

Freedom of Information request: Reference number FOI2026/00578

Date of request: 13th May

Request:

Blueprint Apartments, 16-18 Balham Grove, SW12 8AU.

Please can you provide any paperwork in the LFB's possession and/or control concerning its 18 February 2026 fire safety audit of Blueprint Apartments, such as an internal report.

Response:

I refer to your correspondence of 13 May 2026, which we received on that date and has been processed as a Freedom of Information request.

The audit identified failures to comply with the RRO, which resulted in enforcement action being taken, including the issuing of an Enforcement Notices. Copies of the relevant letter are attached below.

Any additional correspondence held by the London Fire Brigade in connection with this property is exempt from disclosure under [Section 31 of the FOIA — law enforcement](#).

Where a Fire Safety audit results in an Enforcement notice being issued by the London Fire Brigade, the reports themselves are exempt from release under the provisions of [Section 31 of the FOIA — law enforcement](#). (Section 31(1)(g) combined with 31(2)(a) and 31(2)(c)). This exemption applies because disclosure could prejudice the Brigade's ability to carry out its regulatory and enforcement functions effectively.

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities. When fire safety concerns are identified, the London Fire Brigade makes relevant enforcement information publicly available by providing copies of informal Notifications of Deficiencies (NODs) and through access to the public register of formal enforcement action.

While there is a strong public interest in building safety, this must be balanced against the Brigade's need to conduct open and effective regulatory discussions with responsible persons. It is important that responsible persons and witnesses cooperate voluntarily with investigations, and that investigators are able to make contemporaneous notes and engage in frank discussions to determine the appropriate course of action. For this reason, supporting materials such as email correspondence, detailed notes, and documents provided by responsible persons are also exempt from disclosure under [Section 31 of the FOIA — law enforcement](#).

Your request has been handled under the Freedom of Information Act 2000. Further information about this process can be found on the London Fire Brigade website: <https://www.london-fire.gov.uk/aboutus/transparency/request-information-from-us/>

The Company Secretary
Simarc Property Management Limited
Botanic House
Hills Road
Cambridge
CB2 1PH

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

Date 22 April 2026
Our Ref 10/010378 [REDACTED]

ENFORCEMENT NOTICE

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

TO :

Name: **Simarc Property Management Limited**

Address: **Botanic House, Hills Road, Cambridge CB2 1PH**

Concerning Premises at: **Blueprint Apartments, 16 Balham Grove, London SW12 8AU**

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, [REDACTED] (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 **21 April 2027** (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:

[REDACTED]

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.

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

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [REDACTED] Simarc Property Management Limited, Building 4, Imperial Place, Elstree Way,
Borehamwood, Hertfordshire WD6 1JN

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: Blueprint Apartments, 16 Balham Grove, London SW12 8AU

FILE NUMBER: 10/010378

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, it was evident that your preventative and protective measures had not been adequately planned, organised, controlled, monitored, or reviewed as required under Article 11 of the Regulatory Reform (Fire Safety) Order 2005. The following deficiencies were identified:</p> <p>1) You had not planned or organised the implementation of the remedial actions identified within the fire risk assessment dated 30 January 2026, completed by Cardinus Risk Management.</p> <p>2) The absence of a structured system to track, allocate responsibility for, and complete the actions arising from the fire risk assessment demonstrates a failure to maintain effective fire safety arrangements. Note: This deficiency is in addition to the requirement to ensure that the fire risk assessment itself is suitable and sufficient and is reviewed under Article 9.</p> <p>3) Failure to plan and organise the removal of storage beneath the escape staircase combustible storage was found located beneath several escape staircases. You had not planned, organised, or implemented measures to ensure its removal. Such storage presents a risk to the means of escape and to relevant persons in the event of fire. Refer also to Article 14.</p>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 continued	3) Failure to plan and organise the installation of a secure information box. You had not planned or organised the installation of a secure information box in a suitable, accessible location as required by Regulation 4 of The Fire Safety (England) Regulations 2022. A secure information box is required to support operational firefighting activities and provide essential building information, particularly in high rise or high risk premises.	
Article 11	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, the responsible person was advised that the secure information box is currently located inside the riser cupboards should be relocated to a clearly visible and accessible position for attending operational crews. The responsible person was further advised to update the secure information box contents to reflect the temporary change to the fire strategy (simultaneous evacuation) and to include updated plans.	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 alerting the residents for fire is not sufficient.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by extending the existing automatic fire alarm system to provide detection of L5 specification to provide interlinked coverage within all apartments and also the car park as a replacement for the temporary waking watch. The NFCC guide recommends and states that the L5 system to be installed within a month period from the date when the waking watch was implemented to support the simultaneous evacuation. Any modifications to the fire alarm system should be carried out by a competent engineer and certificated in accordance with BS 5839 Part 1.
Article 14	During the audit, several deficiencies relating to emergency routes and fire safety provisions were identified: 1) Buggies were found stored under the staircase, obstructing emergency escape routes.	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 managing the risks, controlling and changing the dangerous with non-dangerous. The issues identified should be discussed with competent bodies to take immediate actions.

