

Freedom of Information request: Reference number FOI2025/00323

Date of request: 19 March 2026

Request:

All correspondence (sent and received) between the London Fire Brigade and JFM Block & Estates Management relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. From within the last 12 months – as of 19th March 2026. This could include (but is not limited to): all emails, letters, meeting minutes, file notes and transcripts.

All correspondence (sent and received) between the London Fire Brigade and Simarc Property Management relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. From within the past ten years – as of 19th March 2026. This could include (but is not limited to): all emails, letters, meeting minutes, file notes and transcripts.

All correspondence (sent and received) between the London Fire Brigade and MLM Property Management (Michael Laurie Magar Ltd.) relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. From within the past ten years – as of 19th March 2026. This could include (but is not limited to): all emails, letters, meeting minutes, file notes and transcripts.

Please also provide copies of any documents produced by London Fire Brigade relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. No timeframe in relation to this information. This could include (but not necessarily limited to) any information relating to the following:

- Any risk assessments, reports or professional opinions recorded by LFB in relation to fire safety at Blueprint Apartments.*
- Any written findings, observations, or recommendations relating to cladding, external wall systems, façade fire spread, compartmentation or fire stopping.*
- Written confirmation of any fire safety audits, inspections, or site visits carried out at Blueprint Apartments. Please include information pertaining to the dates of such inspections and the statutory basis on which they were conducted.*
- Whether any enforcement action has been taken or considered in respect of the building, including enforcement notices, alteration notices, or prohibition notices. Please include supporting letters and documentation.*

Response:

Our Fire Safety Regulatory team have confirmed that, as of the date of your FOI request on 19 March 2026 an audit record was open for this property. The most recent Fire Safety Audit inspection took place at Blueprint Apartments on 18 February 2026. This audit was still a live investigation, as of the date of your FOI request on 19 March 2026 and was not yet complete, so no decisions had been made about this audit that can be shared with you in this FOI response. The inspecting officer has three months to complete their audit findings from the date of inspection. Once this audit record has been completed LFB will be able to share the outcome with you and we would welcome a further request from you to obtain this information once the audit is complete.

I am able to provide you with the response below based on information that is currently held on the Fire Safety Regulatory team record for the premises (but, please bear in mind I am unable to consider the current Fire Safety Audit as the outcome of this is yet to be confirmed, as of the date of your FOI request on 19 March 2026):

All correspondence (sent and received) between the London Fire Brigade and JFM Block & Estates Management relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. From within the last 12 months – as of 19th March 2026. This could include (but is not limited to): all emails, letters, meeting minutes, file notes and transcripts

The following correspondence between London Fire Brigade (LFB) and JFM Block & Estates Management (JFM) is held the Fire Safety Regulatory database for Blueprint Apartments (between 20/03/2025 to 19/03/2026):

Document Name	Document Type	Dated	Description of Document(s)
Change of Fire Evacuation Strategy and implementation of Waking Watch at Blueprint Apartments, 14-18 Balham Grove, SW12 8AU	Email correspondence (JFM to LFB)	10/02/2026	Attachments: '2025 Fire Risk Assessment Report Blueprint' and 'Blueprint Apt FRA Audit_02022026 PDF'
Change of strategy	Email correspondence (JFM to LFB)	09/02/2026	Notification of waking watch implementation

The correspondence is JFM notifying LFB of the change of fire evacuation strategy and implementation of a waking watch at the premises. Materials provided to us by the Responsible Person (RP) for the building (including correspondence) is exempt from access via the FOIA provisions. We consider these to be exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#).

We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

All correspondence (sent and received) between the London Fire Brigade and Simarc Property Management relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. From within the past ten years – as of 19th March 2026. This could include (but is not limited to): all emails, letters, meeting minutes, file notes and transcripts.

I have reviewed the information provided to me by LFB's Fire Safety Regulatory department and I cannot see any correspondence between LFB and Simarc Property Management.

All correspondence (sent and received) between the London Fire Brigade and MLM Property Management (Michael Laurie Magar Ltd.) relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. From within the past ten years – as of 19th March 2026. This could include (but is not limited to): all emails, letters, meeting minutes, file notes and transcripts.

I have reviewed the information provided to me by LFB's Fire Safety Regulatory department and I cannot see any correspondence between LFB and Michael Laurie Magar Ltd dated within the last 10 years. (Please see response below in relation to information held dated from 2014).

Please also provide copies of any documents produced by London Fire Brigade relating to fire safety at Blueprint Apartments, 16-18 Balham Grove, SW12 8AU. No timeframe in relation to this information. This could include (but not necessarily limited to) any information relating to the following:

- Any risk assessments, reports or professional opinions recorded by LFB in relation to fire safety at Blueprint Apartments.*
- Any written findings, observations, or recommendations relating to cladding, external wall systems, façade fire spread, compartmentation or fire stopping.*
- Written confirmation of any fire safety audits, inspections, or site visits carried out at Blueprint Apartments. Please include information pertaining to the dates of such inspections and the statutory basis on which they were conducted.*
- Whether any enforcement action has been taken or considered in respect of the building, including enforcement notices, alteration notices, or prohibition notices. Please include supporting letters and documentation.*

I have reviewed all the information provided to me by LFB's Fire Safety Regulatory department (dated up to 19 March 2026) and have attached the following documents to this request:

Document Name	Document Type	Dated	Description of Document(s)
_london.fire.intdfs\$farynorDocuments61839 A_201402181203424338	Letter	18/02/2014	Notification of fire safety deficiencies letter issued to Michael Laurie Magar Ltd.
_london.fire.intdfs\$farynorDocuments44933 A_201401061440451633	FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM	26/11/2013	Premises inspection form, broadly compliant outcome.

Please note, personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

The following documents are also held on the Fire Safety Regulatory department file dated up to 19/03/2026. However, we consider these to be exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#).

Document Name	Document Type	Dated	Description of Document(s)
Blueprint Apt FRA Audit_02022026 PDF	PDF file	20/01/2026	Cardinus Risk Management - Fire Risk Assessment Audit - 30th January 2026 - 1-50 Blueprint Apartments
2025 Fire Risk Assessment Report Blueprint	PDF file	16/10/2025	Cardinus Risk Management - Fire Risk Assessment - 16 October 2025 1-50 Blueprint Apartments
_london.fire.intdfs\$farynorDocuments44933 A_201402130944366689	FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM	11/02/2014	Premises inspection form, notification of fire safety deficiencies letter issued.

Materials provided to us by the Responsible Person (RP) for the building (including fire risk assessment documents) are exempt from access via the FOIA provisions. We consider these to be exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#). We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

I have attached a copy of the informal notification of (fire safety) deficiencies (NOD) letter issued in 2014 to this response. The LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act. The audit report itself is exempt from access via the FOIA provisions. We consider this to be exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#). We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities. This information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.