

Freedom of Information request: Reference number FOI2026/00883

Date of request: 29th July

Request:

I request the following information held by the London Fire Brigade concerning the Pathé Building, 103–109 Wardour Street, London W1F 0UH, for the period 1 January 2024 to the date of this request:

- 1 - Records of any audits, inspections or visits carried out by LFB at the building under the Regulatory Reform (Fire Safety) Order 2005, including the dates, outcomes and any findings or deficiencies recorded.
- 2 - Copies of any enforcement action, notices of deficiency, alterations notices, or informal notifications issued by LFB to the Responsible Person in respect of the building.
- 3 - Records of any fire safety concerns, complaints or fault reports concerning the building received by LFB from any party (with personal data of third parties redacted as required).
- 4 - Correspondence between LFB and the building's Responsible Person and/or its agents concerning fire safety at the building, including in relation to the waking watch, the fire alarm upgrade, the evacuation strategy, and ductwork or riser defects.

I am content for personal data to be redacted under the applicable exemptions. If the request as framed would exceed the cost limit, please treat items 1 and 2 as the priority and advise me how the remainder could be refined. I would like the information in electronic format (PDF or similar) by email.

Response:

I refer to your request for information, which we received on 29 July 2026 and have processed under the Freedom of Information Act 2000 (FOIA).

The London Fire Brigade (LFB) has attended the Pathe Building, 103-109 Wardour Street, London W1F 0UH, on a number of occasions between 1 January 2024 and the date of your request. Any fire safety deficiencies identified during these visits are reflected in the associated enforcement action taken by the Brigade. Personal data has been redacted in accordance with [Section 40 of the FOIA \(Personal Information\)](#).

The following Enforcement Notices were issued in respect of the Pathe Building during the period covered by your request:

- Enforcement Notice dated 20 February 2024.
- Enforcement Notice dated 13 August 2024 (as amended).
- Enforcement Notice dated 6 November 2025.
- Enforcement Notice dated 6 November 2025 (as amended in relation to Article 42).
- Enforcement Notice dated 4 May 2026 (as amended).

In addition, the Brigade holds records relating to a broad complaint received on:

- 30 March 2026.

Copies of the Enforcement Notice letters listed above are enclosed with this response. Personal data has been redacted in accordance with [Section 40 of the FOIA \(Personal Information\)](#).

Information relating to the complaint, together with associated correspondence, inspection reports, audit records, visit notes, documents provided by the responsible person, and other supporting fire safety information held by the Brigade, is exempt from disclosure under [Section 31 of the FOIA \(Law Enforcement\)](#), specifically [Sections 31\(1\)\(g\), 31\(2\)\(a\), and 31\(2\)\(c\)](#).

When the Brigade identifies fire safety concerns, we make this information available to the public by providing copies of any informal Notification of Deficiencies (NODs) issued and through access to the public register of formal enforcement action. We recognise the significant public interest in understanding the fire safety of buildings in which people live, work, and visit. However, this must be balanced against the Brigade's ability to carry out its regulatory functions effectively and to engage openly and constructively with responsible persons, enabling honest and meaningful discussions to take place.

It is important that enforcing authorities are able to conduct investigations effectively. This relies on witnesses and those responsible for compliance cooperating voluntarily with investigations, and on investigators being able to maintain detailed contemporaneous records and engage in candid discussions, whether verbally or through correspondence. This allows all relevant aspects of a case to be explored before a decision is reached regarding the most appropriate enforcement action.

The Brigade's view is that the appropriate balance between transparency and the effective discharge of our regulatory responsibilities is achieved by making information about enforcement action available, whilst withholding the supporting evidence and information gathered as part of our regulatory activities.

We have dealt with your request in accordance with the Freedom of Information Act 2000. Further information about making a request for information is available on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>

The Company Secretary
Legal & General Property Limited
One Coleman Street
London EC2R 5AA

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

Date 20 February 2024
Our Ref 01/257616 [REDACTED]

ENFORCEMENT NOTICE

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

TO :

Name: **Legal & General Property Limited**

Address: **One Coleman Street, London EC2R 5AA**

Concerning Premises at: **109 Wardour Street, London W1F 0UH**

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], Assistant Commissioner (Fire Safety) 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 **11 June 2024** (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: 20 February 2024

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 Office [REDACTED] g

Direct T [REDACTED] Ext [REDACTED]
[REDACTED]

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [REDACTED], London Residential Management Ltd, 9a Macklin Street, London WC2B 5NE

[REDACTED]

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: 109 Wardour Street, London W1F 0UH

FILE NUMBER: 01/257616

This schedule should be read in conjunction with the Commissioner's Notice dated **20 February 2024**.

