

From: [REDACTED]@london-fire.gov.uk>
Sent: Wed, 26 Apr 2023 12:02:46 +0000
To: [REDACTED]@london-fire.gov.uk>
Cc: "FSR-AdminSupport" <FSR-AdminSupport@london-fire.gov.uk>; [REDACTED]
[REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>;
[REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>;
[REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>;
[REDACTED]@london-fire.gov.uk>
Subject: Re: Fault Reporting SNF - Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ

Red watch visit - 26th Apr 23
Met with site manager - [REDACTED] tel. [REDACTED] / [REDACTED]
Confirmed Wet Riser is now fixed but not charged. Riser will be charged by Friday 28th Apr 23. Crews should be aware they will need to charge wet riser in the event of an incident at this address until we have confirmation riser has been charged.
AOV still inoperable with new estimated timescale 4th May
Visit rescheduled for 7 days time to check progress.
24hr Fire Watch Still in place
[REDACTED]

From: [REDACTED]@london-fire.gov.uk>
Sent: 25 April 2023 19:12
To: [REDACTED]@london-fire.gov.uk>
Subject: FW: Fault Reporting SNF - Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ

[REDACTED]
London Fire Brigade
F23 Millwall

Millwall Fire Station
43, Westferry Road.
E14 8JH
T 020 8555 1200 x 84123 or 17300
E [REDACTED]@london-fire.gov.uk

From: [REDACTED]@london-fire.gov.uk>
Sent: 25 April 2023 15:15
To: [REDACTED]@london-fire.gov.uk>
Cc: [REDACTED]@london-fire.gov.uk>
Subject: FW: Fault Reporting SNF - Discovery Dock Apartments East, 3 South Quay Square, London,

E14 9RZ

Importance: High

Dock Apartments East, 3 South Quay Square, London, E14 9RZ

Watch Officers

Attached is a station notification form which highlights faults in a building, these need assessing and adding to the ORD **if** required, along with temporary underwrites to support tactical plans and firefighting capability within these buildings. As with any temporary hazard as part of normal business, if life safety matters are highlighted then further support can be given by Fire safety or SFSO's and treated as an alleged fire risk (AFR).

Please see below fault information pulled from the LFB High Rise Buildings Data Portal:

RP NAME & PHONE: Rendall and Rittner Dis Dock East - [REDACTED]

FILE NUMBER: 05/015084

ADDRESS:

Discovery Dock Apartments East
3 South Quay Square
London
E14 9RZ

Call Sign: F23

Relates to: Smoke control systems – Natural Ventilation

Fault: AOV MCB requires replacing and further investigation required. Follow up being made to in house M&E

Area affected: All blocks from Core A to D

Estimated Timescale for rectification: 2 weeks

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes

Fire Watch 24/7 in place

RP NAME & PHONE: Rendall and Rittner Dis Dock East - [REDACTED]

FILE NUMBER: 05/015084

ADDRESS:

Discovery Dock Apartments East
3 South Quay Square
London
E14 9RZ

Call Sign: F23

Relates to: Rising mains - Wet

Fault: Inoperative due to wet riser water tank being drained for Remedial

Area affected: Core C

Estimated Timescale for rectification: 28/04/23

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes

Fire Watch 24/7 in place

Kind Regards,



High Risk Premises Team

London Fire Brigade HQ

169 Union Street London SE1 0LL

E  [@london-fire.gov.uk](mailto: @london-fire.gov.uk)

FSR-adminsupport@london-fire.gov.uk

london-fire.gov.uk

-

Email disclaimer

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For fire safety advice please go to london-fire.gov.uk/YourSafety

From: [REDACTED]@london-fire.gov.uk>
Sent: Wed, 8 Feb 2023 13:24:57 +0000
To: [REDACTED]@london-fire.gov.uk>; ">HIGH RISE REFERRALS" <HighRiseReferrals@london-fire.gov.uk>
Cc: [REDACTED]@london-fire.gov.uk>; [REDACTED]
[REDACTED]@london-fire.gov.uk>
Subject: FW: wooden balconies discovery dock. Blocks East and West
Attachments: discovery dock.jpg [Please note: this attachment is included in this PDF file.](#)

From: [REDACTED]@london-fire.gov.uk>
Sent: 06 February 2023 09:05
To: [REDACTED]@london-fire.gov.uk>; >FSD-B&D-CITY-NEW-THAM
<FSDBDCityNewTHam@london-fire.gov.uk>
Subject: FW: wooden balconies

File No: 05/179272 (UPRN:6357533) DISCOVERY DOCK APARTMENTS WEST 2 SOUTH QUAY SQUARE LONDON E14 9RU

Good morning [REDACTED]

Please see email below from SubO [REDACTED] regarding wooden balconies at the above premises. If you would like an FS01 raised please let me know.

Kind Regards
[REDACTED]

High Risk Premises Team

London Fire Brigade
169 Union Street
London
SE1 0LL

Email: [REDACTED]@london-fire.gov.uk

I can confirm I have been to site and inspected both blocks.

