LONDON FIRE BRIGADE

Freedom of Information request: Reference number FOI2026/01353

Date of request: 22nd October

Request:

I would like all audit reports relating to the last visit conducted by LFB to One Tower Bridge. These reports relate to the following HRBS on this estate:

Audit report of One Tower Bridge, SE1 2SF

One Tower Bridge - Blenheim House Cores A, B, and C
One Tower Bridge - Sandringham House
One Tower Bridge - Balmoral House
One Tower Bridge - Tudor House Cores A, B, and C
One Tower Bridge - Hanover House
One Tower Bridge - Windlesham House
One Tower Bridge - Godwin House

The specific part of the reports is that LFB is happy with the arrangement in place that one SIB box that covers all HRBs is present on site at Sandringham, rather than 1 SIB in place at each block.

Response:

Further to your request, the LFB Fire Safety team were contacted for information on the above premises at One Tower Bridge, SE1 2SF.

Of the premises listed, records indicate that a Fire Safety Audit has been completed for Godwin House only, on 28 April 2026. The outcome of that audit was Broadly Compliant. A copy of the audit report is attached. Personal data has been redacted in accordance with section 40 of the FOIA - Personal Information.

No fire safety audits have been conducted for the remaining premises listed in your request: Blenheim House Cores A, B, and C; Sandringham House; Balmoral House; Tudor House Cores A, B, and C; Hanover House; and Windlesham House. Accordingly, no audit records are held in respect of those premises.

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	28 April 2026

Location summary

File No	91/276439
UPRN	10090750672
Building Name	GODWIN HOUSE
Address	GODWIN HOUSE STILL WALK LONDON SE1 2UP
Borough	Southwark
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD SOUTH-LEW-GREEN-BEX
Station Ground	E34 - Dockhead
Site Risk Score	4.25
Building Height band	25-30
Total Floors	9 **Basement floors** 1
Estimated number of sleeping	0
Special Features	EV Charging Equipment
Additional detail	**NONE**

Premises Description

The One Tower Bridge (OTB) Development comprises a detached range of apartment blocks, fire segregated vertically, into 9 designated buildings, located just South of the River Thames at Tower Bridge.

Building height is 25.3m as per FRA and FRAEW.

Godwin House is located on the Eastern perimeter of OTB fronting Tower Bridge Road to the East, adjacent to Chatsworth House to the South, adjacent to Tudor House across Duchess Walk to the West, and an adjoining a similar property to the North.

Godwin House is a single stair building, with 19 residential apartments situated on the upper floor levels, 1 to 7.

The core is linked to the Lower Ground Floor Car Park, which gives access to the associated Service, Utility intake areas, and Plantrooms.

Cultural space and Commercial Units occupy parts of the Ground and Upper Ground Floors, all of which are accessed separately externally.

The Fire Core has a single access route to the single staircase to apartments over 7 Floors, 19 apartments in total.

Exterior Wall Cladding	Aluminium Composite (ACM), Timber/wood
Exterior Wall Insulation	Mineral wool, Phenolic foam

Cladding/Insulation details confirmed by Fire Risk assessment

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	GODWIN HOUSE STILL WALK LONDON SE1 2UP
Responsible team	FSD SOUTH-LEW-GREEN-BEX
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	20 April 2026
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Small 3001m² to 5000m²
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	Mechanical

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 GODWIN HOUSE
STILL WALK
LONDON
SE1 2UP

Owner/Co-Owner - NEW

Name Rendall & Rittner Limited.
Person [redacted]
Position Company Secretary
Address 13b St. George Wharf,
London,
England,
SW8 2LE

On Site Representative - NEW

Name One Tower Bridge / Rendall & Rittner Limited.
Person [redacted]
Position
Address 13b St. George Wharf,
London,
England,
SW8 2LE
Mobile [redacted]
Email [redacted]@onetowerbridge.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
At the time of the audit there was an appropriate fire risk assessment (FRA) in place.

The FRA was completed on 02/07/25 by [redacted] Gresham (SMS) Ltd.

