated in the main block, fire alarm information should be provided on the noticeboard.</p> <p>7) The items stored in communal routes had not been controlled, such as personal effects were found on each floor on the balcony accessed by the door from the staircase.</p>	
Article 14	At the time of the audit, the emergency routes or exits were inadequate. It was found that, the 30 minutes FIRE RESISTING construction protecting the corridor had been breached by unsecured wiring on the ground floor escape route	Ensuring an 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 ensuring that, the FIRE RESISTING construction is reinstated.
Article 15	<p>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:</p> <p>1) There has not been a suitable emergency plan confirmed by the fire risk assessment.</p> <p>2) The automatic fire detection is provided to the communal areas, that will cause confusion should the system sound as relevant persons could enter an area where there is a fire.</p>	<p>Ensuring an adequate procedure for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:</p> <p>1) Reviewing present arrangements in accordance with Article 9 to determine a clear and consistent emergency plan for a property of this type.</p> <p>2) Reviewing present arrangements in accordance with Article 9 to determine a clear and consistent emergency plan for a property of this type.</p>
Article 17	The corridors, lobbies and the stairs used for access to and from of the 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 required rectification of defects that have arisen in, and 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. All doors should be assessed, however please note that, the flat 46 had tape across the door which may be covering an area of the door, which is broken.	Ensuring that, 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

Article 17 continued		terms of lease and Landlord and Tenant/ Property legislation as lessor/owner.
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.	Implementing the significant findings of your fire risk assessment, in particular, fire door remedial actions including assessing, if glass is compliant.
Article 9	<p>At the time of the audit, the fire risk assessment for your premises was not suitable and sufficient. It was found that:</p> <p>1) The evacuation strategy had not been stated in the fire risk assessment.</p> <p>2) The purpose of the communal alarm system in a block with an assumed 'stay put' strategy had not been explained or justified in the fire risk assessment. This confuses the evacuation strategy as persons are likely to evacuate should they hear the alarm into fire/smoke that could be in the communal corridors or staircase.</p> <p>3) There was no consideration given to the displaying of fire extinguishers in communal areas in a purpose built blocks of flats. This could encourage untrained residents to re-enter premises to attempt to extinguish fires.</p> <p>4) There was no consideration given to the flats being open to the main means of escape without any comment to its suitability, should there be a fire within these flats. This could impact on those evacuating into a smoke filled lobby, should the alarm actuate.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <p>1) A review of the FIRE RESISTING compartmentation to formulate the correct evacuation strategy should be suitable, the presence of the communal alarm system is to be justified if, the evacuation strategy is designated as 'stay put'.</p> <p>2) A review of the FIRE RESISTING compartmentation to formulate the correct evacuation strategy should be suitable, the presence of the communal alarm system is to be justified if, the evacuation strategy is designated as 'stay put'.</p> <p>3) Reviewing the presence of fire extinguishers in the communal areas, providing justification should they be retained.</p> <p>4) Ensuring that, protection is provided to the means of escape.</p>

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

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

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