I can confirm the following

1. The wooden cladding and wood on balconies will be removed.
2. Funding has been applied for but not yet obtained which means no date has been agreed yet to remove the cladding
3. All flats have smoke alarms so would have early warning in case of fire
4. All levels have alternative escape routes via the other block.
5. Up to date test records have been seen for all fire safety systems and site management is good.
6. The risk of persons being trapped is low due to the alternative escape route.

Should you have any further concerns please contact me.

Thanks [REDACTED]

From: [REDACTED]@london-fire.gov.uk>
Sent: 05 February 2023 13:15
To: >HIGH RISE REFERRALS <HighRiseReferrals@london-fire.gov.uk>
Subject: wooden balconies

Dear all

On a 72d visit to:
discovery dock west
2 south quay square
London
E14 9LT

I identified external wooden balconies without compartmentation which could cause rapid fire spread between floors.

Please see picture.

Many thanks Sub Officer [REDACTED]

From: [REDACTED]@london-fire.gov.uk>
Sent: Thu, 27 Apr 2023 21:37:32 +0000
To: "FSR-AdminSupport" <FSR-AdminSupport@london-fire.gov.uk>; ">FSD-B&D-CITY-NEW-THAM" <FSDBDCityNewTHam@london-fire.gov.uk>
Cc: [REDACTED]@london-fire.gov.uk>; "*Millwall" <MILLWALL@london-fire.gov.uk>; "*Poplar" <POPLAR@london-fire.gov.uk>; "*Plaiستow" <PLAISTOW@london-fire.gov.uk>
Subject: Discovery Dock Apartments East, E14.
Attachments: Document2 - Compatibility Mode.docx

[Please note: this attachment is included in this PDF file.](#)

All.

Please find attached AO2O raised for Discovery Dock Apartments East
3 South Quay Square
London
E14 9RZ

From: "[REDACTED]@london-fire.gov.uk" on behalf of ">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-fire.gov.uk>
Sent: Tue, 25 Apr 2023 11:57:29 +0000
To: "[REDACTED]@london-fire.gov.uk"; "*Poplar" <POPLAR@london-fire.gov.uk>; ">FSD-B&D-CITY-NEW-THAM" <FSDBDCityNewTHam@london-fire.gov.uk>
Cc: ">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-fire.gov.uk>
Subject: Fault Reporting SNF - Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ
Attachments: SFS_A020_a2a FS Station Notification Form Fault Reporting Fire safety Regs.docx

Please note: this attachment is included in this PDF file.

Watch Officers/ Station Commander,

Attached is a station notification form which highlights faults in a building, these need assessing and adding to the ORD **if** required, along with temporary underwrites to support tactical plans and firefighting capability within these buildings. As with any temporary hazard as part of normal business, if life safety matters are highlighted then further support can be given by Fire safety or SFSO's and treated as an alleged fire risk (AFR).

Please see below fault information pulled from the LFB High Rise Buildings Data Portal:

RP NAME & PHONE: Rendall and Rittner Dis Dock East - [REDACTED]

FILE NUMBER: 05/015084

ADDRESS:

Discovery Dock Apartments East
3 South Quay Square
London
E14 9RZ

Call Sign: F23

Relates to: Smoke control systems – Natural Ventilation

Fault: AOV MCB requires replacing and further investigation required. Follow up being made to in house M&E

Area affected: All blocks from Core A to D

Estimated Timescale for rectification: 2 weeks

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes

Fire Watch 24/7 in place

RP NAME & PHONE: Rendall and Rittner Dis Dock East - [REDACTED]

FILE NUMBER: 05/015084

ADDRESS:

Discovery Dock Apartments East
3 South Quay Square
London
E14 9RZ

Call Sign: F23

Relates to: Rising mains - Wet

Fault: Inoperative due to wet riser water tank being drained for Remedial

Area affected: Core C

Estimated Timescale for rectification: 28/04/23

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes

Fire Watch 24/7 in place

Kind Regards,

[Redacted Signature]

High Risk Premises Team

London Fire Brigade HQ

169 Union Street London SE1 0LL

E [Redacted] [@london-fire.gov.uk](mailto:[Redacted]@london-fire.gov.uk)

FSR-adminsupport@london-fire.gov.uk

london-fire.gov.uk

-

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For fire safety advice please go to london-fire.gov.uk/YourSafety

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes - We have ordered a Fire Watch for 24/7

RP NAME & PHONE: Rendall and Rittner Dis Dock East - [REDACTED]

FILE NUMBER: 05/015084

ADDRESS:

Discovery Dock Apartments East

3 South Quay Square

London

E14 9RZ

Call Sign: F23

Relates to: Rising mains - Wet

Fault: Inoperative due to wet riser water tank being drained for Remedial. Following remedial leaks has been found and might need tank replacement.