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	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: 1) The responsible person has engaged with the London Fire Brigade High Rise Portal but the essential information about fire safety systems in the premises and access points has not been included on the floor plans. This information will assist quick and critical decision by firefighters during an incident. 2) The labelling of where sprinkler room and shut off valves has not been done for riser doors or on the plans. 3) Cupboard doors were not locked as they are supposed to be when not in use. This was seen on the 2nd floor and basement area where the sprinkler room is located. 4) Items were noticed to be stored in the cycle storage area. Lots of boxes were located here and also in the cupboard next to the UK Power Network door. This cupboard was not locked and didn't have any strips or seals.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 Cont'd	5) The final exit door on the alternative escape route would not open easily. It was found that the locking mechanism was prevent the door to opening using a single mechanism. 6) The management have not cooperated and coordinated with the ground floor commercial unit to address the issue of grease and oil coming out the inspection areas. 7) The management have not completed the monitoring and review of information in the secure information box with up to date floor plans with fire safety systems marked on there. 8) No wayfinding signage present in the premises for assisting firefighters navigate their way round a building when visibility is low. All wayfinding signage should be provided in accordance with the guidance in B5 of Approved Document B: Volume 1 (paragraphs 15.12 to 15.16). 9) On the alternative escape route you have to pass a window for the ground floor commercial restaurant. It could not be confirmed if this glazing is FIRE RESISTANT.	
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: Combustible items were being stored on the mean of escape on the 1 st floor.	Ensuring 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: Removing any items being stored on the escape routes.

Article 22	At the time of the audit you had not cooperated and coordinated with other responsible persons. It was found that the ducting running through the Pathe Building was still in the same state as when the fire risk assessment was completed. There were still signs of grease and oil at the inspection areas in the building which was noted in the fire risk assessment. It was unknown if the window on the alternative escape route is FIRE RESISTANT.	You must take all reasonable steps to cooperate and coordinate with other responsible persons. In particular specific consideration given to identify and share information on areas of higher fire risk such as the kitchen ducting running through Pathe Building and the level of FIRE RESISTANCE of the glazing on the alternative escape route.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment still had the original stay put policy and it had not identified that the evacuation strategy has changed to temporary simultaneous evacuation.	The fire risk assessment should be reviewed, with specific consideration given to the new procedures for emergency evacuation and the protocols involved with this for example the waking watch.

*****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.

The Company Secretary
Legal & General Property Limited
One Coleman Street
London EC2R 5AA

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

Date 13 August 2024
Our Ref 01/257616/[REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED)

Premises: 109 Wardour Street, London W1F 0UH

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) (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **20 February 2024**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

[REDACTED]

Reply to Inspecting Officer [REDACTED]

Direct T [REDACTED] Ext [REDACTED]

Cc: [REDACTED], London Residential Management Ltd, 9a Macklin Street, London WC2B 5NE

[REDACTED]

The Company Secretary
Legal & General Property Limited
One Coleman Street
London
EC2R 5AA

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

Date: 6 November 2025
Our Ref 01/257616 [REDACTED]

ENFORCEMENT NOTICE

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

TO :

Name: **Legal & General Property Limited**

Address: **One Coleman Street, London EC2R 5AA**

Concerning Premises at: **Pathe Building, 109 Wardour Street, London W1F 0UH**

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], 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 **26 March 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:

[REDACTED]

Dated:

6 November 2025

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 [REDACTED] ext [REDACTED]
[REDACTED]

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [REDACTED], Senior Residential Health & Safety Manager, Jones Lang LaSalle (JLL), 20 Water
Street Wood Wharf, London E14 5GX
[REDACTED]

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: Pathe Building, 109 Wardour Street, London W1F 0UH

FILE NUMBER: 01/257616

This schedule should be read in conjunction with the Commissioner's Notice dated **6 November 2025**.

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:

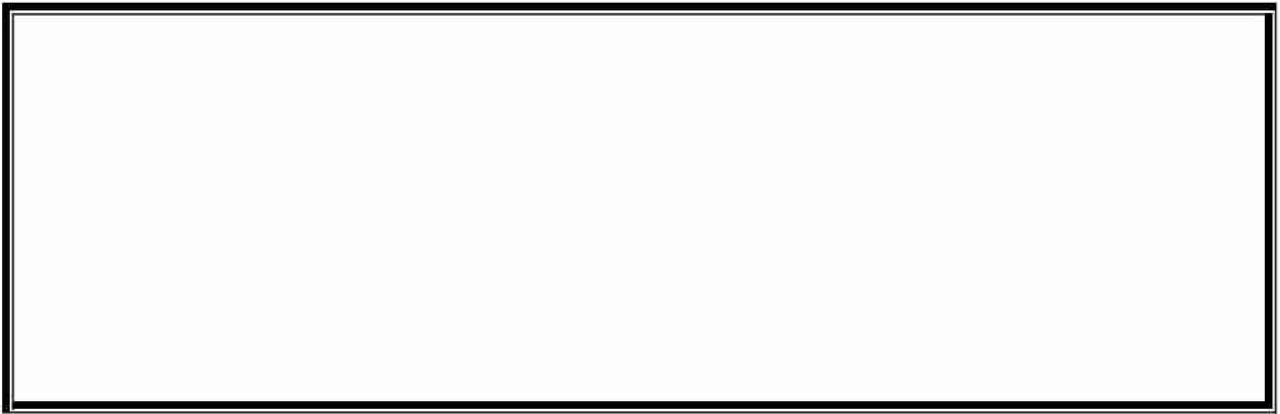
Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Management had not planned and organised to provide automatic fire detection and alarm system BS 5839-1 Category L5 system in communal areas and in any areas such as the likely path of fire and smoke spread, the residents that may be affected by this spread, in accordance with NFCC guidance Version 4 to support a temporary change to a simultaneous evacuation strategy was not provided. It was noted that the waking watch staff were employed since last LFB inspection carried out on 20 December 2024. 2) The management had not planned and organised to confirm if the windows located on the rear secondary means of escape are FIRE RESISTANT.	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, in accordance with NFCC guidance Version 4 to support a temporary change to a simultaneous evacuation strategy, waking watch staff were not replaced with automatic fire detection and alarm system BS 5839-1 Category L5 system in communal areas and in any areas such as the likely path of fire and smoke spread, the residents that may be affected by this spread.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by installing automatic fire detection and alarm system BS 5839-1 Category L5 system in communal areas and in any areas such as the likely path of fire and smoke spread, the residents that may be affected by this spread.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that: 1) Automatic fire detection and alarm system BS 5839-1 Category L5 system to support simultaneous evacuation strategy in accordance with NFCC guidance Version 4 to support a temporary change to a simultaneous evacuation strategy was not provided. This was also in previous fire risk assessment. 2) The windows located on the rear secondary means of escape cannot be confirmed to be FIRE RESISTANT.	Implement the significant findings of your fire risk assessment, in particular: 1) Installing automatic fire detection and alarm system BS 5839-1 Category L5 system to support simultaneous evacuation strategy in accordance with NFCC guidance Version 4 to support a temporary change to a simultaneous evacuation strategy was not provided. 2) The windows located on the rear secondary means of escape is FIRE RESISTANT.

*****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.



[REDACTED]
The London Fire Commissioner is the
fire and rescue authority for London

Date: 6 November 2025
Our Ref 01/257616 [REDACTED]

Dear Sir/Madam

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

Premises: Pathe Building, 109 Wardour Street, London W1F 0UH

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,

[REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

Reply to Inspecting Officer [REDACTED]
Direct T [REDACTED] ext [REDACTED]
E [REDACTED]

The Company Secretary
Legal & General Property Limited
One Coleman Street
London
EC2R 5AA

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

Date 4 May 2026
Our Ref 01/257616/[REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises: Pathe Building, 109 Wardour Street, London W1F 0UH

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) (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **6 November 2025**, issued by the Commissioner in respect of the above-mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

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

Direct T [REDACTED] ext [REDACTED]
[REDACTED]

Cc: [REDACTED], Jones Lang LaSalle (JLL), 20 Water Street, Wood Wharf, London, E14 5GX
[REDACTED]



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 30 March 2026

Location summary

File No 01/257616
UPRN 10033633617
Building Name PATHE BUILDING
Address 109 WARDOUR STREET
 LONDON
 W1F 0UH
Borough Westminster
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD LAM- WAND- WEST
Station Ground A24 - Soho
Site Risk Score 7.00
Building Height band 18-25
Total Floors 8 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

ORSA's report dated 31/3/21 concludes that the walls are of solid brickwork and do not require remedial work. This also includes the render board sections of the balcony level flats.

The building have 5 main wall types for its external walling: -

- Portland stone wall with Sfs2 inner wall
- Brick slip system
- Brick slip on block wall
- Anodised aluminium sandwich panel
- Curtain wall system

The building is in simultaneous evacuation strategy due to compartmentation issues within riser cupboards and compartment lines. There is a concierge on site 8 to 5. Temporary fire alarm system L5 in communal areas and linked into the flats is installed. The fire alarm is connect to Redcare.

Premises Description

Originally the office for Pathé Films, converted into 13 luxury apartments, a gym and two duplex penthouses . The building is known as Pathe. The property has a mixed use with a restaurant space occupying part of the ground floor facing Wardour Street and residential spaces above on floors 1-7. The building has nine floors, including one basement level, a ground floor, and seven upper floors. The roof of the building is a flat roof. At the basement level, there are tenant stores, a gym, cycle stores, a WC, and a plant room including a UKPN Electrical Sub-Station . At ground level, there is one separate commercial unit with access from outside and no

link to the residential part of the building. Within the residential part of the building, there is a reception area on ground floor level, linked to the open staircase serving the residential upper floors, from the ground to the 7th floor. The staircase also serves as a firefighting staircase with a fire-fighting lift. There is roof access via a staggered vertical ladder; this section of the roof is used to house air handling units, chillers, and flues. Green landscaping to the remainder of the roof. The building is provided with dry riser mains, sprinkler system in flats, smoke ventilation system and firefighting lift. Fire alarm panel and SIB box are located inside the ground floor lobby.

