From [redacted]
Sent: Friday, July 10, 2026 10:00 AM
To: [redacted]
Cc:>BDCH ADMIN
Subject: Building Regulations Consultation Response JN 2627951 FB 91/22862 Tantallon House 100726
Attachments: Building Regulation Consultation Response JN 2627951 FN 91-225862 Tantallon House.pdf

Dear Sir/Madam,
Further to your recent Building Regulations Consultation (BRC) request, detailed below, please find attached a copy of our response letter.
Premises address: **Tantallon House, Elephant Central (West Tower), 130 Elephant Road, SE17 1EX**
Your Ref: **BCA07659Z6Q3**
Any additional or revised information in response to the attached consultation letter must be formally submitted and processed via the Fire Safety Regulation administrative team and **not** sent directly to the Building Design Consultation Hub Technician. If you are submitting supplementary BRC information via email, this **must** be sent to **fsr-electronicconsultation@london-fire.gov.uk**. Please ensure that all information requested is provided in a clear format together with relevant comments from the Building Control Body. This will ensure that your revised BRC request will be administered correctly and efficiently.
Any other general queries should be addressed to BDCHAdmin@london-fire.gov.uk.

[redacted]

Fire Engineering Group, Central Teams
London Fire Brigade
169 Union Street London SE1 0LL
T 020 8555 1200
M [redacted]
E [redacted]@london-fire.gov.uk

london-fire.gov.uk

From [redacted]
Sent: Tuesday, July 14, 2026 9:51 AM
To: [redacted]
Cc:>BDCH ADMIN
Subject:FW: Building Regulations Consultation Response JN 2628916 FB 91/225862 Raglan House 140726
Attachments: Building Regulation Consultation Response JN 2628916 FN 91-225862 Raglan House 140726.pdf

Dear Sir/Madam,
Further to your recent Building Regulations Consultation (BRC) request, detailed below, please find attached a copy of our response letter.
Premises address: **Raglan House, Elephant Central (West Tower), 130 Elephant Road, SE17 1EX**
Your Ref: **BCA07658Y1H6**
Any additional or revised information in response to the attached consultation letter must be formally submitted and processed via the Fire Safety Regulation administrative team and **not** sent directly to the Building Design Consultation Hub Technician. If you are submitting supplementary BRC information via email, this **must** be sent to **fsr-electronicconsultation@london-fire.gov.uk**. Please ensure that all information requested is provided in a clear format together with relevant comments from the Building Control Body. This will ensure that your revised BRC request will be administered correctly and efficiently.
Any other general queries should be addressed to BDCHAdmin@london-fire.gov.uk.

[redacted]

Fire Engineering Group, Central Teams
London Fire Brigade
169 Union Street London SE1 0LL
T 020 8555 1200
M [redacted]
E [redacted]@london-fire.gov.uk

london-fire.gov.uk

From [redacted]
Sent: Friday, September 25, 2026 8:52 AM
To [redacted]
Cc:>BDCH ADMIN
Subject: Building Regulations Consultation Response | 2638817 | Mawes House | 91-225411 | 25.09.2026
Attachments: Building Regulation Consultation_2638817_Mawes House_91-225411_250926.pdf
Categories: Tasnim

Dear [redacted]

Further to your recent Building Regulations Consultation (BRC) request, detailed below, please find attached a copy of our response letter.

Premises address: **Mawes House, Elephant Central (South Tower), 5 Castle Square, SE17 1EQ**
Your Ref: **BCA07425L0R0**

Any additional or revised information in response to the attached consultation letter must be formally submitted and processed via the Fire Safety Regulation administrative team and not sent directly to the Building Design Consultation Hub Technician. If you are submitting supplementary BRC information via email, this must be sent to fsr-electronicconsultation@london-fire.gov.uk. Please ensure that all information requested is provided in a clear format together with relevant comments from the Building Control Body. This will ensure that your revised BRC request will be administered correctly and efficiently.

Any other general queries should be addressed to BDCHAdmin@london-fire.gov.uk.

Kind Regards,

[redacted]

Fire Engineering Group, Central Teams
London Fire Brigade
169 Union Street London SE1 0LL
T [redacted] 8555 1200
M [redacted]
E [redacted]@london-fire.gov.uk

london-fire.gov.uk

Fire Safety Audit Report

Audit Information

Audited By	4.1 [redacted]
Audit Completed	20 August 2024

Location summary

File No	91/225411
UPRN	10093342140
Building Name	MAWES HOUSE
Address	MAWES HOUSE 5 CASTLE SQUARE LONDON SE17 1EQ
Borough	Southwark
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD SOUTH-LEW-GREEN-BEX
Station Ground	E35 - Old Kent Road
Site Risk Score	4.25
Building Height band	50+
Total Floors	19 **Basement floors** 1
Estimated number of sleeping	0
Special Features	
Additional detail	On 03/03/23. Tetra Consulting Fire Engineer, carried out a review of the following documents in relation to Mawes House. Exova Warrington Elephant Rd Fire Strategy 09/02/17. Tetra Fire Risk Assessment 23/05/22. AESG External Wall as built report 12/10/22(draft) AESG FRAEW / PAS 9980 19/10/22(draft) The outcome of the FRAEW was high risk. Because this building is clad with dangerous cladding, at the time of this audit, temporary simultaneous evacuation was in place, supported by an alarm system that is extended into each flat and common parts. This alarm system has a master panel in the entrance at the neighbouring Tantallan House.
Premises Description	Mawes House is part of the redevelopment at Elephant and Castle it is purpose built block of 111 flats. It consists of basement, ground floor and 17 upper floors. The building is constructed from a system that utilises concrete to form columns and slabs with concrete floors and stairs. This building has one main entrance at ground floor level, with a secondary exit to a third floor central garden. It has 2 passenger lifts, one is a firefighting lift which covers B1,B2 and up to 17th floor. One passenger lift from ground floor to 17th floor. Security staff provide 24hr patrols, but are not based in this block.

	It is sprinklered within the flats, fitted with a wet raising main and has AOV's fitted each floor and on the protected stairs. This building is registered on the LFB High rise portal
Exterior Wall Cladding	N/A
Exterior Wall Insulation	N/A
Cladding/Insulation details confirmed by	Other specialist report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Unknown
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Elephant Central Management Ltd
Address	MAWES HOUSE 5 CASTLE SQUARE LONDON SE17 1EQ
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	4.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	7 June 2024
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Large 10301m² to 12600m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	Fire in 10th floor flat, 10/5/24, Inc 074189. Cooking related fire in Kitchen.
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?	Yes
Sprinkler Type	Wet Pipe
Coverage %	90
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	YES

Contacts

Occupier - CHANGED

Name	Elephant Central Management Ltd
Person	6.1 [redacted]
Position	
Address	MAWES HOUSE 5 CASTLE SQUARE LONDON SE17 1EQ Estate Management: 38 New Kent Rd London SE1 6TJ
Telephone	0808 164 4744
Mobile	6.2 [redacted]
Email	
URL	www.getliving.com

Owner/Co-Owner - NEW

Name	Elephant Central management Ltd
Person	6.3 [redacted]
Position	
Address	Elephant Central management Ltd East Village London E20 1DB

Managing Agent - NEW

Name	Savills PLC
Person	6.4 [redacted]
Position	
Address	33 Margaret St London W1G 0JD
Telephone	0207 499 8644
Mobile	6.5 [redacted]
Email	
URL	Savills.co.uk

Co-Owner - NEW

Name	Get Living PLC
Person	The Company Secretary
Position	Owner
Address	1 East Park PLC London E20 1JL
Telephone	7.1 [redacted]
Email	getliving.com

Other relevant contact - NEW

Name	Elephant Central Management Ltd
Person	7.2 [redacted]
Position	Facilities Manager
Telephone	7.3 [redacted]
Email	[redacted]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date and carried out by .
Significant findings contained within the FRA have been reviewed and addressed or is part of a programme of works with action plans for completion dates.
FRA was carried out by Tetra Consulting Ltd on 1/6/23, with a review planned for June '24.

