

**Freedom of Information request:** Reference number FOI2026/00706

**Date of request:** 16th June 2026

**Request:**

I would like to request Historical fires and enforcement notices on Bankside Loft SE1 9JL, London. Under freedom of information Act 2000.

I look forward to your response at your earliest convenience

**Response:**

Further to your request, the LFB Fire Safety team was contacted for all information held for Bankside Loft, London, SE1 9JL.

A Fire Audit report was completed on the 23<sup>rd</sup> December 2020. The outcome of the audit was *Broadly Compliant*. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal Information](#).

The results of this audit confirmed that no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. In these situations, the premises are deemed to be "broadly compliant" with no enforcement action needed. This means that no enforcement notices (either formal or informal) were issued.

The LFB *Address Lookup* was also checked for any information on historical fires. There is no record of any historical fires for this address. There are only two records of false alarms on the 8<sup>th</sup> November 2016 and 19<sup>th</sup> September 2022.

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/>



## Fire Safety Audit Report

### Audit Information

Audited By 47007B [REDACTED]  
 Audit Completed 23 December 2020

### Location summary

File No 91/172760  
 UPRN 10009805627  
 Building Name  
 Address 9 STEEDMAN STREET  
 LONDON  
 SE17 3AF  
 Borough Southwark  
 Use D - Purpose Built Flats >=4 floors  
 Responsible Team FSR Southwark & Lewisham  
 Station Ground E35 - Old Kent Road  
 Site Risk Score 4.25  
 Total Floors 12 **Basement floors 1**  
 Estimated number of sleeping 0  
 Special Features

#### Additional detail

Premises exterior has been assessed and given an EWS1 rating of B2 meaning that it requires remedial works to achieve compliance. The fire engineers report compiled by Tri Fire considers the fire safety of the premises holistically and concludes that there is no requirement for any interim measures, such as a waking watch, to be implemented. 5 areas were sampled during the intrusive survey, completed by Façade Remedial Consultants.

Area 1-11th floor roof terrace.  
 Timber decking should be replaced with a material achieving Euroclass A2 or better.

Area 2- 10th floor terrace, no remedial works required.

Area 3- 1st floor slab level. Insulated render. 200mm EPS insulation and insulating spray foam.  
 Combustible materials should be replaced with a material achieving Euroclass A2 or better.

Area 4- Thin coat render, 2-3mm with 90mm EPS insulation.  
 Combustible materials should be replaced with a material achieving Euroclass A2 or better.

Area 5- Ground floor level. 90mm masonry brick work, no remedial works required.

#### Premises Description

Premises of 12 floors, basement carpark, ground and 10 upper floors and a roof terrace. Premises served by 2 protected stairs, one at each end of the building and has a dry rising fire main and firefighting lift. The floors from the 6th floor down are sufficiently long to have cross corridor doors fitted at the halfway point. The premises has a 24 hour concierge service in place.

Environmental Risks	NONE
Features assisting fire spread	NONE
<b>Site Reinspection date</b>	
Heritage Building	No
Petroleum redevelopment?	No
Known firesetting in area?	No
<b>Site lone worker risk</b>	

### Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	9 STEEDMAN STREET LONDON SE17 3AF
Responsible team	FSR Southwark & Lewisham
Occupancy Type	Occupier - multi occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	2 October 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m <sup>2</sup> to 10300m <sup>2</sup>
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
<b>Additional detail</b>	
<b>Specific lone worker risk</b>	
Primary Authority Partnership	N/A

### Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	1
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
<b>Special Features</b>	
# Fire fighting shafts	0
Engineered solution?	No

Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

## Contacts

### Occupier

Name	Default Property
Responsible Person	[REDACTED]
Position	Head Concierge
Address	9 Steedman Street London SE17 3AF
Mobile	[REDACTED]
Email	[REDACTED]@btconnect.com

### Owner/Co-Owner - NEW

Position	The Company Secretary
Address	Aviva Investors Ground Rent GP Limited Aviva Company Secretarial Services Limited St Helen's 1 Undershaft London EC3P 3DQ

### Managing Agent - NEW

Name	Parkgate-Aspen Limited
Responsible Person	[REDACTED]
Position	Premises manager
Address	Parkgate-Aspen Limited Wilberforce House Station Road London NW4 4QE
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@parkaspen.co.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
Safety Evaluation  
Broadly Compliant

#### Observations

Fire risk assessment completed by Ray Brighton of Tetra Consulting Ltd in August 2020 and scheduled for annual review.