Exterior Wall Cladding

Brick slips, Metal Sheet Panels, Stone Panels/Stone, Other

Exterior Wall Insulation

Mineral wool, PUR / PIR Foam

Cladding/Insulation details confirmed by Fire engineers report**Environmental Risks** NONE**Features assisting fire spread** NONE**Site Reinspection date** 13 April 2026**Heritage Building** No**Balconies present?** Yes**Gas Supply present?** Yes**Petroleum redevelopment?** No**Known firesetting in area?** No**Site lone worker risk****Property Detail (DEFAULT PROPERTY)**

Occupier Contact Default Property
Address 109 WARDOUR STREET
 LONDON
 W1F 0UH

Responsible team FSD LAM- WAND- WEST
Occupancy Type Sole Occupier
Property Use D - Purpose Built Flats >=4 floors
Valuation Office R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score **7.00**
Reinspection Date 13 April 2026
Last Inspection 3 November 2025
Total Capacity 0
Maximum number of people **20-100**
Property Size for use Very Small
 1400m² to 3000m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Average
Additional detail

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Less than adequate
Unwanted fire signals count	0
AFD remote monitoring	YES
Smoke ventilation	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Dry Pipe
Coverage %	50
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	Sprinkler system
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	109 WARDOUR STREET LONDON W1F 0UH

Owner/Co-Owner

Name	LEGAL & GENERAL PROPERTY LIMITED
Position	Company Secretary
Address	One Coleman Street London EC2 R5A

Managing Agent

Name	London Residential Management Ltd
Person	[REDACTED]
Position	Property Relationship Manager
Address	9a Macklin Street London WC2B 5NE
Telephone	[REDACTED]
Email	[REDACTED]

On Site Representative

Name	[REDACTED] (JLL)
Person	[REDACTED]
Position	Senior Residential Health & Safety Manager
Address	20 Water Street Wood Wharf London E14 5GX
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history**Infringements****Type** Art30 Enforcement**Date** 20 February 2024**Prohibition/Restriction date** N/A**Prosecution Date** N/A**Type** Art30 Enforcement**Date** 3 November 2025**Prohibition/Restriction date** N/A**Prosecution Date** N/A**Articles****Article 9 - Risk assessment****SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

The fire risk assessment was carried out dated 22/8/25 by S2 Partnership. Significant findings and action plan recorded with time scale. The building is in simultaneous evacuation due to compartmentation issues. Temporary fire alarm system L4 in communal areas and linked into the flats installed.

Article 11 - Fire Safety Arrangements**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit all means of escape, sampled front flat doors, communal doors, sprinkler valve cupboards, riser cupboards and basement were inspected. Annual visual checks of front flat doors were carried out dated 21/3/24 and valid up to 21/3/25. Communal doors are also visually checked. The remedial works have been carried out on front flat doors and communal doors. A further fire door survey will be carried out by a third party accredited contractor to check the compliance of the doors. Wayfinding signage provided with floor number and apartment number on each landing, lobby and stairs but cannot be confirmed to be in accordance with Approved Doc B. RP confirmed that an order is placed to replace the wayfinding signage. SIB containing building plans and contact details provided next to the fire alarm panel located on ground floor lobby area. Information to all residents about fire doors also given. Access to the premises is electronic and have manual access locks. CCTV is installed to deter any arson activity. Apartments have sprinkler system and FRAEW suggests that the combustible insulation material present may be acceptable. PAT testing carried out and valid until April 2026. Electrical

Article 11

(continued)

Installation Report dated 9/11/21 by S&M Electrical Ltd. Lighting protection system fitted dated 1/11/24. Floor 5 and 6 have two duplex flats. Apartment No. 1 is located in the basement. The rear escape route have simple fastening and green box installed to failsafe. There is a secondary power generator to provide back-up power to firefighting lift, smoke ventilation system and sprinkler system. A fire curtain is provided on the ground floor to separate the reception area from the escape route. The car park does not have any electric vehicle charging points. Monthly visual checks are carried out by the building manager for lifts, DRM, and smoke ventilation system. The records are kept on site. There is a scope of work in place to repair the riser cupboard doors and sprinkler tank cupboard doors had excessive gaps around the doors, fire bait inside the sprinkler tank was damaged and inadequate fire stopping was provided inside the BT telecommunication room. The compartment line throughout the premises and fire dampers are also in scope of work. All remedial work is undergoing the Gateway 2 application and the scope of remedial works is being prepared by SISK (Contractors), once the application has been approved by the BSR a construction phase programme of works will be prepared and the planned works undertaken thereafter. They do not have a definitive date for commencement of the works but currently anticipate this to be the later part of 2026. At the time of audit it was noted that:

1. Management had not planned and organised to provide Automatic fire detection and alarm system BS 5839-1 Category L5 system in communal areas and in any areas such as the likely path of fire and smoke spread, the residents that may be affected by this spread, in accordance with NFCC guidance Version 4 to support a temporary change to a simultaneous evacuation strategy was not provided. It was noted that the waking watch staff were employed since last LFB inspection carried out on 20/12/24.