There is a proactive attitude to fire safety by the Manager and Staff, with 24hr concierge for this development, and on-site management and engineers offices.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
At the time of the audit, a clear, suitable and sufficient fire risk assessment and emergency plan is in place.
There is a proactive attitude to fire safety by the Manager and staff, with robust management systems in place to manage fire safety.

Recorded details include.
¬ Defined roles and responsibilities
¬ Fire safety checks including fire doors, means of escape and final exits
¬ Maintenance and testing of fire alarm system and emergency lighting.

Any significant findings, of the fire risk assessment, have been addressed or is part of a programme of works with dates of, or for completion.

Article 11
(continued)

Temporary Simultaneous evacuation is in place, this building has detection in common parts and in each flat, with smoke detectors in living area and heat detectors in kitchens to support a simultaneous evacuation.

In a report to the responsible person by Delta Smoke Control (19/7/23), it was reported that the smoke extraction ducting on the roof, had been damaged and not suitably attached to the fan. See Article 17. This was reported to [redacted] Head of Estates.
This remedial work was completed in the time between the Audit and the writing of the audit report.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the Audit, there is an effective fire detection and warning system consisting of a manual system (break glass call points) and an Automatic Fire Detection (AFD) system, which is a combination of smoke and heat detectors in designated locations, with suitable and sufficient audibility levels. It was last inspected 10/10/23, by Clymac Fire & Security systems).

There is evidence the system is tested Engineer or nominated person.
There is a system in place for managing unwanted fire signals, regularly reviewed.

Evidence of the commissioning of the systems and installation certificates was provided.

Each flat has a smoke detector and a heat detectors in kitchens and in rooms where windows open onto the external wall system.
Each flat is sprinklered.

This temporary system supports the simultaneous evacuation plan that is in place until the dangerous cladding is removed from the building.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, fire emergency escape routes and fire exits were clear.
It was demonstrated through conversation, that employees are aware of the need to adhere to the advice in the fire risk assessment.
There are sufficient number of exits and emergency routes and final exit doors on escape routes open in the correct direction for the number of people using the premises. Exit doors are fitted with simple door fastenings and/or emergency overrides.
The designated emergency escape routes lead to an ultimate place of safety and employees are aware of the routes and assembly point.

Article 14
(continued)

There is suitable and sufficient signage and emergency lighting system (inspected by Jaguar Building Services, 30/4/24) installed within the emergency routes.

There are a sufficient number of refuges provided to accommodate the premises. There is an emergency intercom system, this was tested by me, which demonstrated that reception knew where I was located and the phone was answered immediately.
There is a fire suppression system installed, these are sprinklers within the flats.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Because of the removal of a Waking watch on 1/11/23, a simultaneous evacuation plan is in place, with a Fire Alarm System to support this.
At the time of the audit, there was an appropriate evacuation procedures in place. Residents are aware of how to raise the alarm and appropriate action to take. There are Fire Action signs in place to instruct residents. A number of residents were asked if they were aware of what to do in the case of the fire alarm sounding, they answered that they would evacuate the building.

There is a system in place for calling the Fire Service, designed so that any incident is managed, to ensure quick and safe evacuation or reduce unwanted fire signals.

The emergency plan also includes the availability of a premises plan and access to the building for the Fire Service.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
Evidence provided demonstrated that the fire safety systems installed are tested and maintained on a regular basis as per installation and regulatory instruction. Last inspected 10/10/23 by Clymac Fire & Security Systems.

The Fire doors are checked for integrity and in good condition with each door fitted with fire strips and or seals. A small number of flat entry doors were tested by me, they closed fully and appeared to be in good working order, (doors inspected 9.1 [redacted].
There is evidence of regular checks and testing by a competent person.
Escape lighting is checked, tested and maintained on a regular basis and any deficiency is recorded and actioned immediately, last inspected 30/4/24 by Jaguar Building Services.
The suppression systems is tested and maintained and the results are documented, last tested 8/5/24 by Compco Fire Systems.

Article 17
(continued)

Wet riser last tested 24/1/24, by Compco Fire Systems.

In a report to the responsible person by Delta Smoke Control (19/7/23), it was reported that the smoke extraction ducting on the roof, had been damaged and not suitably attached to the fan. This work was carried out before this report was submitted.

All regular testing and maintenance is carried out by competent person with the relevant knowledge, means and experience. This was demonstrated by service documents.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the Audit there is evidence that suitable and sufficient training and instruction has been provided for all employees to safeguard themselves and other Relevant Persons.

The on-site facilities manager and head engineer, able to demonstrate that they had been instructed in their responsibilities regarding fire safety measures such as testing of alarm system, testing of emergency lighting and ensuring that the means of escape are clear of any obstructions.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit there were no visible compartmentation or separation issues identified. There is evidence of fire stopping carried out and significant findings contained within the fire risk assessment have been resolved within the timescales recorded.

Ventilation ducting up to the roof of the building has been damaged and recorded in Article 17.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there was evidence of appropriate instructions to residents in the preventative measures for fire safety. Residents are required to read Fire Action Plans, and demonstrated through sample questions to residents, that they are aware of the policy.

Article 10
(continued)

All employees are instructed in the need for avoiding and the preventing risk and the evaluation of an existing risk. There is a clear no smoking policy on any common part of the premises and residents are required to close all doors and switch off all electrical items when not in use.
The Responsible Person has ensured that there is a coherent overall prevention policy which covers technology, organization of work and the influence of factors relating to this building.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
There is a wet riser system installed which is in a good state of repair. The system was last tested by Compo Fire Systems 24/1/24.
There is a firefighting lift installed in this building, as well as emergency lighting and an intercom system in the protected stairs, which serves each floor.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation
Not Applicable

Observations
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

30/05/2024

Time of audit

13:00

Reason for audit;

This audit was carried out as part of Operation High Tower.
14.1 [redacted] accompanied me as a competent IO from the Westminster Team.

Conclusion

I carried out this audit accompanied by 14.2 [redacted] (IO), 14.4 [redacted] (IO (D)), 14.3 [redacted]
14.5 [redacted]

Prior to the audit, I carried out the following checks,

* FARYNOR
* I Mapping
* Companies House
* Google Maps
* E- fsf
* Primary Authority Register
* Fire Safety Portal

At the start of the Audit, I explained to the RP, that the audit would be broken into three stages,
Firstly I would check any relevant documentation, to ensure that Fire Risk Assessment, Fire Alarm system, Emergency Lights, fire extinguishers and training have been reviewed.
Secondly, the RP would accompany me on an inspection of the premises.
Following the inspection of the premises, I explained to the facilities manager, any findings that I had noted and encouraged the facilities manager to ask any questions that he had.

