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The Chief Executive
London Borough of Southwark
160 Tooley Street
London
SE1 2NZ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 25 August 2017
Our Ref 91/007837/SH

Dear Sir/Madam

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

Premises: Bromyard House, Ledbury Estate, Commercial Way, London SE15 1QE

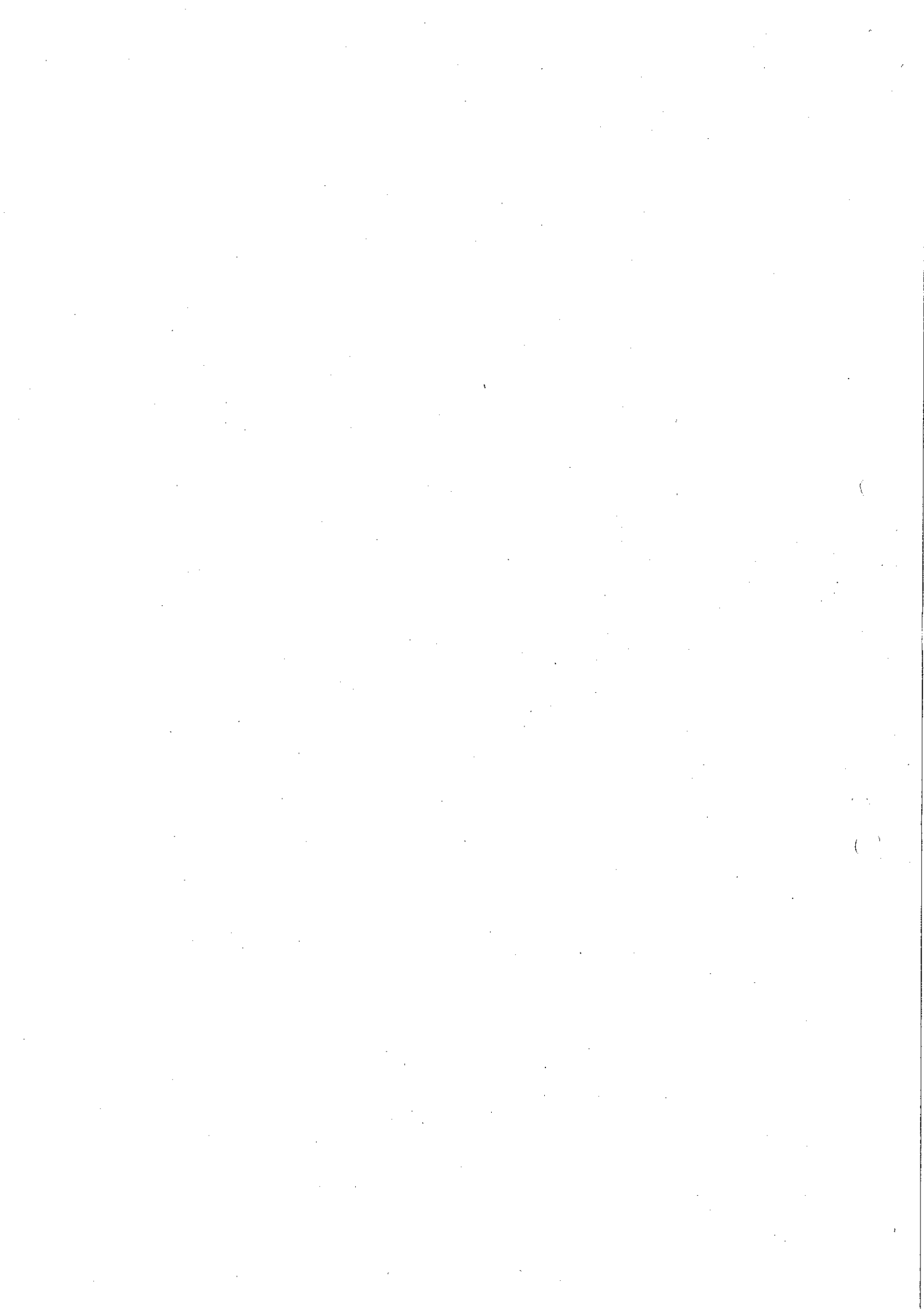
The Authority's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be 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 Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **9 March 2018**.

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 Authority'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.