Follow up Enforcement Notice audit was carried out on 26th March 26. At the time of the audit, it was noted that a temporary fire alarm system L5 in communal areas and linked inside the flats to support simultaneous evacuation strategy was installed. Commissioning certificate for the L5 fire alarm system sent and is uploaded to casefile.

2. The management had not planned and organised to confirm if the windows located on the rear secondary means of escape are fire resistant.

At the time of the follow up audit on 26/3 it was noted that those windows that were not FR are being blocked and one window was confirmed to FR. Pictorial evidence sent and uploaded in the case file.

Article 13 - Detection and warning**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

During audit the fire alarm was showing green light as effective. L5 fire alarm system is installed in communal areas linked to AOV, L3 fire alarm system is in plant room, storage room, gym in the basement. The residential flats have Grade D LD1. The fire alarm is also interfaced with ARC. However, in accordance with NFCC guidance Version 4 to support a temporary change to a

Article 13

(continued)

simultaneous evacuation strategy, waking watch staff were not replaced with automatic fire detection and alarm system BS 5839-1 Category L5 system in communal areas and in any areas such as the likely path of fire and smoke spread, the residents that may be affected by this spread.

At the time of the follow up audit on 26/3, it was noted that L5 fire alarm system in communal areas and linked into the flats to support simultaneous evacuation strategy is installed. Waking watch staff were stand-down.

Article 14 - Emergency routes and exits**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, all means of escape, sampled front flat doors, communal doors, riser cupboards and basement were inspected. The emergency lighting and fire exit signage were adequately provided. The cause and effect of the smoke ventilation system was also tested by building manager using the cold smoke test on top floor, second floor and fifth floor. It was noted that smoke ventilation system was effectively only on the floors tested. The communal areas have shaft in communal areas and AOV at the top of the stair case. There is single protected staircase and at ground floor is protected by fire curtain. During audit it was noted that the riser cupboard doors and sprinkler tank cupboard doors had excessive gaps around the doors, fire bait inside the sprinkler tank was damaged and inadequate fire stopping was provided inside the BT telecommunication room. The scope of works has been organised and have applied to Building Safety Regulator and Gateway 2 procedures.

Article 15 - Procedures for serious and imminent danger and for danger areas**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

Fire action notices were displayed giving instruction as simultaneous evacuation strategy. No PEEPS disclosed. There is a concierge and one waking staff on site from Mon to Friday 8 to 5pm. Two waking watch from 5 to 8am

Article 17 - Maintenance**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

Fire safety provision are maintained:

Lift - 6 monthly dated 9/4/25 by Legal & General Group

Fire alarm - 3/3/25 by Gem Fire Solutions Ltd. Weekly tested 18/8/25.

FFE - monthly checked September 2025

EL - 21/3/25 yearly by Smart Management Solutions Ltd.

DRM - 2/9/24 by M&R Fire Protection Ltd

AOV - 22/4/25 by Gem Fire Solutions

Article 17

(continued)

At the time of the audit it was noted that the riser cupboard doors and sprinkler tank cupboard doors had excessive gaps around the doors, fire bait inside the sprinkler tank was damaged and inadequate fire stopping was provided inside the BT telecommunication room. The sampled [REDACTED] were inspected and the doors were in compliance.

Article 21 - Training**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, the waking watch present was asked question around evacuation and liaising with fire crews. [REDACTED] was able to answer with confidence. [REDACTED] also mentioned that the training was given by [REDACTED] (WW company).

Art 21a

The residents are given information on front flat doors and about the change of strategy. This was confirmed during audit when question asked to resident of [REDACTED]

Article 8 - General fire precautions**Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, it was noted that the building was in simultaneous evacuation due to compartmentation issues. Waking watch staff are employed on site 24/7 as a temporary measures. It was also noted that the significant findings and action plan had not been implemented from previous fire risk assessment and the current fire risk assessment.

1. Automatic fire detection and alarm system BS 5839-1 Category L5 system to support simultaneous evacuation strategy in accordance with NFCC guidance Version 4 to support a temporary change to a simultaneous evacuation strategy was not provided. This was also in previous fire risk assessment.

2. The windows present along the rear secondary means of escape cannot be confirmed to be fire resistant.

At the time of follow up audit on 26/3 it was noted that:

1. Automatic fire alarm system L5 was installed in communal areas and linked into the residential flats to support the temporary simultaneous evacuation strategy was in place.