Extent of premises audited

This audit covered the common areas of this building, including Flat entry doors, which were sampled.
I was able to go into an empty flat, to inspect the layout and the positioning of the detectors and sprinkler heads 14.6 [redacted]
Electrical and water risers were inspected on floors 17, 12 and 5.

Justification of audit outcome

This audit was undertaken as part of Operation High Tower. The audit outcome was agreed at the time of the audit as Level 1 verbal action. This was later discussed and changed to Level 2 when information was received in a report on the condition of the smoke extraction ducting on the roof, as mentioned in the report. Because the remedial work was carried out on the ducting, as the audit report was being prepared, it was agreed to reduce the scoring back to level 1, verbal advice.
Verbal advice and Article failures are described in this audit report.

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	-5.9
Actual Risk Score	4.25
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
180	80	900

Fire Safety Audit Report

Audit Information

Audited By	16.1 [redacted]
Audit Completed	16 August 2024

Location summary

File No	91/225861
UPRN	10093342984
Building Name	Raglan House
Address	RAGLAN HOUSE 120 ELEPHANT ROAD LONDON SE17 1FB
Borough	Southwark
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD SOUTH-LEW-GREEN-BEX
Station Ground	E35 - Old Kent Road
Site Risk Score	4.25
Building Height band	50+
Total Floors	28 **Basement floors** 2
Estimated number of sleeping	0
Special Features	Photovoltaic Panels
Additional detail	The whole site contains 4 separate tower blocks : Porchester House Raglan House Tantallon House Mawes House Porchester House was the only block on site which was utilised as student accommodation, this is subject to differing fire evacuation procedures and has been covered in a separate audit. Raglan House is comprised of 127 self-contained flats. Single protected staircase and 2 passenger lifts on site. One lift was designated as a firefighting lift. Wet riser serves all storey levels. The ground floor contains commercial units which are currently occupied by Sainsbury's and Gym Box. All floors were provided with smoke control systems, with smoke doors on all floors.

Emergency lighting provided throughout.

3rd floor contains a shared open air courtyard.

Premises Description	Single Staircase Purpose-Built Block of Flats of 28 Floors (2 x Basements, Ground + 25 Floors) containing 127 flats. Escape route ventilated by Smoke Vents and staircase Automatic Opening Vent (AOV). Wet Riser Fire-fighters Lift BS 8629 Evacuation Alert System
Exterior Wall Cladding	Aluminium Composite (ACM)
Exterior Wall Insulation	Mineral wool, Phenolic foam, Glass wool

Cladding/Insulation details confirmed by Fire engineers report

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

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	RAGLAN HOUSE 120 ELEPHANT ROAD LONDON SE17 1FB
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	7 August 2024
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	* Air * Other
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	YES
Smoke ventilation	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	70
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# 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	RAGLAN HOUSE 120 ELEPHANT ROAD LONDON SE17 1FB

Owner/Co-Owner - NEW

Name	Get Living PLC
Person	The Company Secretary
Position	The Company Secretary
Address	1 East Park Walk London E20 1JL
Telephone	0808 164 4744
URL	getliving.com

Managing Agent - NEW

Name	Savills PLC
Person	19.1 [redacted]
Position	
Address	33 Margaret Street London W1G 0JD
Telephone	19.2 [redacted]
Mobile	
Email	
URL	savills.co.uk

Co-Owner - NEW

Name	19.3 [redacted] Management Limited
Person	
Position	
Address	5 Celebration Avenue East Village London E20 1DB

On Site Representative - NEW

Name	Elephant Central Management Limited
Person	19.4 [redacted]
Position	
Address	Unit 1 38 New Kent Road London SE1 6TJ
Telephone	19.5 [redacted]
Mobile	
Email	
URL	www.getliving.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
FRA in place and in date. Review date June 24.
PAS 9980 Fire Risk Appraisal of the external wall recorded in the FRA.
RP signposted to review the FRA to include removal of the waking watch, installation of the fire alarm and BS 8629 Evacuation Alert System (EAS).

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Fire Safety Management established.
24hr Concierge appointed. Building office is on-site.
Maintenance records kept and available on request. (Sampled),.
Inspection records of Fire Safety Provisions including fire doors, flat doors, ventilation system firefighters lifts and essential firefighting equipment in accordance with Fire Safety (England) Regulations 2022 (FSER) are kept. (Sampled).

Article 11
(continued)

Information to residents provided by concierge. And all residents upon the start of tenancy are given a pamphlet, building app and E-Mail. This was viewed as in accordance with Fire Safety (England) Regulations 2022 (FSER) Regulation 9 Contents of Premises Information Box managed.
Building has been uploaded to the LFB High-Rise Portal. External wall information has not been uploaded.

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 management of High Rise Portal External wall information has not been maintained.
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

Verbal Advice Given

Observations
BS5839-1 L5 Smoke Detection and Fire Alarm.
BS 8629 Evacuation Alert System (EAS).
On-Site Rep signposted to review signage for the Evacuation Alert System to indicate the effect of operation.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Escape route was clear, lit, signed, ventilated and led out of the building.
Flat Doors and Fire Doors sampled were functional
Riser cupboard doors were secured shut.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Simultaneous evacuation in place supported by a fire alarm system
Fire Action Notices and concierge
Residents are reminded of the evacuation strategy via E-Mail, Building APP and Letter.
Awareness of the evacuation strategy confirmed with residents during sampling of Flat Doors.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Fire Safety Provisions were observed as operational/working order.
Maintenance records are kept and available (Sampled).
Engineer on-site demonstrated operation of ventilation system.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Concierge, Engineer and Facilities Manager demonstrated knowledge and understanding of fire safety and the provisions of the site.
Provision of information to residents of domestic premises in accordance with Article 21A.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit no breaches were observed in compartmentation and professional fire stopping was evident.
PAS 9980 Fire Risk Appraisal of the External Wall is in place.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
BS 8629 Evacuation Alert System (EAS) supports risk mitigating steps have been applied.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
Not applicable

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
Sprinklers

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

Safety Evaluation
Not Applicable

Observations
Please refer to article 12.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Facilities manager and engineer on-site.
Managing agent has dedicated fire safety department.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
Employees are given information in relation to the management of on-site systems and the evacuation strategy.

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

Safety Evaluation
Broadly Compliant

Observations
Contractors are provided site specific information.
In FRA.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Co-operation and co-ordination established in place between the Principal Accountable Person (PAP) and Accountable Person (AP).

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Facilities manager, site engineer and concierge demonstrated care to minimise risk on-site.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Broadly Compliant

Observations
Recorded

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Wet Riser, Fire-fighters Lift, Ventilation System and Premises Information Box are subject to maintenance and management.
Wayfinding signage observed.