<p>Article 14 continued</p>	<p>2) Some residents had stored personal items outside their flat doors, creating additional obstructions.</p> <p>3) Several fire doors were not closing fully into their frames, compromising the required 30 minutes FIRE RESISTANCE.</p> <p>4) The basement level exhibited significant issues, including a lack of fire separation between rooms due to water damage and previous construction works.</p> <p>5) Trip hazards were noted on the staircases where sections of the steps had deteriorated or broken away.</p>	
<p>Article 15</p>	<p>At the time of the audit, the procedures to be followed in the event of serious and imminent danger were found to be inadequate. Specifically, the instructions within the emergency plan relating to the waking watch team were insufficient and did not reflect the requirements of the current simultaneous evacuation strategy. The waking watch/security personnel indicated that they were instructed to evacuate only the block directly affected, despite the temporary strategy requiring the evacuation of all residential blocks.</p>	<p>Adequate and effective procedures for responding to serious and imminent danger must be established, documented, and followed. This should include ensuring that the waking watch/security team receive additional training and refresher instruction on their fire safety responsibilities, with clear emphasis on the requirement that all residents of every block must evacuate during an emergency, not only the block where the incident originates. The responsible person should update the emergency plan accordingly and ensure all relevant persons are fully briefed on the revised simultaneous evacuation arrangements.</p>
<p>Article 17</p>	<p>At the time of the audit, you had not ensured that a suitable system of maintenance was in place within the premises. The following deficiencies were identified:</p> <p>1) There was no evidence to confirm that the emergency escape lighting system was in good working order. No maintenance or testing records were made available to demonstrate compliance.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by employing competent bodies for them to assess, identify and fix the issues.</p>

Article 17 continued	2) Communal corridors several fire doors located within the communal corridors were found to be damaged, exhibited large gaps around the frame, and did not fully close to the door stop. These defects prevent the doors from providing adequate fire and smoke resistance and indicate a lack of effective maintenance.	
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 ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route. The PROTECTED ROUTE has been compromised by the smoke ventilation not being maintained; thereby preventing effective ventilation of smoke and fumes in the event of fire.	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 application of the relevant standards for means of escape. The following is provided as advice and does not form any part of the notice: 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. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.
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 and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE	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 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

Article 17 continued	has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route due to their wear and tearing, not being able to close fully; some fire doors strip and seals were missing or painted over. Inspected flats nos: 29, 30 and 38	means the responsible person could use to comply with Article 17 (1) may include enforcing terms of 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, we questioned the waking watch team members for their knowledge for their role. They were able to answer but only one point was made which was wrong: They said they will evacuate the building where they got notified by a domestic alarm, smoke or fire, this will be specific to fire building only, if the fire develops then they will evacuate the others.	Provide outside undertakings with information. This can be achieved by the responsible person providing a refresher training to the waking watch and security team members.
Article 38	<p>At the time of the audit, a suitable system of arrangements, signage, maintenance, and testing of the firefighting measures within the premises was not in place. It was found that:</p> <p>1) There was no evidence that the manual openable vents or the associated smoke control systems were subject to regular testing, inspection, or servicing as part of a planned maintenance regime.</p> <p>2) There was no evidence that the dry riser mains were being routinely tested and serviced in accordance with recognised standards. In addition, concerns identified under Article 8 relating to inadequate compartmentation between the dry riser mains and the electrical installation may compromise the performance and integrity of these firefighting provisions.</p>	<p>You must ensure that suitable arrangements are in place for the signage, maintenance, testing, and overall effectiveness of the firefighting measures within the premises. This can be achieved by:</p> <p>1) Implementing a planned and recorded maintenance regime to ensure that the manual openable vents and associated smoke control systems are regularly tested, inspected, and serviced in accordance with recognised standards and manufacturer recommendations.</p> <p>2) Ensuring that the dry riser mains are tested and serviced at the required frequencies in line with recognised standards (e.g., BS 9990). In addition, address the compartmentation concerns identified under Article 8 and reinstate adequate fire separation between the dry riser mains and the electrical installation to maintain their performance and integrity during firefighting operations.</p>