2. Windows that were not fire resistant were blocked and third window was confirmed to be FR.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

Preventative and protective measures are been implemented such as FRA and active fire safety measures.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

No dangerous substance found on the site.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Firefighting equipment not required for communal areas.

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

Safety Evaluation

Broadly Compliant

Observations

No dangerous substances found on the site.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Competent person such as fire risk assessor and fire alarm company are appointed and arrangements are in place to undertake the preventative and protective measures.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

Building manager is present on site from Mon to Friday 8am to 5pm. One waking watch staff is present during daytime and two WW staff are on duty during night time. Adequate information are provided to all staff. This was confirmed at the time of audit.

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

Safety Evaluation

Broadly Compliant

Observations

Adequate information provided to employers and employees from outside undertakings.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

Legal and General (Owner) and JLL (Managing Agents) have the responsibilities in respect of premises. Restaurant at ground floor have their separate fire risk assessment and have shared with other responsible persons.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

Staff on site has been given training in fire safety - 2/4/25. [REDACTED] has good knowledge of fire safety and knows the building very well in respect of fire safety. Building manager has good knowledge about fire safety and familiar with building and fire safety provisions.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable

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

SAFETY CRITICAL**Safety Evaluation**

Broadly Compliant

Observations

Fire alarm panel, DRM, smoke ventilation panel and firefighting lift visually checked and was in efficient working order. Wayfinding signage also displayed in communal lobby and staircase but the new signage are on order. SIB installed inside the building with relevant site plans and RP contact details.

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

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**Date audit carried out**

26/3/26

Time of audit

10.30

Reason for audit;

A follow up audit was carried out due to Enforcement Notice with simultaneous evacuation strategy.

Conclusion

Those present were [REDACTED] (RP) and [REDACTED] (LFB). All means of escape, including sample front flat door [REDACTED], fire alarm panel and rear means of escape to check the windows were carried out. All the works have been carried out. Fire alarm is connect to Red Care System. Waking watch staff have been stand down. RP informed me that compartmentation work is on progress and waiting for the quotation.

Extent of premises audited

All means of escape, including sample front [REDACTED] fire alarm panel and rear means of escape to check the windows were carried out.

Justification of audit outcome

Those present were [REDACTED] (RP) and [REDACTED] (LFB). The works listed in enforcement notice have been completed. The outcome of the audit is verbal advice. Advice was given to RP to inform LFB once when the building is ready to revert to stay put in accordance with reviewing FRA.

Verbal Advice Given**None given****Other Authorities to notify****None****Weeks to Complete Work****N/A**

Specific instructions for Admin to Action

Admin please send compliance letter to:
The Company Secretary
LEGAL & GENERAL PROPERTY LIMITED
One Coleman Street
London
EC2 R5A

COPY TO:

██████████
Senior Residential Health & Safety Manager
██████████ (JLL)
20 Water Street Wood Wharf
London
E14 5GX

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-4.9
Actual Risk Score	4.34
Risk Score	4.25

Audit Timings

Audit Duration
90

Travel Time
180

Post Audit Processing Duration
120



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**

Cc: [REDACTED]

From: **Station Manager**

Email: [REDACTED]

Tel: [REDACTED]

Date: 19/12/25

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:

T/StnO [REDACTED]

Tel: [REDACTED]

Address of premises:

109 Wardour Street, W1F 0UH

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)

As we are aware this premises sits on our waking watch and sim evac list. However in our most recent visit it was found that the fire lift was not operating correctly and we were unable to place the fire lift into fire mode causing no change to how the lift operated. This was raised to the buildings manager for rectification at the time of visit but this will require checking in subsequent visits to ensure its rectification.

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 ([REDACTED])

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: [REDACTED]

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 ([REDACTED])

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To:

Cc:

From:

Email:

FS file: 01/257616

Tel:

Date: 30/3/26

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.

Inspecting officer dealing:

Tel:

Address of premises: 109 WARDOUR ST WQF 0UH

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
- X 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
- X Other (detail below)

Action recommended by fire safety:

- ☐ Joint visit with fire safety
- ☐ Visit by local station
- x☐ 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)

A follow up audit was carried out at this premises due to simultaneous evacuation strategy. The building is of ground, upper six floors and basement with No.1 apartment and car park. Floors 5 and 6 are duplex apartments. The rear exist is shared with restaurant located on the side of the building. The premises was office converted into residential flats.

All flats have sprinkler system. A sprinkler stop valve is located on communal areas. Smoke shaft is installed on communal areas and AOV at the top of the staircase. During audit, lock out test was carried out and it was working effectively. Dry riser mains are installed on stairwell. There is one staircase and one firefighting lift. The fire alarm panel and SIB are located on the right side of the main lobby area.