Area affected: Core C

Estimated Timescale for rectification: 31st May 2023

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes - We have ordered a Fire Watch for 24/7

Kind Regards,

Henna Halai

[REDACTED]

London Fire Brigade HQ
169 Union Street London SE1 0LL
T 020 8555 1200

M [REDACTED]
Helpdesk- [REDACTED]

E [redacted]@london-fire.gov.uk
FSR-adminsupport@london-fire.gov.uk

london-fire.gov.uk

From: [redacted]@london-fire.gov.uk>
Sent: 26 April 2023 13:03
To: [redacted]@london-fire.gov.uk>
Cc: FSR-AdminSupport <FSR-AdminSupport@london-fire.gov.uk>; [redacted]@london-fire.gov.uk>; [redacted]@london-fire.gov.uk>; [redacted]@london-fire.gov.uk>; [redacted]@london-fire.gov.uk>; [redacted]@london-fire.gov.uk>; [redacted]@london-fire.gov.uk>; [redacted]@london-fire.gov.uk>
Subject: Re: Fault Reporting SNF - Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ

Red watch visit - 26th Apr 23

Met with site manager - [redacted] tel. [redacted] / [redacted]
Confirmed Wet Riser is now fixed but not charged. Riser will be charged by Friday 28th Apr 23. Crews should be aware they will need to charge wet riser in the event of an incident at this address until we have confirmation riser has been charged.
AOV still inoperable with new estimated timescale 4th May
Visit rescheduled for 7 days time to check progress.
24hr Fire Watch Still in place
[redacted]

From: [redacted]@london-fire.gov.uk>
Sent: 25 April 2023 19:12
To: [redacted]@london-fire.gov.uk>
Subject: FW: Fault Reporting SNF - Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ

[redacted]
London Fire Brigade
F23 Millwall [redacted]
Millwall Fire Station
43, Westferry Road.
E14 8JH

T 020 8555 1200 x 84123 or 17300
E [redacted]@london-fire.gov.uk

From: [redacted]@london-fire.gov.uk>
Sent: 25 April 2023 15:15
To: [redacted]@london-fire.gov.uk>
Cc: [redacted]@london-fire.gov.uk>
Subject: FW: Fault Reporting SNF - Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ
Importance: High

Dock Apartments East, 3 South Quay Square, London, E14 9RZ

Watch Officers

Attached is a station notification form which highlights faults in a building, these need assessing and adding to the ORD **if** required, along with temporary underwrites to support tactical plans and firefighting capability within these buildings. As with any temporary hazard as part of normal business, if life safety matters are highlighted then further support can be given by Fire safety or SFSO's and treated as an alleged fire risk (AFR).

Please see below fault information pulled from the LFB High Rise Buildings Data Portal:

RP NAME & PHONE: Rendall and Rittner Dis Dock East - [REDACTED]

FILE NUMBER: 05/015084

ADDRESS:

Discovery Dock Apartments East

3 South Quay Square

London

E14 9RZ

Call Sign: F23

Relates to: Smoke control systems – Natural Ventilation

Fault: AOV MCB requires replacing and further investigation required. Follow up being made to in house M&E

Area affected: All blocks from Core A to D

Estimated Timescale for rectification: 2 weeks

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes

Fire Watch 24/7 in place

RP NAME & PHONE: Rendall and Rittner Dis Dock East - [REDACTED]

FILE NUMBER: 05/015084

ADDRESS:

Discovery Dock Apartments East

3 South Quay Square

London

E14 9RZ

Call Sign: F23

Relates to: Rising mains - Wet

Fault: Inoperative due to wet riser water tank being drained for Remedial

Area affected: Core C

Estimated Timescale for rectification: 28/04/23

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: No

Have any additional measures being implemented to mitigate against the fault? Yes

Fire Watch 24/7 in place

Kind Regards,

[REDACTED]

High Risk Premises Team

London Fire Brigade HQ

169 Union Street London SE1 0LL

E [REDACTED]@london-fire.gov.uk

F5R-adminsupport@london-fire.gov.uk

london-fire.gov.uk

Email disclaimer

The information in this email may contain confidential or privileged materials.

From: [REDACTED]@london-fire.gov.uk> on behalf of
">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-fire.gov.uk>
Sent: Fri, 30 Jun 2023 10:21:14 +0000
To: [REDACTED]@london-fire.gov.uk>; "*Millwall"
<MILLWALL@london-fire.gov.uk>; ">FSD-B&D-CITY-NEW-THAM" <FSDBDCityNewTHam@london-
fire.gov.uk>
Cc: ">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-
fire.gov.uk>
Subject: Rectified faults on High Rise Buildings Data Portal MILLWALL

Dear all

Please see below a list of addresses on your grounds where a fault reported on the High Rise Building Data Portal has been **rectified**. Please remove the fault and amend the ORD where necessary.