Article 9
(continued)

There was an FRAEW undertaken on 29/09/25 [redacted] from Semper. The premises has overall been scored as a 'medium-tolerable' risk. It is summarised by Semper that the risk is considered low enough that no interim measures (such as change of evacuation strategy) are required.

The FRA provided some information regarding risks present within the premises, however it does not clearly outline the fire safety systems present and there function. It was seen through reviewing the FRA that there is not a suitable amount of information provided regarding the VESDA (very early smoke detection apparatus) system.

It was also seen on the ground floor of the premises that there was a faulty smoke curtain present. This had malfunctioned whilst closing and was stick around 1/4 of the way down. Through observing the area I could not ascertain what was use of the curtain was as if lowered fully to the ground would impede access from street level. I explained to the RP that this might hinder firefighters access if the alarm has actuated and consult with their fire risk assessor if it is required.

FAILURE
Article 9(1) FRA not suitable or sufficient
At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that there was inadequate information provided to account for all fire safety systems present within the premises.
REMEDY
The fire risk assessment should be reviewed, with specific consideration given to ensuring all fire safety systems are accounted for.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
There was evidence to show that the representative of the responsible person (RP) has implemented arrangements to comply with the requirements of The Fire Safety (England) Regulations 2022 with specific consideration given to:

- Providing residents with relevant fire safety information, including information on the emergency plan and appropriate use of fire doors.
- Carrying out annual checks for flat-front doors and quarterly checks of communal fire doors.
- Provision of way-finding signage.
- Regular inspections of fire-fighting facilities.
- Provision of information to the fire and rescue service regarding the design and materials of the external wall system (EWS).
- Provision of building plans electronically to the London Fire Brigade on the high rise building portal.

It was seen during the audit that the SIB box was not of a suitable standard. This was mitigated due to there being 24/7 fire and security team who provide this information to the Brigade on arrival.

The deficiencies seen during the inspection are the fire risk assessment was not suitable and sufficient as it did not account for all fire safety systems within the premises.

Article 11
(continued)

FAILURE

Article 11 FS arrangements not maintained

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 fire risk assessment had not been effectively controlled, monitored or reviewed to ensure it is suitable and sufficient.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there was a detection system present.

There was 2 separate alarm (one for AOV system and other for VESDA) panels located at the front entrance of the premises which had no warning lights present. These panels acted as repeater panels for the main alarm panel located where the 24/7 Fire and Security Centre for OTB also in Sandringham House.

The silent detection system comprised of smoke heads to actuate the mechanical extraction system, automatic opening ventilation (AOV) system.

There was a VESDA (very early smoke detection apparatus) system located within the communal area on the ground floor as well as the means of escape staircase and within electrical risers.

The apartments operate under a 'defend in place' strategy with an individual self-contained BS 5839-6 Grade D, Category LD2 fire alarm system.

If any of these systems are actuated it sends a signal to the main control panel and the 24/7 fire and security team will go and investigate.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit the means of escape throughout the premises was clear and sterile.

The premises features secure key fob access.

There is a total of 2 designated fire exits which lead to ultimate safety. One serving as the front entrance to the premises and a second leading down the protected staircase and through the car park.

The means of escape route accommodation lobbies benefit from a mechanical smoke extraction system with the make-up air being provided from the AOV at the head of the staircase. This system was tested whilst on site and the cause and effect was seen to be suitable.

There is a single protected staircase, which served all floors of the premises.

Article 14
(continued)

There was suitable emergency signage throughout the premises, which was visible at all times as well as non-emergency signage such as 'no smoking'. There was wayfinding signage situated on landings of each floor.

There was a suitable emergency lighting system installed throughout which is maintained and tested appropriately with evidence provided.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
This building follows a Stay Put Evacuation Plan, which is appropriate for the nature of the premises.

At the time of the audit, there were fire action plans displayed at the main entrance and appropriately throughout the premises, instructing people the actions to be taken in an event of fire.