### Article 11 - Fire Safety Arrangements

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Fire safety arrangements adequately managed by Parkgate-Aspen property management.

### Article 13 - Detection and warning

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Detection in the common parts is for the actuation of the AOV system but also has an audible function which is unusual in a block of purpose built flats. The fire engineers report, following the façade survey, states that a stay put evacuation policy is in place and acceptable. The current fire risk assessment states that a simultaneous evacuation policy has been adopted since the identification of non-compliant façade materials. As the common parts alarm system does not extend into the demise of residents, clarity will be sought from the managing agent that the systems in place are sufficient to support this change of evacuation and that it does not exist in name only.

### Article 14 - Emergency routes and exits

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

The emergency routes and exits are adequate in size and number for the size and type of premises. There is sufficient emergency lighting and signage throughout and the exit routes have an adequate level of compartmentation.

### Article 15 - Procedures for serious and imminent danger and for danger areas

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

The procedure in place appears to be adequate but clarity is to be sought from the managing agent due to the differences identified between the fire engineers report and the most recent fire risk assessment.

**Article 17 - Maintenance**

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Maintenance of fire safety provisions is adequately managed and recorded thoroughly in the fire risk assessment.

EICR (electrical installation condition report) 8th April 2016

Lightning protection 29th January 2020

AOV 6th August 2020

Dry rising fire main August 2020

**Article 21 - Training**

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Staff receive adequate fire safety training, as recorded in the fire risk assessment.

**Article 8 - General fire precautions**

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**Safety Evaluation**  
Broadly Compliant

**Observations**

Visual assessment of fire stopping and compartmentation carried out in common corridors, stairs and service riser cupboards on all floors. No issues identified.

**Article 10 - Principles of prevention to be applied**

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**Safety Evaluation**  
Not Applicable

**Observations**

None

**Article 12 - Elimination or reduction of risks from dangerous substances**

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**Safety Evaluation**  
Not Applicable

**Observations**

None

**Article 13 - Fire Fighting Equipment**

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Safety Evaluation	Observations
Not Applicable	None

**Article 16 - Measures for dealing with dangerous substances affecting general fire precautions**

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Safety Evaluation	Observations
Not Applicable	None

**Article 18 - Safety assistance**

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Safety Evaluation	Observations
Not Applicable	None

**Article 19 - Provision of information to employees**

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Safety Evaluation	Observations
Not Applicable	None

**Article 20 - Provision of information to employers and the self employed from outside undertakings**

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Safety Evaluation	Observations
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

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Safety Evaluation	Observations
Not Applicable	None

**Article 23 - General duties of employees at work**

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Safety Evaluation	Observations
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

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Safety Evaluation	Observations
Not Applicable	None

**Article 38 - Maintenance of measures provided for protection of fire fighters**

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Safety Evaluation	Observations
Not Applicable	None

**Article 24 - Power to make regulations**

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Safety Evaluation	Observations
Not Applicable	None

**Article 27 - Powers of inspectors**

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Safety Evaluation	Observations
Not Applicable	None

**Article 29 - Current alterations notices**

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Safety Evaluation	Observations
Not Applicable	None

**Article 30 - Current enforcement notices**

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Safety Evaluation	Observations
Not Applicable	None

**Article 31 - Current prohibition notices**

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Safety Evaluation	Observations
Not Applicable	None

**Article 32 - Offences**

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Safety Evaluation	Observations
Not Applicable	None

**Overall safety standard**

Broadly Compliant

**Management compliance level**

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

**Audit Conclusion**

23/12/2020 15:00

Audit completed by Inspecting Officer [REDACTED] and covered all common corridors, stairs and service riser cupboards. The premises is well maintained and subject to a good standard of house-keeping throughout. The premises is well maintained from a fire safety perspective and the staff dealt with, concierge and premises management were helpful and demonstrated a positive attitude towards fire safety and engagement with the London Fire Brigade. The only issue identified was some disconnect between the stay put evacuation policy referred to in the fire engineers report and the simultaneous evacuation policy in the current fire risk assessment. A further area for clarification is the fact that there is a common parts alarm system which is unusual in a block of purpose built flats and contrary to the advice offered in the fire safety in purpose built flats guide as described in section 20.

23/12/2020 14:59

Initial Expectation: Verbal action

**Verbal Advice Given**

None given

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

None

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings**

<b>Audit Duration</b>	<b>Travel Time</b>	<b>Post Audit Processing Duration</b>
150	70	80