Article 24 - Power to make regulations

Safety Evaluation
No (Compliant)

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
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

24/05/24

Time of audit

11:00

Reason for audit;

Demand-Led Inspection

Conclusion

Attended with competent Inspecting Officer 24.1 [redacted]
24.2 [redacted]
Pre Audit Research included, Google, Google Maps, E-FSF, Farynor, I-Mapping, Companies House, E-Mails, Power Bi, & High-Rise Portal
This is a Purpose Built Block of Flats of 28 Floors single staircase containing 127 Flats.
Escape route ventilated by smoke vent and AOVs

Extent of premises audited

Common parts including staircase. Fire Doors and Flat Doors sampled.

Justification of audit outcome

Recorded FRA, PAS 9980 report, Inspection and maintenance documents observed by IO 24.3 [redacted] prior and during the audit
Recorded FRA in place considered the PAS 9980 Fire Risk Appraisal of the External Wall (FRAEW)
Escape route was clear, lit, ventilated and led out of the building.
Flat Doors and Fire Doors sampled were viewed as functional to maintain the escape route
Fire Alarm installed to support the simultaneous evacuation strategy was operational.
Ventilation system operational test observed.
Fire Safety (England) Regulations 2022 and Building Safety Act section 156 amendments considered.
Outcome confirmed with IO 24.4 [redacted] upon audit completion.

Verbal Advice Given

Advice given on article(s) 9, 11, 13

9,11 & 13

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	-2.9
Actual Risk Score	4.56
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	60	180

Potential Ops Risks

Identified Potential Issues

Sprinklers/riser/fixed installation present

Premises Information Box installed

OTHER

Additional Information

Photovoltaic (PV) Solar Panels

Single Staircase over 50m.

Fire Safety Audit Report

Audit Information

Audited By	26.1 [redacted]
Audit Completed	19 August 2024

Location summary

File No	91/225862
UPRN	10093343114
Building Name	Tantallon House
Address	TANTALLON HOUSE 130 ELEPHANT ROAD LONDON SE17 1EY
Borough	Southwark
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSR Southwark & Lewisham
Station Ground	E35 - Old Kent Road
Site Risk Score	4.25
Building Height band	50+
Total Floors	28 **Basement floors** 2
Estimated number of sleeping	0
Special Features	Photovoltaic Panels
Additional detail	The whole site contains 4 separate tower blocks : Porchester House Raglan House Tantallon House Mawes House Porchester House was the only block on site which was utilised as student accommodation, this is subject to differing fire evacuation procedures and has been covered in a separate audit. Tantalon is comprised of 136 self contained flats. Single protected staircase and 2 passenger lifts on site. One lift was designated as a firefighting lift. Wet riser serves all storey levels. The ground floor contains commercial units which are currently occupied by Sainsbury's and Gym Box. All floors were provided with smoke control systems, with smoke doors on all floors.

Emergency lighting provided throughout.

3rd floor contains a shared open air courtyard.

Premises Description	Single Staircase Purpose-Built Block of Flats of 28 Floors (2 x Basements, Ground + 25 Floors) containing 136 flats. Escape route ventilated by Smoke Vents and staircase Automatic Opening Vent (AOV). Wet Riser Firefighting Lift BS 8629 Evacuation Alert System
Exterior Wall Cladding	Aluminium Composite (ACM)
Exterior Wall Insulation	Mineral wool, Phenolic foam, Glass wool

Cladding/Insulation details confirmed by Fire Risk assessment

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Unknown
Gas Supply present?	Unknown
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	0

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	TANTALLON HOUSE 130 ELEPHANT ROAD LONDON SE17 1EY
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	5 June 2024
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m² to 8300m²
Environmental Risks	* Air
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?	Yes
Sprinkler Type	Wet Pipe
Coverage %	70
False activations in past 3 years	0
Fire activations in past 3 years	0
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 TANTALLON HOUSE
130 ELEPHANT ROAD
LONDON
SE17 1EY

Owner/Co-Owner - NEW

Name Get Living PLC
Person The Company Secretary
Position The Company Secretary
Address 1 East Park Walk
London
28.1 20 11[redacted]
Telephone
URL getliving.com

Managing Agent - NEW

Name	Savills PLC
Person	29.1 [redacted]
Position	
Address	33 Margaret Street London W1G 0JD
Telephone	29.2 [redacted]
Mobile	
Email	
URL	Savills.co.uk

Co-Owner - NEW

Name	Elephant Central Management Limited
Person	29.3 [redacted]
Position	
Address	5 Celebration Avenue East Village London E20 1DB

On Site Representative - NEW

Name	Elephant Central Management Limited
Person	29.4 [redacted]
Position	
Address	Unit 1 38 New Kent Road London SE1 6TJ
Telephone	29.5 [redacted]
Mobile	
Email	
URL	www.getliving.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
FRA in place and in date. Review date June 24.
PAS 9980 Fire Risk Appraisal of the external wall recorded in the FRA.
RP signposted to review the FRA to include removal of the waking watch, installation of the fire alarm and BS 8629 Evacuation Alert System (EAS).

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Fire Safety Management established.
24hr Concierge appointed. Building office is on-site.
Maintenance records kept and available on request. (Sampled),.
Inspection records of Fire Safety Provisions in accordance with Fire Safety (England) Regulations 2022 (FSER) are kept.(Sampled).
Information to residents provided by concierge.

Article 11
(continued)

Residents upon the start of tenancy are given a pamphlet, access to site building/ residents app and E-Mail. Information included actions to adopt in the event of fire, contact details of building management and how to report defects and general precautions to prevent fire.
Contents of Premises Information Box observed as managed and viewed in accordance with Fire Safety (England) Regulations 2022 Regulation 4
Building has been uploaded to the LFB High-Rise Portal. External wall information has not been uploaded to meet the requirements of the Fire Safety (England) Regulations 2022.
RP signposted to review signage for the Evacuation Alert System to indicate the effect of operation.

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 management of External wall information uploaded to LFBs High Rise Portal to meet the requirements of the Fire Safety (England) Regulations 2022 had not been addressed.
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
BS 5839-1 L5 Smoke Detection and Fire Alarm.
BS 8629 Evacuation Alert System (EAS).

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Escape route was clear, lit, signed, ventilated and led out of the building.
Flat Doors and Fire Doors sampled were functional
Riser cupboard doors were secured shut.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Simultaneous evacuation in place supported by a fire alarm system
Fire Action Notices and concierge
Residents are reminded of the evacuation strategy via E-Mail, Building APP and Letter.
Awareness of the evacuation strategy confirmed with residents during sampling of Flat Doors.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Fire Safety Provisions were observed as operational/working order.
Maintenance records are kept and available (Seen and Sampled).
Engineer on-site demonstrated operation of ventilation system.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Concierge, Engineer and Facilities Manager demonstrated knowledge and understanding of fire safety and the provisions of the site.
Provision of information to residents of domestic premises in accordance with Building Safety Act Section 156 amendments Article 21A.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit no breaches were observed in compartmentation and professional fire stopping was evident.
PAS 9980 Fire Risk Appraisal of the External Wall is in place.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
BS 8629 Evacuation Alert System (EAS) supports risk mitigating steps have been applied.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
Not applicable

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
Sprinklers

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

Safety Evaluation
Not Applicable

Observations
Please refer to article 12

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Facilities manager and engineer on-site.
Managing agent has dedicated fire safety department

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
Employees are given information in relation to the management of on-site systems and the evacuation strategy.