There is a 24/7 fire and security team who investigate any actuations of fire safety systems and will call the Brigade if it is not a false alarm.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit there was evidence provided to support the maintenance of the following fire safety systems.

Dry rising main - maintained by TDRTC on 07/10/25.
Emergency lighting - maintained by Ardent on 31/01/26.
Fire alarm system (including AOV, mechanical extraction and VESDA system) - maintained by Stealth Fire and Security on 20/03/26.
Firefighting lift - maintained by Energicity on 04/26.

There was a fire curtain present within the ground floor of the premises separating the front entrance lobby and the rest of the ground floor area which had broken. I provided verbal advice to the RP to consult on the necessity of this fire safety system with their fire risk assessor and see if this is required.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The representatives of the responsible person, worked with on the audit had a level of fire safety knowledge indicative of sufficient exposure to training and fire safety knowledge.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit through inspecting the premises, it was seen that there were no visible compartmentation/ separation breaches seen throughout.

There were significant findings within the FRA which had been actioned appropriately and works which were still outstanding were in an appropriate action plan.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there are preventative and protection measures in place regarding fire safety measures.
Bin wastes are collected regularly.

EICR - was maintained by Harding Brothers Electrical Ltd on 02/03/25.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
At the time of the audit there were no dangerous substances present on site.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, no portable fire-fighting equipment was provided which is suitable for residential premises.

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

Safety Evaluation
Not Applicable

Observations
N/A

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, maintenance records and servicing records provided, evidenced that competent persons were appointed to assist the responsible person in undertaking his fire safety responsibilities.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, sufficient fire safety signage was displayed within the premises providing information of the action to take in the event of a fire.

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

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, sufficient fire safety signage was displayed within the premises providing information of the action to take in the event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there was suitable cooperation and coordination among One Tower Bridge's property staff who have fire safety responsibilities for the premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was established that One Tower Bridge's employees were aware of their fire safety responsibilities. There was a suitable reporting structure in which staff were able to report defects or damages of fire safety equipment.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
There are no firefighter switches present within this premises.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit there was a dry rising mains situated within the staircase of the premises, with the inlet located at the entrance of the premises.

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

Low Risk

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

21/04/26

Time of audit

10:00

Reason for audit;

10.30 - Demand Led External

Conclusion

This audit was carried out following information received from Southwark Council following an improvement notice in which they will be issuing on the premises.
I made contact with the RP (One Tower Bridge) and was provided with documentation to support fire safety within the premises.
I attended site and met with [redacted] (Estate Manager).
I attended this audit with [redacted] (DTL and Competent IO) to provide competency due to mechanical smoke extraction.
The was a fire risk assessment (FRA) in place which did identify most risks present within the premises. However, it did not account for all fire safety systems present. In particular the VESDA system.
The premises is purpose built block of flats which uses a stay-put policy evacuation strategy with two final exit(s).
For the purpose of this inspection the entirety of the means of escape, single protected staircase as well as bin store and electrical intake(s) were checked.
During the inspection the mechanical smoke extract system was tested and it was seen to be in full working order.
All means of escape routes were clear and sterile.
Residents were provided with fire safety information, including the emergency plan in accordance with The Fire Safety (England) Regulations 2022. It was seen during the audit that the SIB box was not of a suitable standard. This was mitigated due to there being 24/7 fire and security team who provide this information to the Brigade on arrival.
There was a suitable and sufficient emergency lighting system in place.
Before conducting the audit the research that was undertaken was as follows; google maps, Imapping, IMS, Portal and postcode look up.

Extent of premises audited

All communal areas including front entrance, single protected staircase, accommodation lobbies, front lobby, bin room, cycle store, car park and external escape routes.

Externally accessed bin store areas.

Despite several attempts to sample flat entry door no residents answered.

Justification of audit outcome

Throughout the inspection a proactive attitude displayed by the representative of the RP, as well as a compliant building inspection gives a Broadly Compliant outcome.

Verbal Advice Given

Advice given on article(s) 9, 11

Verbal advice can be seen in articles above.

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	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	120	300

Management Review

Reviewed By [redacted].