- DISCOVERY DOCK APARTMENTS EAST, 3 SOUTH QUAY SQUARE, LONDON, E14 9RZ x2 faults
- **Not Discovery Dock Apartments**

Kind Regards

[REDACTED]

High Risk Premises Team
Fire Safety

Fire Safety (Prevention & Protection)
London Fire Brigade
169 Union Street
SE1 0LL

T: 020 8555 1200 [REDACTED]
E: [REDACTED][@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk)
M: [REDACTED]

From: ">HIGH RISE REFERRALS"
Sent: Fri, 13 Feb 2026 11:26:49 +0000
To: "pdasection" <pdasection@london-fire.gov.uk>;
">NORTHEASTAREASUPPORTTEAM" <NorthEastAreaSupportTeam@london-fire.gov.uk>; "[REDACTED]
[REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>;
"*Poplar" <POPLAR@london-fire.gov.uk>; [REDACTED]@london-
fire.gov.uk>; ">FSD-B&D-CITY-NEW-THAM" <FSDBDCityNewTHam@london-fire.gov.uk>; [REDACTED]
[REDACTED]@london-fire.gov.uk>
Subject: Change of Strategy - FS01 Job No. 2605759 File No: 05/015084
(UPRN:6357340) DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ

Hi

Due to information on the external wall data (see below) for the above premises uploaded on the HRBDP, I would like to inform you of a change of strategy to the premises stated above – Simultaneous evacuation in place.

1. Building Identification

Name, address and postcode of building: DISCOVERY DOCK APARTMENTS EAST, 3 SOUTH QUAY SQUARE, LONDON, E14 9RZ
Responsible Person: Rendall and Rittner Ltd

2. Timber Construction

Are structural timber systems used in the construction of the external walls? Yes

3. Masonry Construction

Are the external walls constructed from masonry materials? Yes
Is there any form of cladding or finish present over the outer masonry layer? Yes

Select type of external facing material:

- Brick slips
- Glass
- Metal sheet panels
- Render system
- Stone panels
- Other (Ceramic)

Select type of insulation between external facing material and masonry layer:

- Mineral wool
- Phenolic foam
- Other (please specify) (PIR and Polystyrene)

Are these walls likely to ignite and spread fire easily? Yes

Outline the reasons why the walls are likely to ignite and spread fire easily: These are combustible

Identify the location of the walls, or sections thereof, which are likely to ignite or spread fire easily: Throughout the buildings including framed windows

4. Alternative External Wall Systems

5. Wall Attachments and Features

The building includes the following attachments:

Balconies

Where the attachments selected above are likely to contribute to external fire spread, provide further information below: Yes, timber decking

6. Risk and Mitigation

Following the buildings fire risk assessment, was a further fire risk appraisal of the external walls required? Yes, a further fire risk appraisal of the external walls has been completed

What is the overall level of risk of fire spread due to the design and construction of the external walls? High Risk

What actions have been taken to mitigate the risk relating to the external wall?

Change to simultaneous evacuation strategy

Planned remediation works to external wall

7. Person Completing Report

Name and contact details of person completing report: gareth.barnes@rendallandrittner.co.uk

The interim measures at this time is unknown. Once known, you will be informed.

Station Notification form to follow.

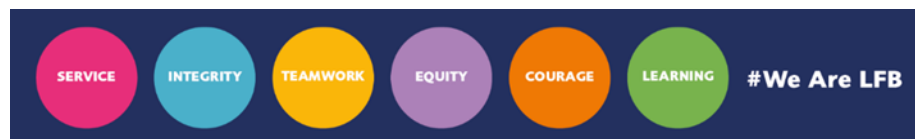
██████████ the above job has been raised for you to allocate. Upon completion, please submit your Station Notification form to the High Rise Referral mailbox.

Best regards.

██████████

London Fire Brigade
High Risk Premises Team
169 Union Street London SE1 0LL
T 020 8555 1200 X ██████████ M ██████████
E ██████████@london-fire.gov.uk

london-fire.gov.uk



From: [REDACTED]@london-fire.gov.uk>
Sent: Tue, 4 Feb 2025 17:23:33 +0000
To: "FSR-AdminSupport" <FSR-AdminSupport@london-fire.gov.uk>;
"pdasection" <pdasection@london-fire.gov.uk>
Cc: "**Millwall" <MILLWALL@london-fire.gov.uk>; "**Poplar" <POPLAR@london-
fire.gov.uk>; "**Shadwell" <SHADWELL@london-fire.gov.uk>; "**Bethnal Green"
<BETHNALGREEN@london-fire.gov.uk>; "**Whitechapel" <WHITECHAPEL@london-fire.gov.uk>
Subject: LFB Letter
Attachments: LFB Letter.pdf [Please note: this attachment is included in this PDF file.](#)

Good afternoon

Please see A020 attached.

FIRE SAFETY TEAM - the building management informed me that they have already been in contact with yourselves.

PDA section – could you please place an additional 2x PA on the PDA for this premises until the issue is resolved.

