

Freedom of Information request: Reference number FOI2026/01019

Date of request: 10th August 2026

Request:

1. Whether the Brigade holds any fire safety record, audit, inspection report, enforcement notice, alterations notice or correspondence relating to 91, 93, 95, 97, 99 or 101 Kilburn High Road, 101A Kilburn High Road, or 2A Brondesbury Road, London NW6.
2. Whether any such record identifies a means of escape which crosses, passes over or discharges onto land at Addison Court, 2-4 Brondesbury Road, London NW6 6AS.
3. Whether the Brigade has at any time been consulted under article 45 of the Regulatory Reform (Fire Safety) Order 2005, or under the Building Regulations, in respect of any building work at those premises, and whether any such consultation referred to an escape route across the Company's land.
4. Any plan, drawing or schematic held by the Brigade showing a means of escape from those premises.
5. Whether any responsible person for those premises has notified the Brigade that a means of escape depends on land in third party ownership.

Response:

1. Whether the Brigade holds any fire safety record, audit, inspection report, enforcement notice, alterations notice or correspondence relating to 91, 93, 95, 97, 99 or 101 Kilburn High Road, 101A Kilburn High Road, or 2A Brondesbury Road, London NW6.

Further to your request, LFB Fire Safety team were contacted regarding a Fire Audit report for 91, 93, 95, 97, 99 or 101 Kilburn High Road, 101A Kilburn High Road, or 2A Brondesbury Road, London NW6. LFB holds a Fire Safety record for Addison Court, which was completed on 11th March 2019. The outcome of the audit was Broadly Compliant. A copy of the Fire Audit can be found below. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal Information](#). The remaining addresses i.e. 91 Kilburn High Road, 99 Kilburn High Road and 101 Kilburn High Road hold no separate Fire Safety audit records.

Any correspondence held is exempt under [section 31 of the FOIA - Law Enforcement](#).

The LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able

to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

Other materials (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. Again, 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.

2. Whether any such record identifies a means of escape which crosses, passes over or discharges onto land at Addison Court, 2-4 Brondesbury Road, London NW6 6AS.

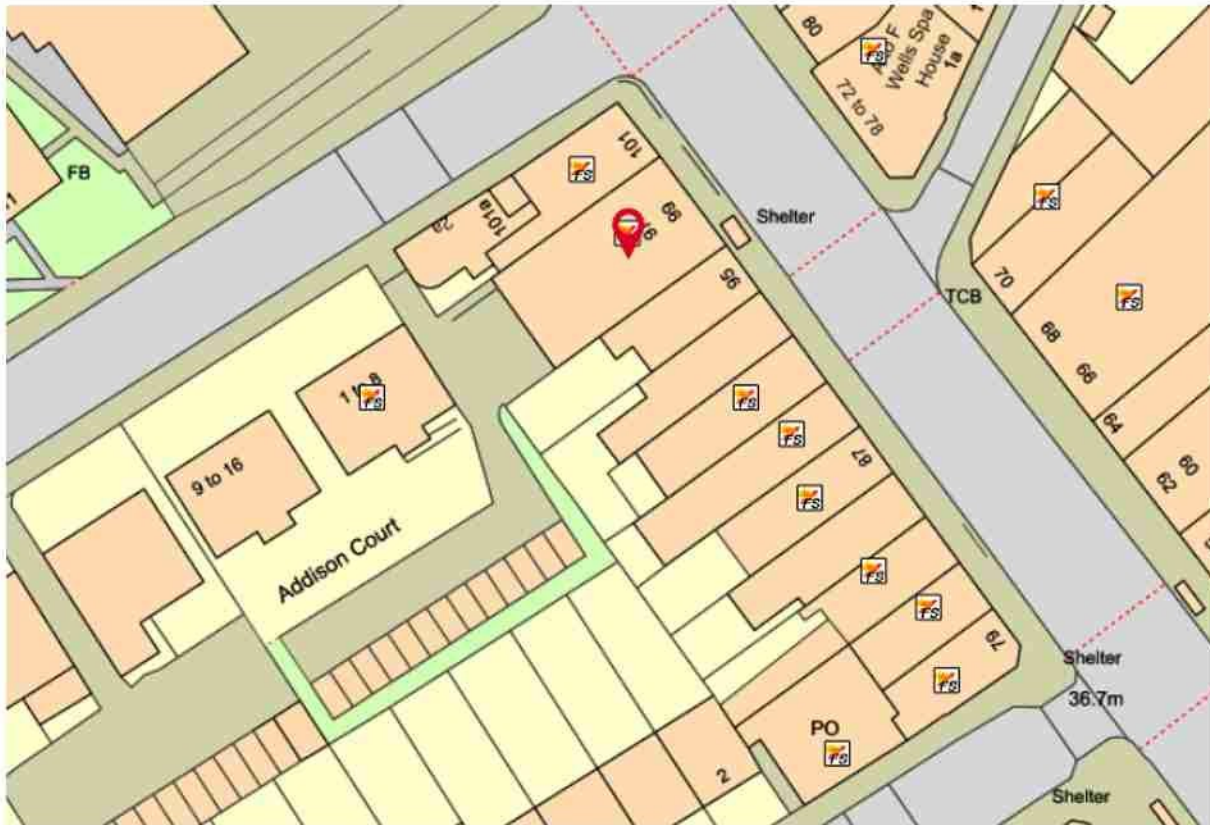
Page 3 of the Fire Audit report below details "Article 14 - Emergency routes and exits. However, does not seem to reference an escape across land at Addison court.