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

Safety Evaluation
Broadly Compliant

Observations
Contractors are provided site specific information.
In FRA.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Co-operation and co-ordination established in place between the Principal Accountable Person (PAP) and Accountable Person (AP).

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Facilities manager, site engineer and concierge demonstrated care to minimise risk on-site.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Broadly Compliant

Observations
Recorded

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Wet Riser, Fire-fighters Lift, Ventilation System and Premises Information Box are subject to maintenance and management.
Wayfinding signage observed.

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	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

24/05/2024

Time of audit

12:30

Reason for audit;

Demand-Led Inspection

Conclusion

Attended with IO David Doyle Pay 34.1 [redacted]
34.2 [redacted]
Pre Audit Research included, Google, Google Maps, E-FSF, Farynor, I-Mapping, Companies House, E-Mails, Power Bi, & High-Rise Portal
This is a Purpose Built Block of Flats of 28 Floors single staircase containing 127 Flats.
Escape route ventilated by smoke vent and AOVs

Extent of premises audited

Common parts including staircase. Fire Doors and Flat Doors sampled

Justification of audit outcome

Recorded FRA in place considered the PAS 9980 Fire Risk Appraisal of the External Wall (FRAEW)
Escape route was clear, lit, ventilated and led out of the building.
Flat Doors and Fire Doors sampled were viewed as functional to maintain the escape route
Fire Alarm installed to support the simultaneous evacuation strategy was operational.
Ventilation system operational test observed.
Fire Safety (England) Regulations 2022 and Building Safety Act section 156 amendments considered.
Premises Information Box contents viewed as in accordance with Fire Safety (England) Regulation 2022.
Audit outcome agreed with IO 34.3 [redacted]

Verbal Advice Given

Advice given on article(s) 9, 11

9,11 &13

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	-5.1
Actual Risk Score	4.32
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	15	180

Potential Ops Risks

Identified Potential Issues

Sprinklers/riser/fixed installation present

Premises Information Box installed

OTHER

Additional Information

Photovoltaic (PV) Solar Panels

Single Staircase over 50m.

169 Union Street
London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

36.1 [redacted]
Regulatory Lead - Building Safety Regulator

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

Date 10th July 2026
Our Ref 2627951/SW
Your Ref BCA07659Z6Q3

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN
The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)
BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS: Replacement of (non-compliant) external wall insulation, balcony decking and rectifying fire stopping and compartmentation breaches.
PREMISES ADDRESS: Tantallon House, Elephant Central (West Tower), 130 Elephant Road, SE17 1EX

DOCUMENTS REVIEWED:

- Consultation covering letter - Tantallon House_BCA07659Z6Q3_No Date
- Consultation proforma - Tantallon House_BCA07659Z6Q3_06/07/2026
- Fire & Emergency File - Elephant Central_Pavehall CCS_P4000_RAG_00_20/08/2025
- Building Regulations Compliance Statement (Gateway 2) - West Tower (Tantallon House)_GL&SS_1931_P01_08/08/2025
- Fire Risk Appraisal of External Wall Construction_Jensen Hughes_KF4/RH/R1 issue 2_11/08/2025

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 (The Order), and any regulations made under article 24 (hereafter referred to as 'The Order') in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following comments/ observations:

(1) The comments below are made in connection with The Order and form part of the Building Regulations consultation, which should be provided to the applicant.

As well as comments in section (1) below, we would like to remind the applicant that The Order applies throughout the life of the building, including the construction phase. Consequently, the risk of fire needs to be assessed continually to ensure the safety of relevant persons. A preliminary fire risk assessment should be carried out at this stage and the findings used to inform the development of both the design and the build itself.

The consultation appears to demonstrate compliance with The Order provided that the premises is built and occupied as described and subject to the following observations as detailed below. It should be ensured that if any material amendments to this consultation are proposed, a further consultation may be required.

We assume upon competition of the works a Fire Risk Assessment (FRA) will be updated and include will include the full external wall arrangement, or make reference to a new Fire Risk Assessment for External Walls (FRAEW).

(2) The observations below are made in connection with The Building Regulations:
External wall limitations

1. The design of external wall systems (EWS) and assessing their potential behaviour in fire is a specialism within the field of fire engineering and façade engineering. Therefore, you, the building control body (BCB), must be satisfied that those undertaking the EWS review, and those informing the approval decision, are sufficiently competent to do so with demonstrable skills, knowledge and experience in this specific area.

   While London Fire Brigade (LFB) are not specialists within façade fire engineering, where appropriate, we will provide advice, highlighting areas that should be considered within this review/approval. Our comments should not be considered as an approval decision however, as we do not want to exceed the limitations of our role within the MDT process. If you, the BCB, are seeking further advice to inform your approval of the proposals, then you may need to consider approaching a specialist in relation to fire behaviour of façades.

   It should be noted the LFB have not scrutinised the data sheets/materials information provided, and assume that you, the BCB, will ensure a thorough review of the proposed constituent parts of the EWS takes place, and that this is also considered within the context of the entire EWS.

   Notwithstanding the above, we have the following comments to make on this element of the proposals:

External wall makeup

2. The documents provided suggest that no combustible materials are to remain a part of the external wall system for Tantallon House. We assume that you, the BCB, as approving authority will ensure you are satisfied that no other combustible materials are being retained (bar those exempt under Regulation 7), even if this falls outside the scope of these works. If any combustible material is to remain a part of the external wall we assume that you are suitably satisfied with the justifications to not include those areas as part of the scope of works.

Firefighting access and facilities

3. It is our expectation that firefighting access and facilities will remain unchanged and available during this remediation project. We assume that it will be checked that access to fire mains and firefighting facilities, including existing hardstanding for vehicular access, will remain unaffected.

(3) Additional observations and recommendations relating to proposed scheme

The comments and observations detailed in this letter are subject to your, the Building Control Bodies, submitted notes and outstanding recommendations being satisfactorily addressed.

Regulation 38 (Building Regulations) Where applicable, we presume that you, the BCB, will check to ensure that adequate fire safety information (as detailed in Section 17 of Approved Document B, Volume 1/Section 19 of Approved Document B, Volume 2) will be issued to the responsible person for the premises at the completion of the project, or when the building or extension is first occupied.

(4) Expected outcome of consultation

Based on the nature of the items raised above in sections (1) to (3):

These observations /comments are referred to you, the BCB, for resolution, as the approving authority. Further consultation is not expected unless the proposed scheme significantly changes in the future.

Any queries regarding this letter should be addressed to BDCHadmin@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Prevention & Protection)

Reply To: Building Design Consultation Hub
(via fsr-electronicconsultation@london-fire.gov.uk with response information)

There is clear evidence that Automatic Water Fire Suppression Systems (AWFSS) can reduce the number of deaths and injuries from fire, as well as reducing the risk to firefighters.

The London Fire Brigade strongly encourages those who design, construct and approve residential and commercial buildings, to go beyond the minimum expectation of compliance and include AWFSS in a wider variety of buildings. There are also additional benefits to the inclusion of AWFSS in terms of property protection, environmental protection and business continuity.

