

Freedom of Information request reference number: 6202.1

Date of response: 15 December 2021 (updated 20 December 2021)

Request:

Affected Property: Hertford Wharf, Hackney N1 5QS

The Affected Property is part of the Kingsland Wharves complex which comprises several buildings (Hertford Wharf, De Beauvoir Wharf, Commercial Wharf, Canal Wharf). The freeholder for each of the buildings is London & Quadrant Housing Trust.

The Affected Property has received an EWS1 with B2 rating. Kingsland Wharves moved from a stay out to an evacuate procedure.

A waking watch was in place at Kingsland Wharves but a fire alarm has now been fitted.

Request for information:

Please provide a copy of all emails, correspondence documents and reports that are in the London Fire Brigade's possession as regards fire safety issues at Kingsland Wharves for the last 12 months. I would expect your search to cover correspondence the London Fire Brigade has had with L&Q, Hackney Council and Department for Levelling Up/Building Safety Fund.

Response:

Our Fire Safety Regulatory team have provided the following information held for Hertford Wharf, De Beauvoir Wharf, Commercial Wharf and Canal Wharf for the period from 01 December 2020 to date (last 12 months).

Canal Wharf

The LFB has conducted one fire safety audit at Canal Wharf in the last 12 months. The audit took place on 18 March 2021. The results of the audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

There is no correspondence held in the Fire Safety case file for this building that is dated within the last 12 months.

We also hold a one other document in the Fire Safety case file for this building (dated within the last 12 months), the Fire Safety Audit report for the audit that took place in March 2021. This is withheld from disclosure. Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer) will be 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.

Commercial Wharf

The LFB has conducted one fire safety audit at Commercial Wharf in the last 12 months. The audit took place on 29 March 2021. The results of the audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

There is no correspondence held in the Fire Safety case file for this building that is dated within the last 12 months.

We also hold a one other document in the Fire Safety case file for this building (dated within the last 12 months), the Fire Safety Audit report for the audit that took place in March 2021. This is withheld from disclosure. Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer) will be 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.

De Beauvoir Wharf

The LFB has conducted one fire safety audit at De Beauvoir Wharf in the last 12 months. The audit took place on 20 March 2021. The results of the audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued

There is no correspondence held in the Fire Safety case file for this building that is dated within the last 12 months.

We also hold a one other document in the Fire Safety case file for this building (dated within the last 12 months), the Fire Safety Audit report for the audit that took place in March 2021. This is withheld from disclosure. Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer) will be 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.

Hertford Wharf

The LFB has conducted one fire safety audit at Hertford Wharf in the last 12 months. The audit took place on 23 April 2021. The results of the audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued

We also hold a small amount of other documents in the Fire Safety case file for this building (dated within last 12 months):

1. The Fire Safety Audit report for the audit that took place in April 2021
2. One email chain between the LFB Fire Safety Inspecting Officer and LQ Group, dated 10 May 2021.
3. One email sent from LQ Group to the LFB Fire Safety team dated 19 October 2021.

Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer, correspondence with and/or documents provided to us by the responsible person for the building) will be 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 clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. 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 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.

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](#).