Regards

[REDACTED]
Sub Officer

[REDACTED]
F23 Millwall Fire Station
43 Westferry Road E14 8JH
T 0208 555 1200 ext [REDACTED]
E [REDACTED]@london-fire.gov.uk



From: [REDACTED]@london-fire.gov.uk>
Sent: Wed, 29 May 2024 13:13:48 +0000
To: [REDACTED]@london-fire.gov.uk>
Cc: [REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk>
Subject: RE: Confirmation of TH/DLuCH meeting attendance 30.05.2024
Categories: Upload only

Please see below updates on the 4 premises identified for the [Tower Hamlets/DLuCH meeting on Thursday 30 May](#).

1. Discovery Dock

There are 2 files for Discovery Dock;

I assume the building that is to be discussed is [West block](#) as this has some cladding on parts of the facia.

Neighbouring building is East block, which has 4 cores and is a brick and steel construction. Building was last audited on (25/07/2023) – Stay Put with [no cladding](#) identified.

[Discovery Dock Apartments West](#)

[2 South Quay Square](#)

[E14 9RU](#)

[16 Floors](#)

[Last audit : 13/04/2023 – Stay Put](#)

Premises description

- Purpose built block of flats with 16 floors including lower and upper penthouse and under ground car park.
- Building is also shared with Hilton Hotel, who have control over the fire alarm panel
- There is a commercial unit currently being run as a restaurant.
- Separate access to all premises, with exception in underground car park as shared with Hilton.

Detection and warning

- BS 5839 System in place.
- Detection in common parts for the AOV's
- Flats have hard wired alarms.

Update

- Last FRA was 28/02/2022, which covered the EWS and identified some areas of cladding on the building.
- The RP was awaiting funding to be authorised to undertake remediation

- The building has been registered on the FS Building portal; building plans uploaded, however no EWS or faults recorded.

From: [REDACTED]
Sent: Thu, 23 Apr 2026 08:51:57 +0000
To: [REDACTED]@hse.gov.uk" <[REDACTED]@hse.gov.uk>
Subject: Enforcement Notice - Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ 05/015084
Attachments: FS03_01 2612396 Enforcement Notice.pdf, FS01_07 2612396 Letter to other Authority Unsatisfactory.docx

Please note: these attachments are included in this PDF file.

Good morning Team,

Please see attached Enforcement Notice placed on premises: Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ

If you have any queries relating to this notice please contact EnforcementAdminTeam@london-fire.gov.uk or the Inspecting Officer directly whose contact details are on the notice.

Regards,

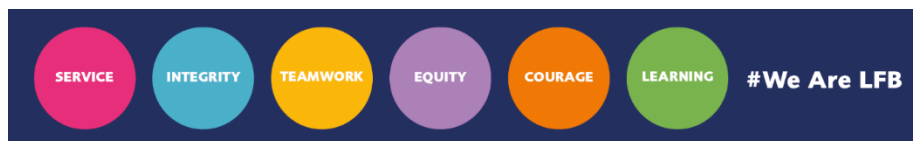
[REDACTED]

[REDACTED]

Central Regulatory Enforcement Group

London Fire Brigade HQ
169 Union Street London SE1 0LL

T: 020 8555 1200 ext [REDACTED] / [REDACTED]
E: [REDACTED]@london-fire.gov.uk
EnforcementAdminTeam@london-fire.gov.uk



From: [REDACTED]
Sent: Mon, 16 Feb 2026 15:10:43 +0000
To: [REDACTED]@london-fire.gov.uk; "*Poplar"
<POPLAR@london-fire.gov.uk>; [REDACTED]@london-fire.gov.uk; [REDACTED]
[REDACTED]@london-fire.gov.uk; ">NORTHEASTAREASUPPORTTEAM"
<NorthEastAreaSupportTeam@london-fire.gov.uk>; [REDACTED]
[REDACTED]@london-fire.gov.uk; ">FSD-B&D-CITY-NEW-THAM"
<FSDBDCityNewTHam@london-fire.gov.uk>; "pdasection" <pdasection@london-fire.gov.uk>
Cc: [REDACTED]@london-fire.gov.uk
Subject: FW: Support for sim evac confirmed FAS - Discovery Dock East, 3 South
Quay Square, London, E14
Attachments: Change of Strategy - FS01 Job No. 2605759 File No: 05/015084
(UPRN:6357340) DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ

Please note: this attachment is included in this PDF file.

**File No: 05/015084 (UPRN:6357340) DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY
SQUARE LONDON E14 9RZ**

Good afternoon, all

Following on from the attached change of strategy email. Confirmation has been received that the
sim evac strategy is supported with a FAS.

[REDACTED]
The sim evac database has been updated to show FAS support.

