

Freedom of Information request reference number: 8803.1

Date of response: 17 July 2024

Request:

Rural Urban Synthesis Society (RUSS) has just issued a note of its AGM meeting of a year ago. In the note they claim a letter was sent to the LFB by their approved inspector (Socotec) responding to the LFB's concerns about fire safety at and to the RUSS site made to RUSS in August 2021. This took the form of two letters from the LFB raising in total 18 points of concern over fire safety at the site. RUSS are implying strongly that their response to the LFB satisfied the LFB's concerns.

Response:

Our Fire Safety team have provided a copy of the last correspondence we hold in relation to the RUSS development.

The letter is dated 30 October and is in response to a letter from Socotec. The letter states that Fire Engineering Group (FEG) will respond within 14 weeks. A copy of this letter is attached on page 2.

Please note, personal data has been removed from the documents under section 40 of the FOIA – [Personal Information](#).

The FEG advise the follow up response has not been sent yet, but they aim to get a response to SOCOTEC Building Control as soon as possible.

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](#)

Private and Confidential

██████████
Team Leader/Principal Building Control Project Manager
Queens House
Queens Court
Lincoln's Inn Fields
London
WC2A 3LJ
by email only:
██████████@socotec.co.uk

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

Date 30 October 2023
Our Ref 90/267974/AC
Your Ref 143836

Dear Sir,

RECORD OF CONSULTATION/ADVICE GIVEN

THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010 & REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46

BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS:

Erection of 2 four storey linked residential buildings to create 36 dwellings with associated ancillary accommodation

PREMISES ADDRESS:

Land at Church Grove, Ladywell, London SE13 7UU

PLAN NUMBERS:

19157 0002/P01 (04 November 2020);
19157 1002/C02 (03 November 2021);
19157 1003/C02 (03 November 2021);
19157 1004/C02 (03 November 2021);
19157 1005/C02 (03 November 2021);
19157 1301/C01 (30 November 2021);
19157 1302/C01 (30 November 2021);
19157 1303/C01 (30 November 2021);
19157 1304/C01 (30 November 2021);
19157 1305/C01 (30 November 2021);
19157 1701/C01 (05 November 2021);
19157 1702/C01 (05 November 2021);
19157 1703/C01 (05 November 2021);
19157 1704/C01 (05 November 2021);
19157 1705/C02 (02 March 2023);
19157 1706/C01 (05 November 2021);
19157 1707/C01 (05 November 2021);
19157 1708/C01 (05 November 2021);
19157 1709/C01 (05 November 2021);
19157 1710/C01 (05 November 2023);
19157 1721/C02 (10 June 2022);
19157 1722/C02 (10 June 2022);

19157 1723/C02 (10 June 2022);
19157 1724/C04 (06 March 2023);
19157 1811/P01 (01 June 2023);
19157 1812/P01 (01 June 2023);
19157 1813/P01 (01 June 2023);
19157 1814/P01 (01 June 2023);
19157 1815/P01 (01 June 2023);
19157 1816/P01 (01 June 2023);
19157 1817/P01 (01 June 2023);
19157 1818/P01 (01 June 2023);
19157 1821/P01 (01 June 2023);
19157 1825/P01 (01 June 2023);
19157 3601/C01 (05 November 2021);
19157 3602/C01 (05 November 2021);
19157 3603/C02 (06 January 2023);

DOCUMENTS REVIEWED:

Consultation Proforma (12 October 2023);
SOCOTEC Building Regulations Compliance Report (09 October 2023);
SEH Stage 4 Fire Strategy Draft C (February 2021);
Norman Gutteridge Ltd Technical Submission for Sprinkler Installation ref: TS-12 (23 June 2022)

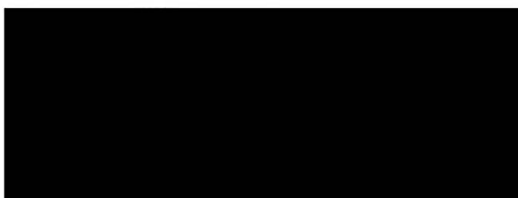
The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), and any regulations made under article 24 (hereafter referred to as 'The Order') in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following comments/ observations:

Due to the fundamental design principals used in the proposed works consultation with the Brigade's Fire Engineering Group will delay the return of our comments for up to 14 weeks.

Any queries regarding this letter should be addressed to FSR-AdminSupport@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Fire Safety Regulation)

Reply To: Building Design Consultation Hub
(via fsr-electronicconsultation@london-fire.gov.uk with response information)

There is clear evidence that Automatic Water Fire Suppression Systems (AWFSS) can reduce the number of deaths and injuries from fire, as well as reducing the risk to firefighters.