

Freedom of Information request: Reference number FOI2026/00263

Date of request: 6th March

Request:

I am writing under the Freedom of Information Act 2000 to request information regarding the fire safety compliance and commissioning status of the following residential building:

Please provide the following information:

1. Regulation 38 Compliance: Confirmation of whether a Regulation 38 (Building Regulations 2010) Fire Safety Information Pack has been formally handed over to the London Fire Brigade by the developer or the "Responsible Person" (Soho Housing Association) for this address.
2. Statutory Consultation: The date on which the London Fire Brigade was first consulted by Westminster City Council Building Control regarding the final completion/sign-off of this development (Planning Ref: 16/11376/FULL).
3. High-Rise Registration: Confirmation of whether the "Responsible Person" for this building has registered the property and submitted current floor plans to the LFB High Rise Residential Portal in accordance with the Fire Safety (England) Regulations 2022.
4. Completion Status: Does the LFB hold a record of a "satisfactory" final inspection for this residential conversion/new build prior to the commencement of residential tenancies in late 2025?

Response:

In response to the above our Fire Safety Regulatory team have confirmed the only information that has been sent to us are Building plans and a Fire Strategy.

The LFB retain very little in the way of building consultation documents/plans.

If the LFB was consulted, then we may hold a record of the consultation response letter. This will either confirm that the Brigade is satisfied/not satisfied with the proposals. If the Brigade are not satisfied with the proposals then the letter will provide the reasons why.

I have attached below Four letters of Record of Consultation/advice given.

Our Fire Safety Regulatory team have confirmed that there are no correspondence from Westminster council.

112 George Street has not been registered as a high rise. The London Fire Brigade define a high rise as a building with 7 or more floors. You can find some general information on high rise buildings on our website [Here](#).

The London Fire Brigade does not hold a final inspection. I have included the letters of Consultation/advice given.

Please note that personal data has been redacted from the provided documents in accordance with [section 40 of the FOIA \(Personal Information\)](#)

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

Private and Confidential

Registered Building Inspector
Salus (Building Control and Fire Safety Consultants) Limited

Via email: [REDACTED]@salusai.co.uk

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

Date 15 December 2025
Our Ref 2552116/[REDACTED]
Your Ref 516131/SJH/SM

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN

**The Building (Registered Building Control Approvers etc.) (England) Regulations 2024
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46**

BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS:	White box fit out to 7no. retail shell units.
PREMISES ADDRESS:	7, 8, 9, 10, 11, 12, and 14 Loxton Walk, London, W1.
PLAN NUMBER:	As per the electronic consultation email dated 26/11/2025.
DOCUMENTS REVIEWED:	Proforma dated 26/11/2025.

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 comments/observations as detailed below. It should be ensured that if any material amendments to this consultation are proposed a further consultation may be required.

- 1.1 It is assumed that these proposals have been developed having reviewed the building's holistic Fire Strategy and that what is presented in this consultation request has been considered to reconcile with the fire precautionary arrangements of the original building's design.

- 1.2 It is assumed that all final exit routes are protected, lead directly to places of ultimate safety and will be available at all material times to all relevant persons.
- 1.3 Any electronic locks to failsafe to open on activation of the alarm/have a manual override facility for egress purposes. Any locks on the escape routes, including counter tops, are to be simple fastenings that are easy to operate, operable from the side that people are escaping, and without the need to manipulate more than one mechanism to ensure quick and safe egress.
- 1.4 Where there are inward opening doors along the escape route, the occupancy should be limited in line with 15.6.3 on BS 9999.
- 1.5 All penetrations through fire-separating elements to be adequately fire-stopped to meet the recommendations in 32.6 in BS 9999.
- 1.6 The surface linings of walls and ceilings to meet the classifications in Table 33 in BS 9999, or equivalent.
- 1.7 Inner room conditions to meet the guidance in BS 9999, sub-clause 16.3.4.
- 1.8 Fire safety signage to meet the guidance in BS 5499 or equivalent.

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

- 2.1 Please refer to Section 1 of this letter, as many of these comments made are pertinent to both pieces of legislation.
- 2.2 It is noted from the detail submitted that the Building Control Body (BCB) is satisfied that the proposals meet the functional requirements of the Building Regulations (2010) and that no departures from the guidance document used are proposed.
- 2.3 We would ask that the BCB ensure the applicant is reminded of the need to review and, where necessary, revise the fire risk assessment for the premises and the duty to implement any findings arising from that review, both during the works and subsequent to them. That includes, any necessary review or alteration to management procedures for the ongoing planning, organisation, control, monitoring and review of the general fire precautions in place.

(3) Additional observations and recommendations relating to proposed scheme

- 3.1 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)
- 3.2 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.
- 3.3 If any of the assumptions made in this letter are incorrect further consultation will be required.