Kind regards

[REDACTED]
High Risk Premises Team
London Fire Brigade
169 Union Street London SE1 0LL
T 020 8555 1200 M [REDACTED]
E [REDACTED]@london-fire.gov.uk

From: [REDACTED]@london-fire.gov.uk
Sent: 16 February 2026 14:31
To: >BUILDINGSAFETYINFORMATION <BuildingSafetyInformation@london-fire.gov.uk>
Cc: >HIGH RISE REFERRALS <HighRiseReferrals@london-fire.gov.uk>; [REDACTED]
[REDACTED]@london-fire.gov.uk
Subject: RE: Discovery Dock East, 3 South Quay Square, London, E14

All

[Discovery Dock East](#)

3 South Quay Square
E14 9RZ
18 Floors
File No. 05/015084

I have just reviewed the FRA on file from the 12 February and I can confirm that the change of strategy sent out last week is supported by a FAS

█

Please can you send out an updated change of strategy to all depts confirming how the buildings change of strategy is supported by an FAS

█

Please update the Sim Evac database

Regards

█

█

High Risk Premises Team

London Fire Brigade Headquarters
169 Union Street
London
SE1 0LL

Tel: 0208 555 1200 █

Mobile: █

Email: █@london-fire.gov.uk



From: █@london-fire.gov.uk> **On Behalf Of**

>BUILDINGSAFETYINFORMATION

Sent: 16 February 2026 11:16

To: █@london-fire.gov.uk>

Subject: FW: Discovery Dock East, 3 South Quay Square, London, E14

Kind Regards,

█
█

High Risk Premises Team
London Fire Brigade Headquarters
169 Union Street

London
SE1 OLL

Mobile:

Email: [\[REDACTED\]@london-fire.gov.uk](mailto: [REDACTED]@london-fire.gov.uk)



From: [REDACTED]
Sent: Mon, 9 Mar 2026 09:42:31 +0000
To: ">HIGH RISE REFERRALS" <HighRiseReferrals@london-fire.gov.uk>;
"pdasection" <pdasection@london-fire.gov.uk>; ">NORTHEASTAREASUPPORTTEAM"
<NorthEastAreaSupportTeam@london-fire.gov.uk>; [REDACTED]@london-
fire.gov.uk; [REDACTED]@london-fire.gov.uk; ""*Poplar" <POPLAR@london-
fire.gov.uk>; [REDACTED]@london-fire.gov.uk; ">FSD-B&D-CITY-NEW-
THAM" <FSDBDCityNewTHam@london-fire.gov.uk>; [REDACTED]@london-
fire.gov.uk; [REDACTED]@london-fire.gov.uk
Subject: RE: Change of Strategy - FS01 Job No. 2605759 File No: 05/015084
(UPRN:6357340) DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ

Hi

I would like to inform you that the interim measure for the simultaneous evacuation premises stated above is waking watch.

Best regards.

From: [REDACTED] **On Behalf Of** >HIGH RISE REFERRALS
Sent: 13 February 2026 11:27
To: pdasection <pdasection@london-fire.gov.uk>; >NORTHEASTAREASUPPORTTEAM
<NorthEastAreaSupportTeam@london-fire.gov.uk>; [REDACTED]@london-
fire.gov.uk; [REDACTED]@london-fire.gov.uk; *Poplar <POPLAR@london-
fire.gov.uk>; [REDACTED]@london-fire.gov.uk; >FSD-B&D-CITY-NEW-
THAM <FSDBDCityNewTHam@london-fire.gov.uk>; [REDACTED]@london-
fire.gov.uk
Subject: Change of Strategy - FS01 Job No. 2605759 File No: 05/015084 (UPRN:6357340) DISCOVERY
DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ

Hi

Due to information on the external wall data (see below) for the above premises uploaded on the HRBDP, I would like to inform you of a change of strategy to the premises stated above – Simultaneous evacuation in place.

1. Building Identification

Name, address and postcode of building: DISCOVERY DOCK APARTMENTS EAST, 3 SOUTH QUAY SQUARE, LONDON, E14 9RZ
Responsible Person: Rendall and Rittner Ltd

2. Timber Construction

Are structural timber systems used in the construction of the external walls? Yes

3. Masonry Construction

Are the external walls constructed from masonry materials? Yes

Is there any form of cladding or finish present over the outer masonry layer? Yes

Select type of external facing material:

- Brick slips
- Glass
- Metal sheet panels
- Render system
- Stone panels
- Other (Ceramic)

Select type of insulation between external facing material and masonry layer:

- Mineral wool
- Phenolic foam
- Other (please specify) (PIR and Polystyrene)

Are these walls likely to ignite and spread fire easily? Yes

Outline the reasons why the walls are likely to ignite and spread fire easily: These are combustible

Identify the location of the walls, or sections thereof, which are likely to ignite or spread fire easily: Throughout the buildings including framed windows

4. Alternative External Wall Systems

5. Wall Attachments and Features

The building includes the following attachments:

- Balconies

Where the attachments selected above are likely to contribute to external fire spread, provide further information below: Yes, timber decking

6. Risk and Mitigation

Following the buildings fire risk assessment, was a further fire risk appraisal of the external walls required? Yes, a further fire risk appraisal of the external walls has been completed

What is the overall level of risk of fire spread due to the design and construction of the external walls? High Risk

What actions have been taken to mitigate the risk relating to the external wall?