Further guidance can be found on the Brigade's website.

169 Union Street
London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

39.1 [redacted]
Regulatory Lead - Building Safety Regulator

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

Date 14th July 2026
Our Ref 2628916/SW
Your Ref BCA07659Z6Q3

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN
The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)
BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS: Replacement of (non-compliant) external wall insulation, balcony decking and rectifying fire stopping and compartmentation breaches.
PREMISES ADDRESS: Raglan House, Elephant Central (West Tower), 130 Elephant Road, SE17 1EX

DOCUMENTS REVIEWED:

- Consultation covering letter - Raglan House_BCA07658Y1H6_No Date
- Consultation proforma - Raglan House_BCA07658Y1H6_06/07/2026
- Fire & Emergency File - Elephant Central, West Tower (Raglan)_Pavehall CCS_P4000_RAG_00_20/08/2025
- Building Regulations Compliance Statement (Gateway 2) - West Tower (Raglan House)_GL&SS_1931_P01_08/08/2025
- Fire Risk Appraisal of External Wall Construction – West Tower – Raglan House_Jensen Hughes_KF4/RH/R1 issue 2_11/08/2025

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 (The Order), and any regulations made under article 24 (hereafter referred to as 'The Order') in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following comments/ observations:

(1) The comments below are made in connection with The Order and form part of the Building Regulations consultation, which should be provided to the applicant.

As well as comments in section (1) below, we would like to remind the applicant that The Order applies throughout the life of the building, including the construction phase. Consequently, the risk of fire needs to be assessed continually to ensure the safety of relevant persons. A preliminary fire risk assessment should be carried out at this stage and the findings used to inform the development of both the design and the build itself.

The consultation appears to demonstrate compliance with The Order provided that the premises is built and occupied as described and subject to the following observations as detailed below. It should be ensured that if any material amendments to this consultation are proposed, a further consultation may be required.

We assume upon competition of the works a Fire Risk Assessment (FRA) will be updated and include will include the full external wall arrangement, or make reference to a new Fire Risk Assessment for External Walls (FRAEW).

(2) The observations below are made in connection with The Building Regulations:
External wall limitations

1. The design of external wall systems (EWS) and assessing their potential behaviour in fire is a specialism within the field of fire engineering and façade engineering. Therefore, you, the building control body (BCB), must be satisfied that those undertaking the EWS review, and those informing the approval decision, are sufficiently competent to do so with demonstrable skills, knowledge and experience in this specific area.

   While London Fire Brigade (LFB) are not specialists within façade fire engineering, where appropriate, we will provide advice, highlighting areas that should be considered within this review/approval. Our comments should not be considered as an approval decision however, as we do not want to exceed the limitations of our role within the MDT process. If you, the BCB, are seeking further advice to inform your approval of the proposals, then you may need to consider approaching a specialist in relation to fire behaviour of façades.

   It should be noted the LFB have not scrutinised the data sheets/materials information provided, and assume that you, the BCB, will ensure a thorough review of the proposed constituent parts of the EWS takes place, and that this is also considered within the context of the entire EWS.

   Notwithstanding the above, we have the following comments to make on this element of the proposals:

External wall makeup

2. The documents provided suggest that no combustible materials are to remain a part of the external wall system for Tantallon House. We assume that you, the BCB, as approving authority will ensure you are satisfied that no other combustible materials are being retained (bar those exempt under Regulation 7), even if this falls outside the scope of these works. If any combustible material is to remain a part of the external wall we assume that you are suitably satisfied with the justifications to not include those areas as part of the scope of works.

Firefighting access and facilities

3. It is our expectation that firefighting access and facilities will remain unchanged and available during this remediation project. We assume that it will be checked that access to fire mains and firefighting facilities, including existing hardstanding for vehicular access, will remain unaffected.

(3) Additional observations and recommendations relating to proposed scheme

The comments and observations detailed in this letter are subject to your, the Building Control Bodies, submitted notes and outstanding recommendations being satisfactorily addressed.

4. We highlight some of the documents that have been provided as part of this consultation are for Tantallon House and not Raglan House. These documents include (but are not limited to):

- Building Regulations Compliance Statement (Gateway 2) - West Tower (Tantallon House)_GL&SS_1931_P01_08/08/2025
- Fire Risk Appraisal of External Wall Construction – West Tower – Tantallon House_Jensen Hughes_KF4/RH/R1 issue 2_11/08/2025

As these documents are for a separate consultation we have not reviewed these documents in detail. However, as we, the LFB, were involved as part of the Multi-Disciplinary Team (MDT) for the Building Safety Regulator (BSR) we have located and reviewed the relevant documents for this consultation with the documents provided as part of the MDT process. These documents are:

- Building Regulations Compliance Statement (Gateway 2) - West Tower (Raglan House)_GL&SS_1931_P01_08/08/2025
- Fire Risk Appraisal of External Wall Construction – West Tower – Raglan House_Jensen Hughes_KF4/RH/R1 issue 2_11/08/2025

We want to clarify that this is an unusual process and would not typically be accepted by us, resulting in a rejection of the statutory fire consultation. However in this instance as the incorrect documents are for the same building only separated by a compartment wall we have decided to complete our review.

We assume that you, the BCB, will ensure that you are satisfied the documents that we have reviewed, listed above, are the most recent and up to date versions. If this is not the case then we would expect a further consultation with any updated documentation and reserve the right to comment further.

Regulation 38 (Building Regulations) Where applicable, we presume that you, the BCB, will check to ensure that adequate fire safety information (as detailed in Section 17 of Approved Document B, Volume 1/Section 19 of Approved Document B, Volume 2) will be issued to the responsible person for the premises at the completion of the project, or when the building or extension is first occupied.

(4) Expected outcome of consultation

Based on the nature of the items raised above in sections (1) to (3):

These observations /comments are referred to you, the BCB, for resolution, as the approving authority. Further consultation is not expected unless the proposed scheme significantly changes in the future.

Any queries regarding this letter should be addressed to BDCHadmin@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Prevention & Protection)

Reply To: Building Design Consultation Hub
(via fsr-electronicconsultation@london-fire.gov.uk with response information)

There is clear evidence that Automatic Water Fire Suppression Systems (AWFSS) can reduce the number of deaths and injuries from fire, as well as reducing the risk to firefighters.

The London Fire Brigade strongly encourages those who design, construct and approve

169 Union Street
London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

42.1 [redacted]
Building Safety Regulator

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

Date 25th September 2026
Our Ref BCA07425L0R0
Your Ref 2638817/SW

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN
The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)
BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS:
Replacement of external wall insulation contained within Aluminium Composite Panels which are over glazing panels and at heads of doors and replace the timber balcony decking with non combustible fire rated products and rectifying fire stopping and compartmentation breaches internally.

