

Freedom of Information request: Reference number FOI2026/00313

Date of request: 17 March 2026

Request:

Can you please provide details of any interactions, advice, discussion, recommendations or other communications with Ballymore Asset Management Ltd or any other members of the Ballymore group since May 2025 regarding the temporary enhanced detection system (temporary fire alarm) installed in New Providence Wharf Building A (cores A-E).

An EWS1 was issued mid 2025 on conclusion of the cladding remediation project but only this week has the building reverted (with little notice) to a stay put policy vs sim evac. I would like to know what communications LFB have had with Ballymore regarding the decom of the temporary alarm system and reversion to stay put policy between 1st July 2025 and today.

Response:

To locate the information that is held, our Fire Safety Regulatory team provided all documents held on their system (dated within the period you have requested) for us to review. I also conducted an eDiscovery search for any additional correspondence that may be held in the accounts for LFB staff in the Fire Safety Regulatory team who cover the area of London that the New Providence Wharf Buildings are located.

LFB is not responsible for instructing Responsible Person(s) (such as the building owner, or someone with control over the premises) to introduce installations of a common fire alarm and/or a waking watch to support an evacuation strategy for a building. It is the Responsible Person who makes the decisions on the steps put in place to manage the evacuation strategy, usually supported by advice from a suitably competent person (such as a Fire Risk Assessor). As such, we do not hold much information that relates to the temporary alarm system and reversion to stay put policy for the New Providence Wharf Buildings.

I have included all, but one, email chain returned from these searches, where LFB are in direct correspondence with Ballymore, as PDF file: 'FOIA2026_00313_Disclosure_Redacted'.

Although not directly shared with Ballymore, I have included copies of the desktop audit forms completed for blocks A-D following the call in July 2025 (as these are the record of the call) in PDF file: 'FOIA2026_00313_Disclosure_Redacted'. I have also included a copy of the Fire Safety Audit form completed for block E in July 2025 (following a fire incident in this block). The audit was completed with Ballymore in attendance, so it records any interactions during the visit.

Personal data has been redacted from PDF file: 'FOIA2026_00313_Disclosure_Redacted' [under Section 40 – Personal Information](#) of the FOI act 2000.

I have withheld one, short email chain from disclosure to you. The correspondence is between the LFB and Ballymore and is asking them to provide a voluntary response to a potential compliance issue. As such I consider this exempt from access via the FOIA provisions 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. Where there is no fire safety concern that merits either formal or informal action, then this information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

I have included details of the withheld information in the table below. This provides you with a summary of the information it contains but, the full email chains is withheld under Section 31 of the FOIA (["law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)](#)).

Date	Type	Document Name	Description
22/12/2025	Email chain	FW: FIRE SAFETY CONCERNS AT BLOCK D, NEW PROVIDENCE WHARF, 1 FAIRMONT AVENUE, E14 9PJ	Notification to, and response from Ballymore relating to fire safety concerns identified (fire alarm panel and smoke detection systems) by a fire crew following a visit to Block D, New Providence Wharf.