- Change to simultaneous evacuation strategy
- Planned remediation works to external wall

7. Person Completing Report

Name and contact details of person completing report: gareth.barnes@rendallandrittner.co.uk

The interim measures at this time is unknown. Once known, you will be informed.

Station Notification form to follow.

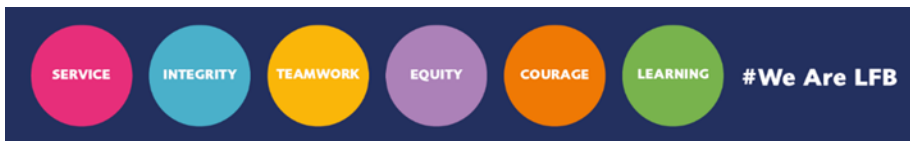
██████████ the above job has been raised for you to allocate. Upon completion, please submit your Station Notification form to the High Rise Referral mailbox.

Best regards.

██████████
Admin Co-ordinator

London Fire Brigade
High Risk Premises Team
169 Union Street London SE1 0LL
T 020 8555 1200 X ██████████ M ██████████
E ██████████ [@london-fire.gov.uk](mailto:██████████@london-fire.gov.uk)

london-fire.gov.uk





LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **SUB O [REDACTED]**
Email: [REDACTED]@london-fire.gov.uk

Tel: **Ext [REDACTED]**

Date:

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: SUB O [REDACTED] **Tel:**

Address of premises: DISCOVERY DOCK APARTMENTS EAST, DISCOVERY DOCK APARTMENTS EAST, 3, SOUTH QUAY SQUARE, E14 5NW

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

Following confirmation from the building management, the WET RISER TANK is currently being replaced and is not expected to be back operational for 10-14 days. This only affects the core with 23 floors. The other 3 cores have dry risers. I have requested an additional 2x PA on the PDA until the wet riser is back in operation.

Action recommended by local station/station manager:

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

Follow up contact to be made when the building management update the high rise portal.

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF

SFS_A020_a2b

London Fire Brigade is run by the London Fire and Emergency Planning Authority

(Rev 7, 25/11/2015)

Notification of fire safety information - return to station

To: **Station Manager**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file:
Tel:

Date:

Acknowledgement of receipt and action taken by fire safety:

- Joint visit carried out with local station
 - Visit carried out by fire safety
 - Verbal advice given to occupant
 - Written advice given to occupant
 - Formal enforcement action taken
 - Prohibition notice served
 - Information added to fire safety database
 - Other (detail below)
-

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Manager**
Email:

Tel: [REDACTED]

Date: 27/04/2023

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: Sub O [REDACTED] Tel: [REDACTED]

Address of premises: **Discovery Dock Apartments East**
3 South Quay Square
London
E14 9RZ

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

Visit carried out following AO20 a2a received from High Risk Premises Team regarding Wet Rising mains inoperative due to wet riser water tank being drained for remedial works being carried out and inoperative AOV at above address. Site Manager confirmed Riser works complete but awaiting sign off and charging. AOV still inoperable. 24hr Waking Watch in Place.

Action recommended by local station/station manager:

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF

Notification of fire safety information - return to station

To: **Station Manager**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file:
Tel:

Date:

Acknowledgement of receipt and action taken by fire safety:

- Joint visit carried out with local station
 - Visit carried out by fire safety
 - Verbal advice given to occupant
 - Written advice given to occupant
 - Formal enforcement action taken
 - Prohibition notice served
 - Information added to fire safety database
 - Other (detail below)
-

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **High Risk Premises Team** FS file: 05/015084
Email: BuildingSafetyInformation@london-fire.gov.uk

Date: 25/04/2023

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Address of premises:

Discovery Dock Apartments East
3 South Quay Square
London
E14 9RZ

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Transmission delay units and/or time-related fire alarm systems are installed
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Enforcement Notice served that contains risks to firefighters (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Sandwich panels are installed
- Premises information box installed (Gerda or similar – see FSIGN 505)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Places of public entertainment which may not already be known to stations
- Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- The Fire Safety England Regulations 22 – Reported from Responsible Person of notifiable failure to resolve fire safety systems that have been found to be faulty for over 24 hours (eg: wet/dry riser issues, smoke ventilation, fire alarm, etc. Details attached)
- Other (detail below)

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Details to be added to ORD
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

We recommend that the premises is reviewed and a PRA is **considered** along with ORD, tactical plan updates and additional underwrites are also considered as per any temporary increased risk. While this is in line with business as usual with a temporary hazard Watch officers/ Station Commander can liaise with fire safety/ SFSO's as per normal protocols for further support.