SCHEDULE

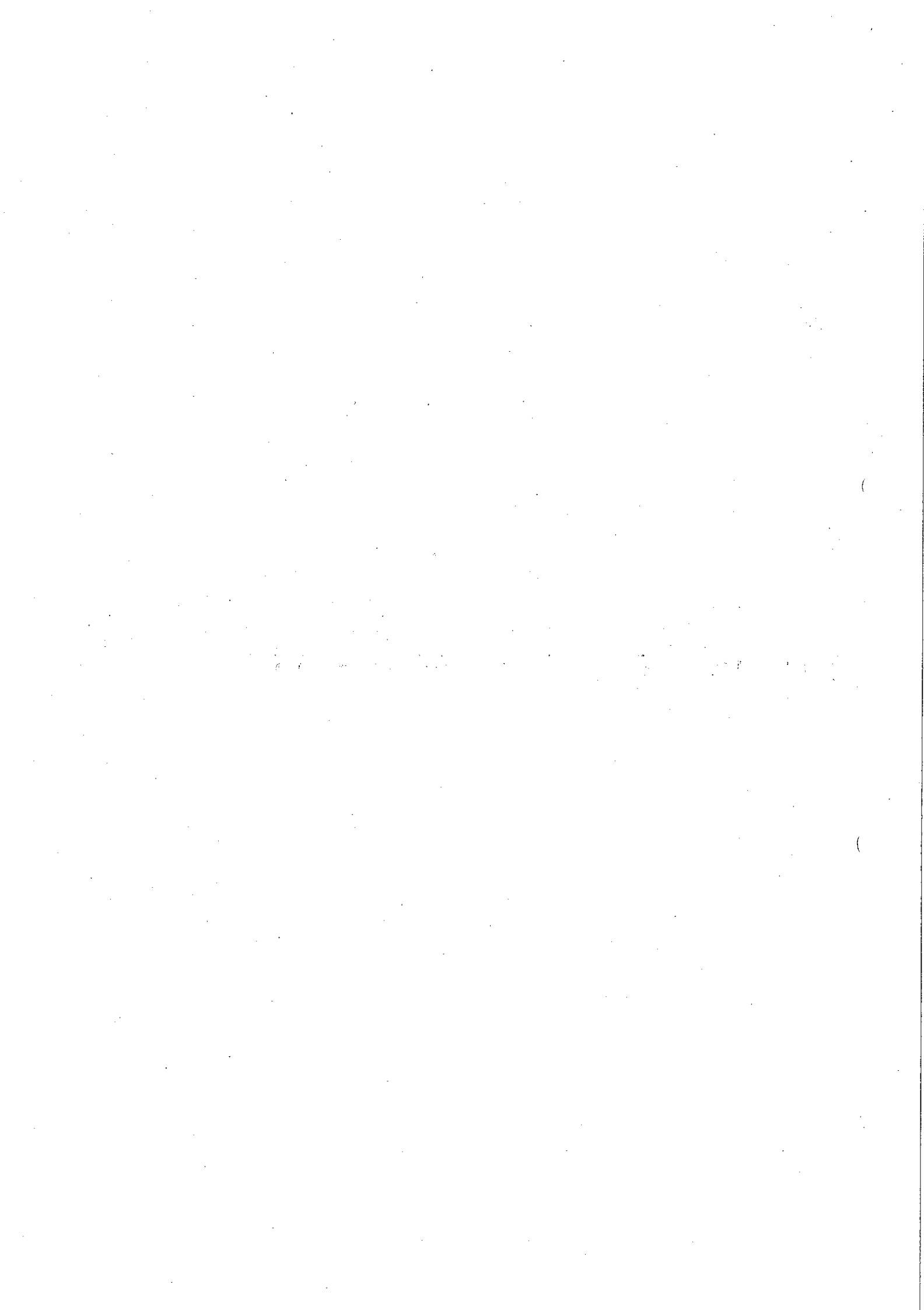
PREMISES: Bromyard House, Ledbury Estate, Commercial Way, London SE15 1QE