(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.

Private and Confidential

Salus (Building Control and Fire Safety Consultants) Ltd
Via email: [REDACTED]@salusai.co.uk

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

Date 5 November 2025
Our Ref 2546728 [REDACTED]
Your Ref 516134

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN

**The Building (Registered Building Control Approvers etc.) (England) Regulations 2024
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46**

BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS: Cat B fit out to shell unit to provide office.

PREMISES ADDRESS: North Office, 30 Gloucester Place, Marylebone, London, W1U 8PL

DOCUMENTS REVIEWED: Submitted BRC pro forma dated 27/10/25

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.

- 1.1 It should be noted we have not reviewed the submitted information in any detail. It is assumed, given the *scope of works* and BRC pro forma provided, that these works are considered to be minor, with no deviations from design guidance. It should be ensured that if any material amendments to this consultation are proposed a further consultation may be required.

- 1.2 Further to the above, it is assumed that these proposals have been developed having reviewed the building's holistic Fire Strategy, and that what is presented in this consultation request has been considered to reconcile with the fire precautionary arrangements of the original building's design. For example, the capacity of the staircases and linked escape routes have been reviewed ensuring the number of occupants on these floors are able to safely evacuate and not impair the existing evacuation arrangements of the building, etc.

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

- 2.1 It is noted from the detail submitted that the Building Control Body (BCB) is satisfied that the proposals meet the functional requirements of the Building Regulations (2010) and that no departures from the guidance document used are proposed.

Therefore, in accordance with the Building Regulations and Fire Safety Procedural Guidance (2020) and on the basis of the information received, we have no specific observations to make about the proposals. However, we would ask that the BCB ensure the applicant is reminded of the need to review and, where necessary, revise the fire risk assessment for the premises and the duty to implement any findings arising from that review, both during the works and subsequent to them. That includes, any necessary review or alteration to management procedures for the ongoing planning, organisation, control, monitoring and review of the general fire precautions in place.

(3) Additional observations and recommendations relating to proposed scheme

- 3.1 The comments and observations detailed in this letter are subject to the Building Control Body's submitted notes and to any outstanding recommendations or review being satisfactorily addressed.

Regulation 38 (Building Regulations)

- 3.2 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.
- 3.3 If any of the assumptions made in this letter are incorrect further consultation will be required.

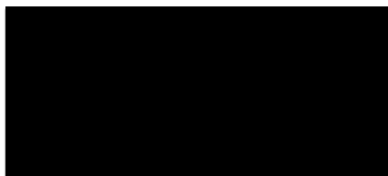
(4) Expected outcome of consultation

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

These comments / observations 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.

Private and Confidential

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

2A, 2B&2D Senior Building Inspector
JPI Building Control Approvers Limited

Date: 18 December 2025

Our Ref: 2552537

Your Ref: 60222

info@jpicompliance.co.uk

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN

**The Building (Registered Building Control Approvers etc.) (England) Regulations 2024
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46**

BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS: Restaurant fit out with dividing wall between two units to be removed to merge two units to one
PREMISES ADDRESS: Unit 1 & 2 Loxton Walk, London, W1U 8AZ
PLAN NUMBER: 000-NOTTO-BS-Plans-2025.11.27.
DOCUMENTS REVIEWED: LFB Proforma dated: 08.12.2025.

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 comments/observations as detailed below. It should be ensured that if any material amendments to this consultation are proposed a further consultation may be required.

- 1.1 It is assumed that these proposals have been developed having reviewed the building's holistic Fire Strategy and that what is presented in this consultation request has been considered to reconcile with the fire precautionary arrangements of the original building's design.
- 1.2 The fire alarm and detection systems to meet the recommendations of BS 5839-1:2017 / BS 5839-6:2019 or equivalent.
- 1.3 The emergency lighting systems to meet the recommendations of BS 5266-1:2016.
- 1.3 Fire safety signage to meet the recommendations of BS 5499 or equivalent.
- 1.4 We note the potential presence of an inner inner rooms (back of house & cold room), and that you, the Building Control Body, are satisfied with this departure from the minimum expectations of the guidance. The fire risk assessment is to consider the presence of an inner inner room, and whether any additional measures are required to ensure that occupants are given early warning in the event of a fire in the access rooms.
- 1.5 Inner room conditions to meet the recommendations in ADB V2, paragraph 2.11.
- 1.6 The surface linings of walls and ceilings to meet the classifications in Table 6.1 of ADB V2, or equivalent.
- 1.7 All penetrations through fire-separating elements to be adequately fire-stopped to meet the recommendations in Section 10 of ADB V2.
- 1.8 All fire resisting construction to meet the recommendations of Tables B3 and B4 in ADB V2.
- 1.9 The kitchen ducting should have provision to access all interior surfaces for contractor cleaning purposes. The duct should be installed in accordance with the Building and Engineering Services Association (BESA) guidance DW172 Specification for Kitchen Ventilation Systems. Ducts should be cleaned in accordance with the BESA guides to good practice; TR19® Internal Cleanliness of Ventilation Systems, and TR19® Grease. The ductwork should be designed with consideration to minimise its length and bends for ease of clearance and its discharge point should be carefully considered. We recommend that the fire risk assessment refers to the RISC Authority's guidance RC44: Recommendations for fire risk assessment of catering extract ventilation