The external walls are solid brickwork and do no require remedial works. The evacuation is changed to simultaneous evacuation due to compartmentation issues throughout the premises. During daytime one concierge present from 8 to 5pm. Automatic fire alarm system L5 is installed in communal areas and linked into the flats to support simultaneous evacuation strategy. Waking watch staff has been stand down. The main fire alarm system is interfaced with ARC.

Contact details of the RP:

[REDACTED]
Senior Residential Health & Safety Manager | JLL
20 Water Street Wood Wharf | London | E14 5GX

Mobile: [REDACTED]
Email: [REDACTED] <[REDACTED]>

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: [REDACTED]

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 ([REDACTED])

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 [REDACTED], TL [REDACTED] & Highrise
Premises Team
Cc: [REDACTED]

From: [REDACTED] FS file: 01/257616
Email: [REDACTED] Tel: [REDACTED]

Date: 10/10/25

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.

Inspecting officer dealing: [REDACTED] Tel: [REDACTED]

Address of premises: 109 WARDOUR ST WQF 0UH

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
- X 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
- X Other (detail below)

Action recommended by fire safety:

- ☐ Joint visit with fire safety
- ☐ Visit by local station
- x☐ 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)

A follow up audit was carried out at this premises due to simultaneous evacuation strategy. The building is of ground, upper six floors and basement with No.1 apartment and car park. Floors 5 and 6 are duplex apartments. The rear exist is shared with restaurant located on the side of the building. The premises was office converted into residential flats.

All flats have sprinkler system. A sprinkler stop valve is located on communal areas. Smoke shaft is installed on communal areas and AOV at the top of the staircase. During audit, lock out test was carried out and it was working effectively. Dry riser mains are installed on stairwell. There is one staircase and one firefighting lift. At the time of the audit, wayfinding signage was not adequately provided. The responsible person informed me that order is placed and will be installed by end of this month. The fire alarm panel and SIB are located on the right side of the main lobby area.

The external walls are solid brickwork and do not require remedial works. The evacuation is changed to simultaneous evacuation due to compartmentation issues throughout the premises. During daytime one concierge and one waking watch staff are present from 8 to 5pm. In the evening onwards there are two waking watches on patrol. Temporary fire alarm is not provided. The main fire alarm system is interfaced with ARC.

Contact details of the RP:

[REDACTED]

Senior Residential Health & Safety Manager | JLL
20 Water Street Wood Wharf | London | E14 5GX

Mobile: [REDACTED]

Email: [REDACTED] <[REDACTED]>

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 ([REDACTED])

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: FS [REDACTED]

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 ([REDACTED])

Note to FSR admin

Acknowledged copy must be placed on e-FSF

From: [REDACTED]
To: [REDACTED]
Subject: Building Fault - 109 WARDOUR STREET, LONDON, W1F 0UH
Date: 09 June 2026 11:53:00
Attachments: [REDACTED]
Importance: High

Dear FS Teams,

There has been a **Smoke and fire curtain/shutters** fault reported in **109 WARDOUR STREET, LONDON, W1F 0UH**, the local station has been informed via their station diary, for more information please take a look at the High Rise Building Data Portal.

RP NAME & PHONE: JLL - [REDACTED]
FILE NUMBER: 01/257616
ADDRESS: 109 WARDOUR STREET, LONDON, W1F 0UH
Call Sign: A24

Relates to: Smoke and fire curtain/shutters

Fault: The smoke curtain in the ground floor lobby has been disabled to enable use of the main entrance/exit door as the main fire escape route. This is due to the rear fire escape route having scaffolding present to replace damaged windows.

Area affected: Fire escape route.

Estimated Timescale for rectification: 8 weeks.

Has the fault necessitated a temporary change in evac strategy from stay put to simultaneous?: The building already has a simultaneous evacuation strategy

How is the simultaneous evacuation strategy supported?: Fire Alarm System

Have any additional measures being implemented to mitigate against the fault? None thought to be necessary as the property has a fire alarm and simultaneous evacuation policy in place.

Kind Regards,

[REDACTED]
Admin Assistant
High Risk Premises Team

London Fire Brigade
169 Union Street London SE1 0LL T [REDACTED] M [REDACTED]
E [REDACTED]



From:

To:

Subject:

Date:

Building Fault - 109 WARDOUR STREET, 109 WARDOUR STREET, LONDON, W1F 0UH

14 May 2026 14:47:00

Dear FS Teams,

There has been a **lifts for use by firefighters or evacuation lifts** fault reported in **109 WARDOUR STREET, 109 WARDOUR STREET, LONDON, W1F 0UH**, the local station has been informed via their station diary, for more information please take a look at the High Rise Building Data Portal.