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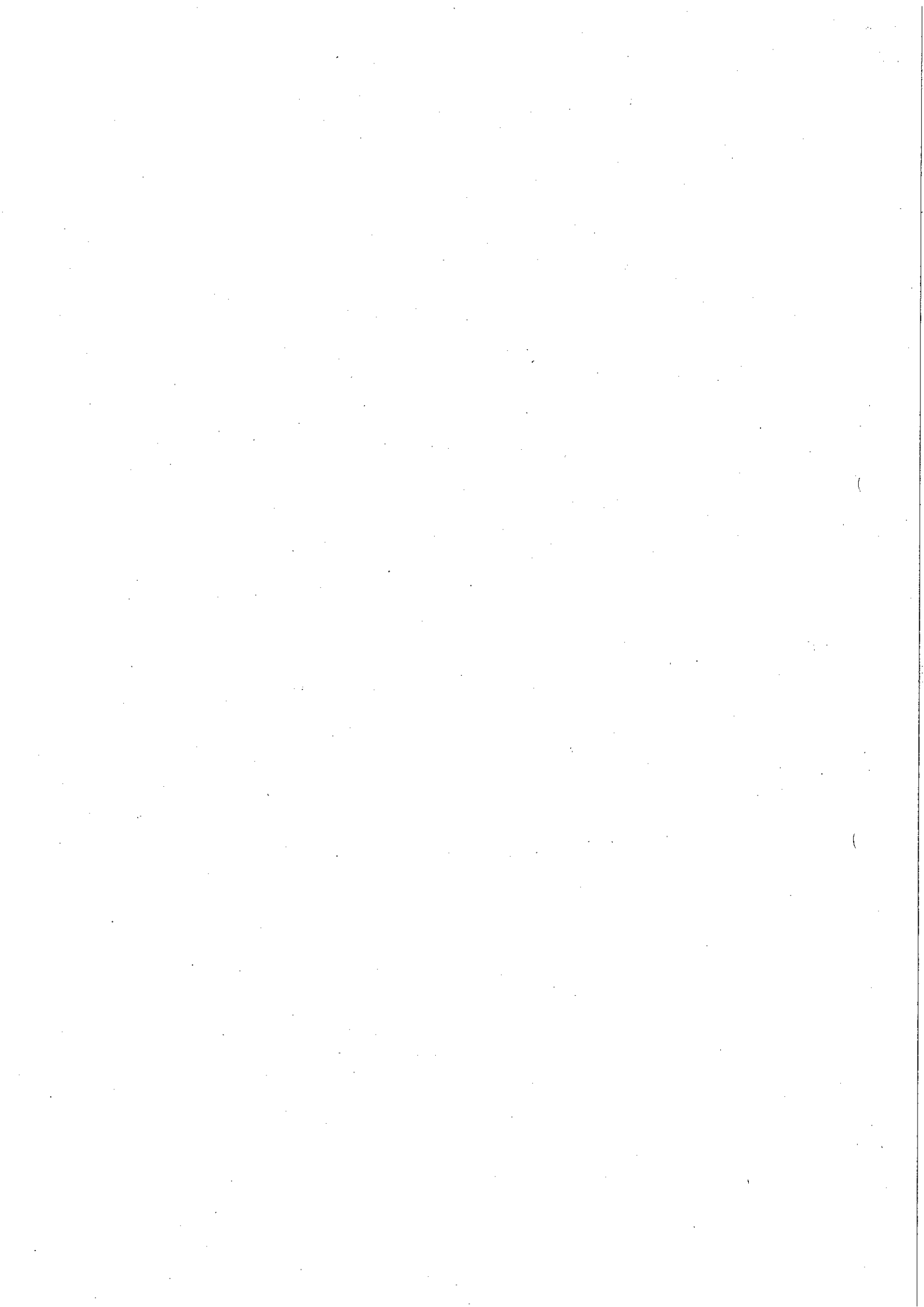
This schedule should be read in conjunction with the Authority's letter dated **25 August 2015**.

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) Combustible materials were being stored on the means of escape.2) Secure access to common areas of the premises where combustible materials could be stored had not been controlled.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It is not known whether the structural and/or compartmentation issues within the flats will/or have affected the PROTECTED ROUTE compromising the means of escape for relevant persons in the event of a fire.</p>	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 carrying out all remedial work that may be necessary with this regard, this is to be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.