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

- 2.1 It is assumed Firefighting access has been considered and the proposed subdivision / floorplate alterations do not extend hose laying distances beyond that stipulated in the design guidance document used.
- 2.2 Please refer to Section 1 of this letter, as many of these comments made are pertinent to both pieces of legislation.
- 2.3 It is noted from the detail submitted that the Building Control Body (BCB) is satisfied that the proposals meet the functional requirements of the Building Regulations (2010) and that no departures from the guidance document used are proposed.
- 2.4 We would ask that the BCB ensure the applicant is reminded of the need to review and, where necessary, revise the fire risk assessment for the premises and the duty to implement any findings arising from that review, both during the works and subsequent to them. That includes, any necessary review or alteration to management procedures for the ongoing planning, organisation, control, monitoring and review of the general fire precautions in place.

(3) Additional observations and recommendations relating to proposed scheme

3.1 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)

3.2 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.

3.3 If any of the assumptions made in this letter are incorrect further consultation will be required.

(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.

Private and Confidential

██████████
Vantage Building Control Ltd
Via email: ██████████@vantagebuildingcontrol.com

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

Date 7 January 2026
Our Ref 2554230-██████████
Your Ref VBC/2025/10725

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN

**The Building (Registered Building Control Approvers etc.) (England) Regulations 2024
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46**

BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS: CAT A retail fit-out on two units, and both units will have an additional 1no AWC, and one of the units will have a tea point facility

PREMISES ADDRESS: 1 & 2 Loxton Walk, London, W1U 8AZ

PLAN NUMBER: BSD-ABP-XX-00-DR-A-2000_P01.pdf
BSD-ABP-XX-00-DR-A-3000_P01.pdf
2920-AFP-X-00-DR-X-2001.pdf
2920-AFP-X-00-DR-X-3001_ SPRINKLER RCP LAYOUT Rev.P01.pdf

DOCUMENTS REVIEWED: Pro forma dated 22/12/25
Fire strategy BSDTENZZZZRPFE000200_Ver4.pdf

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.

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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 comments/observations as detailed below. It should be ensured that if any material amendments to this consultation are proposed a further consultation may be required.

- 1.1 It is assumed that these proposals have been developed having reviewed the building's holistic Fire Strategy and that what is presented in this consultation request has been considered to reconcile with the fire precautionary arrangements of the original building's design.
- 1.2 Fire safety signage should meet the recommendations of BS 5499 or equivalent.
- 1.3 All doors on escape routes to meet the requirements of BS9999 subclause 15.6.2.
- 1.4 Inner room conditions to meet the requirements of BS 9999 subclause 16.3.4.
- 1.5 Fire resistance should meet the requirements of BS9999 clauses 30 and 31.
- 1.6 Upon occupation of the works the Responsible Person should undertake a fire safety risk assessment for the areas of the property under their direct control. The findings of the assessment should be communicated with other Responsible Persons to satisfy the requirements of Article 22 of The Order.

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

- 2.1 Please refer to Section 1 of this letter, as many of these comments made are pertinent to both pieces of legislation.
- 2.2 It is noted from the detail submitted that the Building Control Body (BCB) is satisfied that the proposals meet the functional requirements of the Building Regulations (2010) and that no departures from the guidance document used are proposed.
- 2.3 We would ask that the BCB ensure the applicant is reminded of the need to review and, where necessary, revise the fire risk assessment for the premises and the duty to implement any findings arising from that review, both during the works and subsequent to them. That includes, any necessary review or alteration to management procedures for the ongoing planning, organisation, control, monitoring and review of the general fire precautions in place.

(3) Additional observations and recommendations relating to proposed scheme

- 3.1 The comments and observations detailed in this letter are subject to the Building Control Body's submitted notes and outstanding recommendations being satisfactorily addressed.

Regulation 38 (Building Regulations)

- 3.2 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.

3.3 If any of the assumptions made in this letter are incorrect further consultation will be required.

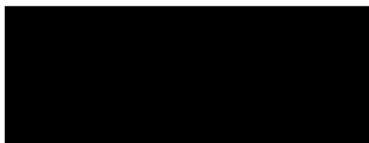
(4) Expected outcome of consultation

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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)

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