PREMISES ADDRESS:
Mawes House, Elephant Central (South Tower), 5 Castle Square, SE17 1EQ

DOCUMENTS REVIEWED:
Consultation covering letter_BSR_BCA07425L0R0_08/09/2026
Consultation proforma_BSR_BCA07425L0R0_08/09/2026
Building Regulations compliance statement - Mawes House_GL&SS_P02_22/07/2025
Fire Risk Appraisal of External Wall Construction - South Tower - Mawes House_Jensen Hughes_KF4/MH/R1_Issue 1_07/08/2025

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 (The Order), and any regulations made under article 24 (hereafter referred to as 'The Order') in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following comments/ observations:

(1) The comments below are made in connection with The Order and form part of the Building Regulations consultation, which should be provided to the applicant.

As well as comments in section (1) below, we would like to remind the applicant that The Order applies throughout the life of the building, including the construction phase. Consequently, the risk of fire needs to be assessed continually to ensure the safety of relevant persons. A preliminary fire risk assessment should be carried out at this stage and the findings used to inform the development of both the design and the build itself.

The consultation appears to demonstrate compliance with The Order provided that the premises is built and occupied as described and subject to the following observations as detailed below. It should be ensured that if any material amendments to this consultation are proposed, a further consultation may be required.

(2) The observations below are made in connection with The Building Regulations:

Investigation works

1. We note that the proposed schedule of works for this application has not yet been finalised and remains subject to confirmation following inspection of the existing fire stopping arrangements at the penthouse levels, as outlined within the Building Regulations Compliance Statement (*Building Regulations Compliance Statement - Mawes House_GL&SS_P02_22/07/2025*). We would highlight that the purpose of the Gateway 2 (GW2) application is to present the complete scope of works and demonstrate how compliance with the functional requirements of the Building Regulations will be achieved. At present, there remains uncertainty as to whether additional fire stopping works will be required and, if so, the nature and extent of those measures. Consequently, we recommend that you, the BCB and approving authority, seeks further information regarding the proposed fire stopping strategy, including any remedial works required to the vertical fire barriers and penthouse levels, to enable a full assessment of compliance with the Building Regulations.

Scope of works

2. It is noted that the FRAEW (PAS 9980) appears to play a fundamental part in defining the scope of works for this project. PAS 9980 is designed as a tool to inform Fire Risk Assessments and as it states within its scope, it is not intended to be used for assessing Building Regulations compliance. Therefore, I would assume that you, the BCB and approving authority, would expect that the scope of works is focused around compliance with Building Regulations and not solely driven by the FRAEW.

Façade specialism

3. The design of external wall systems (EWS) and assessing their potential behaviour in fire is a specialism within the field of fire engineering and façade engineering. Therefore, you, as the BCB and approving authority, must be satisfied that those undertaking the EWS review, and those informing the approval decision, are sufficiently competent to do so with demonstrable skills, knowledge and experience in this specific area.

   While London Fire Brigade (LFB) are not specialists within façade fire engineering, where appropriate, we will provide advice to you, the BCB, highlighting areas that should be considered within this review/approval. Our comments should not be considered as an approval decision however, as we do not want to exceed the limitations of our role.

   It should also be noted that we have not analysed the data sheets/materials information provided in detail, and assume that you, the BCB and approving authority, will ensure a thorough review of the proposed constituent parts of the EWS takes place, and that this is also considered within the context of the entire EWS.

   Notwithstanding the above, we have the following comments to make on this element of the proposals:

Cavity Barriers

4. It is unclear from the documentation provided whether cavity barriers are being omitted throughout the external wall due to the inclusion of mineral wool insulation filling potential cavities. We highlight that in accordance with Approved Document B (ADB), cavity barriers are required at compartment lines, around openings, and at external wall edges, and ADB doesn't suggest these can be omitted where cavities are fully filled with non-combustible mineral wool. Furthermore, the filling of a non-closed cavity with rockwool does not mean that this is no

longer a cavity. We highlight cavity barriers provide the necessary tested integrity, insulation, or smoke-control performance required for compartmentation while other materials may not. For a building greater than 18m, as in this case, there is no route to compliance advise in ADB for omitting cavity barriers.

Firefighting access

5. It is our expectation that firefighting access and facilities will remain unchanged and available during this remediation project. It is assumed that it will be checked that access to fire mains and firefighting facilities, including existing hardstanding for vehicular access, will remain unaffected.

(3) Additional observations and recommendations relating to proposed scheme

The comments and observations detailed in this letter are subject to the Building Control Bodies submitted notes and outstanding recommendations being satisfactorily addressed.

Regulation 38 (Building Regulations) Where applicable, we presume that the building control body will check to ensure that adequate fire safety information (as detailed in Section 17 of Approved Document B, Volume 1/Section 19 of Approved Document B, Volume 2) will be issued to the responsible person for the premises at the completion of the project, or when the building or extension is first occupied.

(4) Expected outcome of consultation

Based on the nature of the items raised above in sections (1) to (3):

These observations /comments are referred to the building control body for resolution, as the approving authority. Further consultation is not expected unless the proposed scheme significantly changes in the future.

Any queries regarding this letter should be addressed to BDCHadmin@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Prevention & Protection)

Reply To: Building Design Consultation Hub
(via fsr-electronicconsultation@london-fire.gov.uk with response information)

There is clear evidence that Automatic Water Fire Suppression Systems (AWFSS) can reduce the number of deaths and injuries from fire, as well as reducing the risk to firefighters.

The London Fire Brigade strongly encourages those who design, construct and approve residential and commercial buildings, to go beyond the minimum expectation of compliance and include AWFSS in a wider variety of buildings. There are also additional benefits to the inclusion of AWFSS in terms of property protection, environmental protection and business continuity.

Further guidance can be found on the Brigade's website.

45.1 [redacted]
Regulatory Lead
Building Control

Redgrave Court
Merton Road
Bootle
Merseyside
L20 7HS
Tel: +44(0)203 028 45.2 [redacted]

London Fire Brigade
169 Union Street
London
SE1 0LL

Request for Statutory Fire Consultation

The Building Act 1984
The Building (Higher Risk Buildings Procedures) (England) Regulations 2023

Dear Sir/Madam,

Application Name:	Tantallon House
Application Reference Number:	BCA07659Z6Q3
Building Address:	Tantallon House, Elephant Central (West Tower), 130 Elephant Road
Building Postcode:	SE17 1EX
Location:	Elephant & Castle/Walworth (LB of Southwark)

We have received an application for approval under the Building (Higher-Risk Building Procedures) (England) Regulations at the above location.

In accordance with the requirement to consult, please find attached the plans, other relevant documents and the accompanying consultation proforma in relation to the work for your consideration.

I would be grateful of you could consider the submission and return to me within 15 working days from the date of this letter in order to enable me to process the application within the statutory time scales. If you require a longer period of time to make your observations, this is subject to agreement with the regulator, and a request should be made at your earliest convenience.

You will see from the attached pro-forma that the application relates only to the external remediation of the building and I consult at this stage with the consent of the Building Inspector on the MDT advising the BSR, who is satisfied that the functional requirements of Part B of The Building Regulations 2010 have been met following assessment and consideration of the views of other MDT members, including representation from LFB.

I have been unable to include the plans for the work due to the size of those documents. There are 14 drawings (Series 400 referred to in the Building Regulations Compliance Statement extract provided) but the zipped file size still well exceeds the 50Mb limit for submissions via the LFB portal/SharePoint.