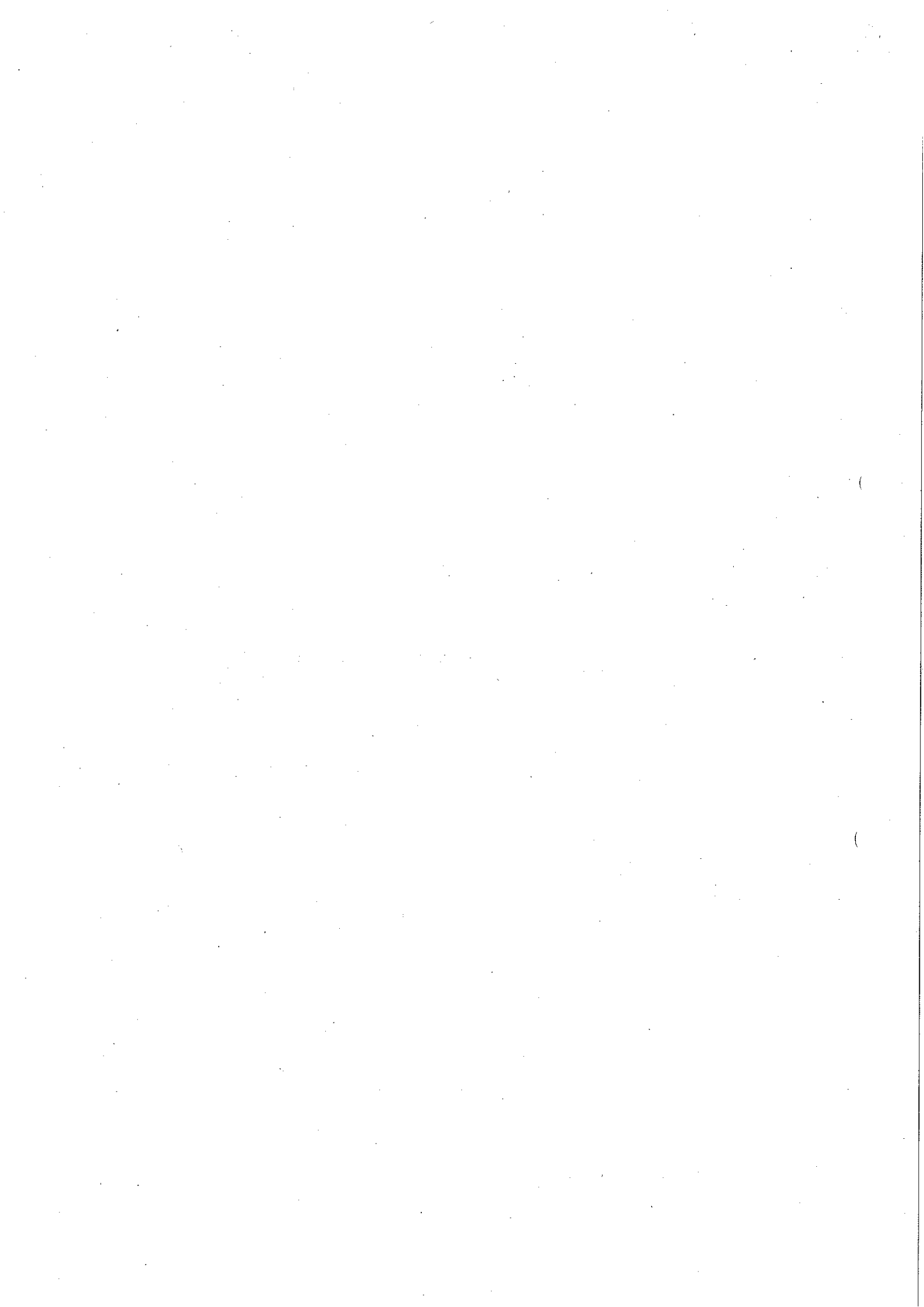
<p>Article 17(1)</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access routes) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During 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. The PROTECTED ROUTE has been compromised by the fitting of flat entrance doors that do not provide 30 minutes fire protection to the access route due to the lack of positive action self closing devices.</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 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>
<p>Article 8</p>	<p>At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that:</p> <ol style="list-style-type: none"> 1) There were riser cupboards within the communal areas that had poor fire stopping where services had been installed. 2) There were riser cupboard panels made of MDF that would not provide 60 minute FIRE RESISTANCE in the event of a fire. 	<p>Take the general fire precautions required to prevent fire and smoke spread by:</p> <ol style="list-style-type: none"> 1) Carrying out a passive fire protection survey and taking all appropriate measures to ensure adequate fire stopping materials are in place within the risers to provide the required FIRE RESISTANCE. 2) Replacing the riser panels made of MDF with panels that will provide 60 minute FIRE RESISTANCE.



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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,



for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to Peter Watson

Direct T 0208 555 1200 ext 36572

E FSR-AdminSupport@london-fire.gov.uk

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

Cc: Mr David Rowson, Fire Safety Manager, London Borough of Southwark, Housing and
Community Services Dept., 3rd Floor Hub 4, PO Box 64529 SE1P 5LX