<p>Article 38</p>	<p>3) The site contains multiple dry riser inlets, each serving individual dry riser outlets within several buildings; however, the corresponding outlets inside the buildings were not clearly or consistently identified. This lack of identification is likely to cause confusion or delay during firefighting operations, as firefighters may be unable to rapidly determine which outlet relates to each inlet.</p> <p>4) Suitable measures for assisting firefighters had not been maintained. Vehicles were observed parked directly in front of the gated area containing the dry riser inlets, obstructing access and potentially delaying firefighting operations.</p>	<p>3) Providing clear, consistent identification signage for all dry riser inlets and their corresponding outlets within each building. Signage must enable firefighters to rapidly determine which inlet serves which outlet to avoid any delay during firefighting operations.</p> <p>4) Implementing measures to ensure that vehicles do not obstruct access to the dry riser inlets. This may include installing enforcement signage, physical barriers, line markings, or management controls to maintain clear access for firefighting crews at all times.</p>
<p>Article 8</p>	<p>At the time of the audit, the following deficiencies in general fire precautions were identified:</p> <p>1) Dry riser outlets were installed inside riser cupboards that also contain electrical mains equipment, with no FIRE RESISTING separation provided between the dry riser installation and the electrical components. This presents a failure to maintain adequate separation between firefighting infrastructure and ignition sources.</p> <p>2) Within the same riser cupboards referenced in Item 1, the top floor cupboard opens into a roof level void lacking adequate compartmentation. Additionally, the panel above the cupboard door, separating the cupboard from the common staircase, is of questionable FIRE RESISTING construction, compromising the integrity of the compartment line between the riser cupboard and the common escape route.</p>	<p>Provide suitable FIRE RESISTING separation by:</p> <p>1) Providing compliant FIRE RESISTING compartmentation between the dry riser installation and any electrical equipment within the riser cupboards. The separation must achieve the appropriate FIRE RESISTANCE rating in line with the building's designed compartmentation strategy.</p> <p>2) Installing suitable FIRE RESISTING compartmentation between the riser cupboard and the roof void to maintain the required fire resisting barrier. As the above items are based on a visual inspection, it is strongly recommended that a competent company or person is appointed to carry out a structural assessment of the riser cupboard and the surrounding construction. The responsible person should act upon the findings of that report. This may include the need to upgrade or replace the panel above the cupboard door to ensure it provides an appropriate level of FIRE RESISTANCE between the riser cupboard and the common staircase.</p>

Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that riser cupboards are holding electricity, water, fire phone, cabling, dry riser inlets, secure information boxes all in one. These cupboards are not compliant with the fire protection standards. Top floor riser cupboards are fully open to roof area. This will make fire and smoke travel to entire roof and develop the fire to all other parts of the buildings.	Take the general fire precautions required to prevent fire and smoke spread by appointing competent bodies to do comprehensive survey for the walls and floors. The surveyor's report should be followed with remedial actions for fire stopping. The riser cupboards should be arranged, dry riser inlets should be separated and should be located outside.
Article 9	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that fire risk assessment should be reviewed with the new changes of the strategy.	The fire risk assessment should be reviewed with specific considerations given to: 1) Means of escape. 2) Compartmentation. 3) Firefighter access and dry riser inlets. 4) Security information boxes. 5) Dry Riser Installation. 6) Timber Balconies.

*****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.