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin: Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF





LONDON FIRE BRIGADE

Fire Safety Regulation, North East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Rendall & Rittner Limited
13b St. George Wharf
London
SW8 2LE

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

Date 22 April 2026
Our Ref 05/015084/PG

ENFORCEMENT NOTICE

**Notice requiring steps to be taken under Article 30 of the
Regulatory Reform (Fire Safety) Order 2005 (as amended)**

TO :

Name: **Rendall & Rittner Limited**

Address: **13b St. George Wharf, London, SW8 2LE**

Concerning Premises at: **Discovery Dock Apartments East, 3 South Quay Square,
London, E14 9RZ**

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), hereafter referenced as ('The Order') in London.

I, Pam Oparaocha, Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **4 November 2026** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

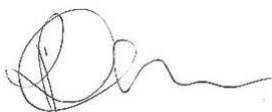
If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

- a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [REDACTED].

Signed:



Dated: 22 April 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext. [REDACTED] / [REDACTED]
E: EnforcementAdminTeam@london-fire.gov.uk

Encl: FS03_01a
FS03_01b
FS03_06

Cc: [REDACTED][@discoveryeast.co.uk](mailto:[REDACTED]@discoveryeast.co.uk)

Building Safety Regulator – BSR_HRB.Intelligence@hse.gov.uk

[REDACTED] Rendall, Rendall & Rittner Ltd, 13b St George Wharf, London, SW8 2LE

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.
3. Notwithstanding any consultation undertaken by the Commissioner, **before** you make any alterations to the premises, **you** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.
4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

SCHEDULE

PREMISES: Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ

FILE NUMBER: 05/015084

This schedule should be read in conjunction with the Commissioner's Notice dated **22 April 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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) The provision of suitable wayfinding signage in the basement levels in accordance with the Fire Safety (England) Regulations 2022 for the use of firefighters had not been organised.2) Maintenance of flat front doors had not been suitably monitored.3) The maintenance of common part fire doors had not been planned or organised.4) Maintenance of the fire alarm system had not been planned and organised. This is to occur in accordance with BS 5839-1.5) The implementation of fire action notices within the premises, to highlight the emergency evacuation procedure in place, had not been planned or organised.6) Maintenance of the automatic opening vent system had not been planned and organised.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the current fire alarm system installed does not meet NFCC (National Fire Chiefs Council) guidance recommendations to support a temporary simultaneous evacuation strategy in purpose-built blocks of flats.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by reviewing current fire alarm system to be designed in accordance with NFCC guidance recommendations to support a temporary simultaneous evacuation strategy in purpose-built blocks of flats. Ensuring it is suitable in order for it to comply with the requirements of the Fire Risk Assessment.
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that there is no wayfinding signage installed within the basement levels of the premises.	Arrange necessary contact with the appropriate external emergency services by installing wayfinding signage within the basement levels of the premises. Signage should be designed and located in accordance with the guidance in Volume 1 of Approved Document B.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the corridor fire door on the ground floor of Core B to the protected stairwell did not shut fully into its frame.	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 ensuring that all self closing doors leading onto the protected corridor provide adequate FIRE RESISTANCE and self close into their frames.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that: 1) There are no fire action notices displayed within the premises. 2) The frequency of patrols via the current waking watch may leave a fire undetected for a long period, thus not allowing for the evacuation of the premises.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by: 1) Installing fire action notices throughout the common parts of the building stating the current evacuation procedure. 2) Ensuring the waking watch are patrolling as per NFCC simultaneous evacuation guidance standards, or alternatively as per your Fire Risk Assessment recommendations.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that: 1) The detection and warning system had not been suitably maintained, there were faults showing on the panel.	Arrange initial and ongoing maintenance ensuring fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Ensuring that the detection and warning system is serviced by a competent person to BS5839 part 6.

Article 17 (Cont'd)	2) The automatic ventilation system had not been suitably maintained; there were several faults outlined on the AOV (Automatic Opening Vent) report provided.	2) Ensuring that the AOV system is serviced by a competent person.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) 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 the 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 or required rectification of defects that have arisen in, or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by the fitting of a self closing device to the flat front door of flat 139 that did not close the door fully into the frame.	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 the 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 may include enforcing terms of the lease and Landlord and Tenant/Property legislation as lessor/owner.
Article 20	At the time of the audit you had not provided outside undertakings with clear and relevant information. It was found that contractors questioned were not aware of action they were required to take under your emergency plan.	Provide outside undertakings with information. This can be achieved by ensuring all contractors are provided with detailed information of actions to be taken by them in an emergency.

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

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

Building Safety Regulator

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

BSR_HRB.Intelligence@hse.gov.uk

Date 23 April 2026
Our Ref 05/015084/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED) - Article 42

Premises: Discovery Dock Apartments East, 3 South Quay Square, London, E14 9RZ

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) in London.

The Commissioner is required by Article 42 of the Regulatory Reform (Fire Safety) Order 2005 (as amended) to notify licensing or registration authorities about any enforcement action taken in respect of licensed or registered premises. During a recent inspection of the above-mentioned premises, certain matters were found to be below the required standard and the following formal enforcement action has been taken:

Issue of an Enforcement Notice – copy attached

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext. [REDACTED]
E: EnforcementAdminTeam@london-fire.gov.uk