The drawings can be provided separately if required, but as mentioned, they have already been reviewed by the LFB Fire Safety Engineer that has supported the Building Inspector on the MDT.

If you require any further assistance, need to discuss any matter in more detail or require any further information or documents, please do not hesitate to contact me.

Yours faithfully,

46.1 [redacted]
Regulatory Lead
Building Safety Regulator

47.1 [redacted]
Regulatory Lead
Building Control

Redgrave Court
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Merseyside
L20 7HS
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London Fire Brigade
169 Union Street
London
SE1 0LL

Request for Statutory Fire Consultation

The Building Act 1984
The Building (Higher Risk Buildings Procedures) (England) Regulations 2023

Dear Sir/Madam,

Application Name:	Raglan House
Application Reference Number:	BCA07658Y1H6
Building Address:	Raglan House, Elephant Central (West Tower), 130 Elephant Road
Building Postcode:	SE17 1EX
Location:	Elephant & Castle/Walworth (LB of Southwark)

We have received an application for approval under the Building (Higher-Risk Building Procedures) (England) Regulations at the above location.

In accordance with the requirement to consult, please find attached the plans, other relevant documents and the accompanying consultation proforma in relation to the work for your consideration.

I would be grateful of you could consider the submission and return to me within 15 working days from the date of this letter in order to enable me to process the application within the statutory time scales. If you require a longer period of time to make your observations, this is subject to agreement with the regulator, and a request should be made at your earliest convenience.

You will see from the attached pro-forma that the application relates only to the external remediation of the building and I consult at this stage with the consent of the Building Inspector on the MDT advising the BSR, who is satisfied that the functional requirements of Part B of The Building Regulations 2010 have been met following assessment and consideration of the views of other MDT members, including representation from LFB.

I have been unable to include the plans for the work due to the size of those documents. There are 14 drawings (Series 400 referred to in the Building Regulations Compliance Statement extract provided) but the zipped file size still well exceeds the 50Mb limit for submissions via the LFB portal/SharePoint.

The drawings can be provided separately if required, but as mentioned, they have already been reviewed by the LFB Fire Safety Engineer that has supported the Building Inspector on the MDT.

The consultation for the other West Tower building (Tantallon House) has also been submitted today (6 July 2026), the buildings are joined with a full height firewall down the centre of the West Tower which comprises both Raglan House and Tantallon House. This submission is accompanied by an additional document containing fire partition details that was not submitted with (but is still relevant to) the Tantallon House submission. Unfortunately, the document sits on the Raglan House application and I hadn't seen it until after the Tantallon House submission was made.

This is a resubmission as the original submission made on 6 July 2026 was rejected due to inconsistent details in the package (the building address) which has since been corrected.

If you require any further assistance, need to discuss any matter in more detail or require any further information or documents, please do not hesitate to contact me.

Yours faithfully,

48.1 [redacted]
Regulatory Lead
Building Safety Regulator

49.1 [redacted]
Regulatory Lead
Building Control

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London Fire Brigade
169 Union Street
London
SE1 0LL

Request for Statutory Fire Consultation

The Building Act 1984
The Building (Higher Risk Buildings Procedures) (England) Regulations 2023

Dear Sir/Madam,

Application Name:	Mawes House
Application Reference Number:	BCA07425L0R0
Building Address:	Mawes House, Elephant Central (South Tower), 5 Castle Square
Building Postcode:	SE17 1EQ
Location:	Elephant & Castle/Walworth (LB of Southwark)

We have received an application for approval under the Building (Higher-Risk Building Procedures) (England) Regulations at the above location.

In accordance with the requirement to consult, please find attached the plans, other relevant documents and the accompanying consultation proforma in relation to the work for your consideration.

I would be grateful of you could consider the submission and return to me within 15 working days from the date of this letter in order to enable me to process the application within the statutory time scales. If you require a longer period of time to make your observations, this is subject to agreement with the regulator, and a request should be made at your earliest convenience.

You will see from the attached pro-forma that the application relates to the external remediation of the building and some internal fire-stopping/compartmentation work and I consult at this stage with the consent of the Building Inspector on the MDT advising the BSR, who is satisfied that the functional requirements of Part B of The Building Regulations 2010 have been met following assessment.

I have included the relevant range of drawings for the proposed works (as identified in the Building Regulations Compliance Statement, also included in the package, in relation to Part B). I was unable to include the complete drawings package due to the size and it exceeding the limit for LFB consultation packages.

There is LFB representation on the MDT who provided an assessment for consideration by the Building Inspector advising the BSR. The RBI has also carried out a comprehensive assessment of Part B compliance and on the basis of their assessment, following input from the MDT, they have confirmed that the BSR may proceed to submit the consultation for consideration.

If you require any further assistance, need to discuss any matter in more detail or require any further information or documents, please do not hesitate to contact me.

Yours faithfully,

50.1 [redacted]
Regulatory Lead
Building Safety Regulator

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Comment: LFB

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.2

Comment: Building Safety Regulator

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.5

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 2.1

Comment: LFB

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.2

Comment: Building Safety Regulator

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.5

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 3.1

Comment: LFB

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Comment: Building Safety Regulator

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

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Redaction 3.4

Exemptions/exceptions:

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Redaction 3.5

Exemptions/exceptions:

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Redaction 3.6

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Redaction 4.1

Exemptions/exceptions:

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Redaction 6.1

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Redaction 6.2

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Redaction 6.5

Exemptions/exceptions:

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Redaction 7.1

Exemptions/exceptions:

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Redaction 7.2

Exemptions/exceptions:

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Redaction 7.3

Exemptions/exceptions:

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Redaction 8.1

Exemptions/exceptions:

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Redaction 8.2

Exemptions/exceptions:

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Redaction 9.1

Exemptions/exceptions:

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Redaction 14.1

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Redaction 14.2

Exemptions/exceptions:

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Redaction 14.6

Exemptions/exceptions:

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Redaction 16.1

Exemptions/exceptions:

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Redaction 19.1

Exemptions/exceptions:

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Redaction 19.2

Exemptions/exceptions:

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Redaction 19.3

Exemptions/exceptions:

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Redaction 19.4

Exemptions/exceptions:

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Redaction 19.5

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 24.1 has no comments or exemptions/exceptions

Redaction 24.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 24.3

Exemptions/exceptions:

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Redaction 24.4

Exemptions/exceptions:

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Redaction 26.1

Exemptions/exceptions:

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Redaction 28.1

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Redaction 29.1

Exemptions/exceptions:

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Redaction 29.4

Exemptions/exceptions:

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Redaction 29.5

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 34.1 has no comments or exemptions/exceptions

Redaction 34.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 34.3

Exemptions/exceptions:

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Redaction 36.1

Exemptions/exceptions:

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Redaction 39.1

Exemptions/exceptions:

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Redaction 42.1

Exemptions/exceptions:

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Redaction 45.1

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Redaction 45.2

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Redaction 46.1

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Redaction 47.1

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Redaction 47.2

Exemptions/exceptions:

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Redaction 48.1

Exemptions/exceptions:

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Redaction 49.1

Exemptions/exceptions:

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Redaction 49.2

Exemptions/exceptions:

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Redaction 50.1

Exemptions/exceptions:

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