

Freedom of Information request: Reference number FOI2026/00273

Date of request: 9th March

Request:

For 2025 and 2026, any FRAEW and FRA reports (draft or for final version) and London Fire Brigade (LFB) reviews/inspections/notifications made to the LFB or any fire safety records relating Discovery Dock East, 3 South Quay Square E14 9RU

I am writing to make a request under the Freedom of Information Act 2000. Discovery Dock Apartments East, 3 South Quay Square, London E14 9RU.

I have repeatedly requested fire safety documentation from my building's "Principal Accountable Person" (who is the landlord called Yale Holt) and the managing agent called Rendall & Rittner but they have been uncooperative and not willing to provide the necessary information regarding the safety of my property because the landlord has declined to release it to residents and leaseholders.

I am requesting copies of the following information held by your service in relation to the above-named premises:

1. Fire Risk Assessment (FRA): The most recent Fire Risk Assessment report submitted to or held by your service for the communal areas of this building.
2. Fire Risk Appraisal of External Walls (FRAEW): Any technical appraisals or PAS 9980 reports held regarding the building's external wall system.
3. Audit/Inspection Results: Records of any fire safety audits or inspections conducted by your Fire Safety Officers, including any Deficiency Notices or Enforcement Notices issued to the landlord or the managing agent. The London Fire Brigade has confirmed to me it has system records dating back to 13th September 2017 relating to 'Special Evacuation due to Cladding and Fire Safety Breaches' which clearly indicates the Landlord has not taken serious steps to remediate these life threatening fire safety breaches.

Response:

In response to the above, our Fire safety regulatory team have confirmed that a recent Fire Safety audit took place at Discovery Dock East, 3 South Quay Square E14. The result of the audit in March confirmed failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and, as a result, an enforcement notice was served on the premises.

Where an Enforcement Notice or a NOD is issued, the Fire Audit report cannot be released. Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves are exempt from release under the FOIA provisions under Section 31 of the FOIA - law enforcement ([Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)](#)).

When the LFB identifies any safety concerns, we make this information available within informal notification of fire safety deficiencies (NOD), and through the public register any formal [enforcement action](#). Where there is no fire safety concern that merits either formal or informal action, then this information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement

action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

Please note, when issuing an Enforcement Notice, the London Fire Brigade (LFB) gives a period of 21 days where the responsible person(s) can appeal against its issuing. As this Enforcement Notice was only issued in April, the 21-day period is still in force and, until this period has concluded, we will not be able to disclose the contents of the notice. Please could we suggest you resubmit your request after the 21 days have concluded and we will be happy to provide an update but the Enforcement notice will be published on our website [here](#).

The London Fire Brigade does not hold the Fire risk assessment or Fire Risk Appraisal of External Walls (FRAEW): Any technical appraisals or PAS 9980 reports held regarding the building's external wall system. This is the responsibility of the responsible person (RP).

I have attached below a Fire Safety audit report from July 2023. The results of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued. Personal Data has been redacted in accordance with section [40 of the FOIA – Personal Information](#).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process, please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 24 July 2023

Location summary

File No 05/015084
UPRN 6357340
Building Name Discovery Dock East
Address DISCOVERY DOCK APARTMENTS EAST
 3 SOUTH QUAY SQUARE
 LONDON
 E14 9RZ
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 5.00
Building Height band 30-50
Total Floors 18 **Basement floors** 4
Estimated number of sleeping 0
Special Features

Additional detail

Fire exit from the basement is shared with the residential part of the building.
 Note building has 4 cores, All joined at ground and basement levels only.
 Block A 18 +2 Basements=20 floors.
 Block B 18 +2 Basements=20 floors.
 Block C 24 + 2 Basements=26 floors.
 Block D 16 +2 Basements= 18 floors

Premises Description

Goodman restaurant occupies part of the ground and basement floor of Discovery Dock Apartments East residential building. Entry is gained via South Quay Walk. Building is brick & steel constructed. Seating is located on the ground floor and outside. Basement area contains staff area, kitchen prep, goods lift and chemical storage.
 AOV's
 1 stair and 2 lifts=1 Firefighter in each block, Dry riser. 24hr concierge.
 Shops on ground levels subject to separate audit.

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

14 April 2026

Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ
Responsible team	FSD B&D-CITY-NEW-THAM
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	5.00
Reinspection Date	14 April 2026
Last Inspection	8 June 2023
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Large 10301m ² to 12600m ²
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	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No

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

Contacts

Occupier

Name	Default Property
Address	DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ

Managing Agent

Name	Harrods Estates Limited
Person	[REDACTED]
Position	Estates Manager
Address	Discovery Dock East South Quay Square London E14 9RU
Telephone	[REDACTED]
Email	[REDACTED]@discovery.dock.co.uk

Other relevant contact - CHANGED

Name	Rendall and Rittner
Person	[REDACTED] property manager on site
Position	Managing agent.
Address	Rendall and Rittner Ltd

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.
It was last completed by [REDACTED] of Ark Workplace Risk on 28/2/23.
It does have a review date recorded.
It confirms the need for a door assessment.
A comprehensive report has been seen and invoice for door repairs has also been seen. This confirms that the new fire door checks have started,
It confirms no external wall issues.
It confirms that the SIB must have the correct contents.
It also has significant findings recored and completed.

Shops on lower level are subject to separate FRA's.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All arrangements are in place.
 Up to date FRA.
 All areas kept clear.
 Completed significant findings.
 Up to date records for fire safety systems.
 Some issues with fire doors in basement but being changed/repaired following checks.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Detection in common parts for the AOV's
 Flats have alarms but type unknown.
 Shops have own alarms.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All escape routes were checked and found to be clear at the time of the inspection.
 Plenty EL in place.
 Plenty fire exit signs were in place.
 AOV's to clear heat and smoke.
 Risers were locked and fire stopped with strips and seals.
 Wayfinding signs in place.
 Small amount of rubbish at top of stairs in block C but remove by concierge.
 Confirmed with occupiers of flats 42, 162 and 60 that the items was being taken out so not faulted.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Action plan in place in all blocks confirming the stay put policy is in place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Up to Date test records have been seen for the fire safety systems.
 AOV's = 8/6/23
 Fire alarm = 7/6/23
 Fire doors = 17/4/23
 Water tank for wet riser = 7/6/23
 Wet riser = 2/3/23
 dry riser = 2/3/23
 EL = 31/1/23
 Lifts = 26/5/23

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

QA took place with the estate manager and concierge with a good response.
Records for traing not seen.

Verbal Advice Given

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Good general precautions are in place.
Up to date FRA
Up to date test records for all fire safety systems.
All areas are kept clear
No smoking signs are in place.
No holes or breaches were seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

All in place as identified in the FRA.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

Only on plant rooms and shared areas and in test date.

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

Safety Evaluation
Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations

Persons are in place to assist in all areas of fir safety.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Broadly Compliant	Exits shared in the basement but no issues noted at the time of the inspection.

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	Tested dry and wet risers. Tested fire lift. AOV's and EL to assist. SIB in place.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	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**

20/6/23

Time of audit

09:30

Reason for audit;

Possible AFR and request for information.

Conclusion

Verbal action only no major areas of concern.

Extent of premises audited

All common parts and risers were checked.

Shops subject to separate inspection.

Justification of audit outcome

Spoke with on site building manager [REDACTED]

Good up to date FRA in place.

Inspected all fire safety records.

No major areas of concern well run.

Confirmed shops would be a separate inspection.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration

200

Travel Time

90

Post Audit Processing Duration

120