

Freedom of Information request: Reference number FOI2026/01075

Date of request: 1st September

Request:

LFB recently did an EWS assessment of Spring House, 73 Fulbourne Road, E174FF. It revised the EWS rating from A1 to B2. I would like a copy of this assessment, report and findings. I am a leaseholder I'm the apartment block.

Response:

I refer to your request for information, received on 1 September 2026, which has been processed as a Freedom of Information request.

You have requested a copy of the External Wall System (EWS) assessment, report and findings for Spring House, 73 Fulbourne Road, London, E17 4FF, which you state revised the EWS rating of the building from A1 to B2

The London Fire Brigade is a regulator and enforcing authority in London under the Regulatory Reform (Fire Safety) Order 2005. In this role, the Brigade carries out fire safety audits, inspections and other regulatory activities to assess compliance with fire safety legislation. However, responsibility for commissioning and maintaining fire risk assessments, External Wall System (EWS) assessments and other building safety assessments rests with the responsible person for the premises

Whilst responsible persons may provide assessment reports to the Brigade as part of our regulatory activities, there is no requirement for the Brigade to retain copies of such documents. Following a search of our records, the London Fire Brigade does not hold the EWS assessment, report or findings that you have requested.

If you wish to obtain a copy of the EWS assessment for your building, you may wish to contact the building owner, freeholder or managing agent, as they are the parties most likely to hold this information.

For more information about the fire safety obligations placed on those who own or have responsibility for property, you may find the guidance published on the government's website of interest: <https://www.gov.uk/government/collections/fire-safety-legislation-guidance-for-those-with-legal-duties>

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/>