RP NAME & PHONE: [REDACTED], [REDACTED]

FILE NUMBER: 01/257616

ADDRESS: 109 WARDOUR STREET, 109 WARDOUR STREET, LONDON, W1F 0UH

Call Sign: A24

Relates to: Lifts for use by firefighters or evacuation lifts

Fault: There is a fault with the buttons within the firefighting lift. The lift opens in both directions on the basement and 6th floor levels but the door is currently not opening in to one of the pent houses on the 6th floor and the lobby to flat 1 in the basement floor.

Area affected: 6th floor penthouse and flat 1 lobby in the basement.

Estimated Timescale for rectification: 2 weeks.

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

Have any additional measures being implemented to mitigate against the fault? The lift still opens in all common areas.

Thank you and kindest regards

[REDACTED]
Admin Assistant

High Risk Premises Team

London Fire Brigade

169 Union Street

London

SE1 0LL T [REDACTED]

M [REDACTED]

E [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Building Fault - 109 WARDOUR STREET, LONDON, W1F 0UH
Date: 29 June 2026 16:03:00

Dear FS Teams,

There has been a **lifts for use by firefighters or evacuation lifts** fault reported in **109 WARDOUR STREET, LONDON, W1F 0UH**, the local station has been informed via their station diary, for more information please take a look at the High Rise Building Data Portal.

RP NAME & PHONE: [REDACTED], [REDACTED]

FILE NUMBER: 01/257616

ADDRESS: 109 WARDOUR STREET, LONDON, W1F 0UH

Call Sign: A24

Relates to: Lifts for use by firefighters or evacuation lifts

Fault: The lift contractor has advised that the firefighting lift is running off the secondary power supply, not the primary power supply. The lift is operating correctly but there is no alternative power supply if power is lost to the lift currently.

Area affected: Each floor, if power was to be lost.

Estimated Timescale for rectification: Currently unknown.

Has the fault necessitated a temporary change in evac strategy from stay put to simultaneous?: The building already has a simultaneous evacuation strategy

How is the simultaneous evacuation strategy supported?: Fire Alarm System

Have any additional measures being implemented to mitigate against the fault? The service partner has been requested to investigate further and advise on remediation. No further measures thought necessary at this time.

Thank you and kindest regards

[REDACTED]
Admin Assistant
High Risk Premises Team

London Fire Brigade
169 Union Street
London
SE1 0LL T [REDACTED] M [REDACTED]
E [REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Building Faults - 109 WARDOUR STREET LONDON W1F 0UH
Date: 27 March 2026 13:45:40
Attachments: [REDACTED]

Dear FS Teams,

There has been a **Smoke and fire curtain/shutters fault** reported in **109 WARDOUR STREET LONDON W1F 0UH**, the local station has been informed via their station diary, for more information please take a look at the High Rise Building Data Portal.

RP NAME & PHONE: JLL - [REDACTED]

FILE NUMBER: 01/257616

ADDRESS: 109 WARDOUR STREET LONDON W1F 0UH

Call Sign: A24

Relates to: Smoke and fire curtain/shutters

Fault: The smoke curtain in the ground floor has been disabled due to a shattered window overhanging the rear escape route. The smoke curtain being disabled means the residents can use the front exit to the building.

Area affected: Rear fire escape route.

Estimated Timescale for rectification: Unknown currently.

Has the fault necessitated a temporary change in evac strategy from stay put to simultaneous?: The building already has a simultaneous evacuation strategy

How is the Simulation Evacuation supported? Fire Alarm System

Have any additional measures being implemented to mitigate against the fault? No Residents have been informed and no further measures are thought to increase the safety of the property currently.

Kind Regards,

[REDACTED]

Admin Assistant

High Risk Premises Team

London Fire Brigade Headquarters

169 Union Street

London

SE1 0LL

Mobile: [REDACTED]

Email: [REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Building Fault - 109 WARDOUR STREET, LONDON, W1F 0UH
Date: 25 July 2025 16:44:18
Attachments: [REDACTED]

Dear FS Teams,

There has been a **Smoke and fire curtain/shutters** fault reported in **109 WARDOUR STREET, LONDON, W1F 0UH**, the local station has been informed via their station diary, for more information please take a look at the High Rise Building Data Portal.

RP NAME & PHONE: JLL - [REDACTED]

FILE NUMBER: 01/257616

ADDRESS: 109 WARDOUR STREET, LONDON, W1F 0UH

Call Sign: A24

Relates to: Smoke and fire curtain/shutters

Fault: A number of fire dampers have failed inspection on the most recent service completed in July '25.

Area affected: Lobby and ground floor

Estimated Timescale for rectification: 30 days

Has the fault necessitated a temporary change in evac strategy from stay put to simultaneous?: The building already has a simultaneous evacuation strategy

Have any additional measures being implemented to mitigate against the fault? 24/7

Waking Watch is engaged at the building

Kind Regards,

[REDACTED]
Admin Assistant

High Risk Premises Team

London Fire Brigade

169 Union Street London SE1 0LL T [REDACTED]

E [REDACTED]