3. Whether the Brigade has at any time been consulted under article 45 of the Regulatory Reform (Fire Safety) Order 2005, or under the Building Regulations, in respect of any building work at those premises, and whether any such consultation referred to an escape route across the Company's land.

LFB was consulted on building work concerning 101 Kilburn High Road from Salus inspectors. LFB provided a letter on 21 April 2020 on amendments for proposals. This included the provision of emergency escape lighting, details of the provision of automatic fire detection and arrangements for fastening the rear security gate. Documents and correspondence are exempt under [section 31 of the FOIA - Law Enforcement](#) as stated in question one.

4. Any plan, drawing or schematic held by the Brigade showing a means of escape from those premises.

LFB only holds the below illustration showing the location of the premises and records for fire safety.



5. Whether any responsible person for those premises has notified the Brigade that a means of escape depends on land in third party ownership.

LFB can confirm a responsible person (RP) has notified LFB regarding a means of escape on third party land. Email correspondence was sent to LFB on the 10th August 2026 detailing the issue with the means of escape and a request to make a safeguarding referral.

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 BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By	47380V
Audit Completed	11 March 2019

Location Summary

File No:	28/010606	
UPRN:	202191368	
Building Name:	ADDISON COURT	
	ADDISON COURT 3-8	
Address:	BRONDESBURY ROAD	
	LONDON	
	NW6 6AS	
Use:	G - House converted to flat	
Borough:	Brent	
Responsible Team:	FSR Brent & Ealing	
Station Ground:	A41 - West Hampstead	
Risk Score:	5	
Number of Floors:	Total: 4	Basement: 1
No. of Beds:	6	
Special Features:		
Additional Detail:	Basement has own independent access.	
Environmental Risks:		
Site Reinspection Date:	2018-07-09	
Heritage Building:		
Petroleum Redevelopment:		
Fire Fighter Risk:	Low	

Inspected property summary

Occupier Contact:	ADDISON COURT 3-8	
	BRONDESBURY ROAD	
Address:	LONDON	
	NW6 6AS	
Responsible Team:	FSR Brent & Ealing	
Occupancy Type:	Sole Occupier	
Use:	G - House converted to flat	
Valuation Office:	R5 - Houses converted to flats=>3 flrs	
Risk Score:	5	
Total Capacity:	0	
Maximum Number of people:	0< 20	
Property Size for Use:	Very Large	

In M²: 601 to 1000

Environmental Risks:

Building features that may assist fire spread:

Flammable Materials

Stored:

Type:

Contacts

Contact Type	Managing Agent
Sole Supplier Risk	
Name	
Responsible Person	
Position	
Address	Cottespar Hotel 11 Wicklow Street Grays Inn London WC1X 9JX
Telephone	
Fax	
Email	@btinternet.com
URL	
Contact Type	Occupier
Sole Supplier Risk	
Name	Default Property
Responsible Person	
Position	
Address	Flat Addison Court Brondesbury Road Kilburn LONDON NW6 6AS
Telephone	
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL
Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

Compliance Level: Broadly Compliant

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"

Observations: FRA carried out by RP, basic but covers the fire safety measures present and the responsibilities of the residents to maintain a safe premises.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Is there effective Fire Safety Management?

"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant	Observations: Long standing evidence of suitable fire safety management systems produced, including a weekly FS check that encompasses Escape routes, AFA, EL and FDs.
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Article 17 - Maintenance

SAFETY CRITICAL Are fire safety provisions being adequately maintained?	<i>"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided, are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"</i>
Compliance Level: Broadly Compliant	Observations: Evidence was produced of a suitable regime of maintenance of the AFA, EL, electrical safety. There was a fault on the fire alarm panel at the time of the audit, the RP had already contacted a fire alarm engineer to attend prior to my arrival.

Article 21 - Training

SAFETY CRITICAL Are employees being effectively trained?	<i>"The responsible person must ensure that his employees are provided with adequate safety training"</i>
Compliance Level: Not Applicable	Observations:

Article 14 - Emergency routes and exits

SAFETY CRITICAL Is effective means of escape provided and maintained?	<i>"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"</i>
Compliance Level: Broadly Compliant	Observations: MOE is suitable, there is an external escape route from the first floor, the FRAs states that this is not for the purpose of escape (although it could be used for such if required) but an alternative staircase) meaning that the guidance regarding FP around this route is not a failing.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL Are effective fire warning arrangements provided?	<i>"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"</i>
Compliance Level: Broadly Compliant	Observations: A suitable fire alarm system comprising detection, call points, panel and sounders is present in the common parts, residents supply and maintain their own battery detection within the flats. Advice was given ref a notice that gives instructions on how to reset the alarm, after discussion it was agreed that the notice should inform people not to silence the alarm as this is the job of The OIC attending, it was understood that residents must check thoroughly that there is no incident before any actions are taken.

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

SAFETY CRITICAL
Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations: Fire Action Notices were posted in the Ground floor lobby. Advice was given regarding removing a line advising people to attack the fire with appliances provided there were no appliances present at the premises.

Overall Safety Standard

Broadly Compliant

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action
Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 11/03/2019 13:35

Audited 11/03/19

Premises is broadly compliant.

Met Mr [REDACTED] on site, very knowledgeable regarding FS.

Premise is well run block of 8 flats.

11/03/2019 13:33

Initial Expectation: Verbal action

11/03/2019 13:33

Initial Expectation: Verbal action

11/03/2019 13:33

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

1

Relative Risk:

5.03

Signature of Occupier:

Date Completed