LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200
london-fire.gov.uk

Freedom of Information request: Reference number FOI2026/01249

Date of request: 2nd October 2026

Request:

Wibbas Down Inn, Collingham House, 6–12 Gladstone Road, London SW19
JD Wetherspoon plc has applied to Merton Council (application 307905) to vary premises licence 750 for the Wibbas Down Inn, to extend its hours. The premises lie within Merton's Wimbledon Town Centre Cumulative Impact Zone. Merton's cumulative impact policy applies to applications that increase hours or capacity, and the Council's cumulative impact papers identify the capacities of licensed premises as relevant evidence. The premises licence itself does not appear to contain any capacity condition.
Under the Freedom of Information Act 2000, please provide the following information, where held.
1. Any maximum occupancy or capacity figure for the Wibbas Down Inn recorded on the Brigade's fire safety records, whether from a fire safety audit, inspection, or information supplied by the responsible person.
2. The dates and outcomes of any fire safety audits or inspections of the premises since 2015, and copies of any notices issued, including notifications of deficiencies, enforcement, prohibition or alteration notices.
3. Whether the Brigade, as a responsible authority under the Licensing Act 2003, was served with application 307905 and with earlier variation applications for licence 750 (references 238629, 280413, 219821, 222005 and 291014), and copies of any representations or comments the Brigade made on any of them.
4. For comparison, the maximum occupancy figures recorded by the Brigade for the five largest licensed premises (pubs, bars and nightclubs) within the Wimbledon Town Centre Cumulative Impact Zone, or within a half-mile radius of the Wibbas Down Inn. If the Brigade does not wish to name those premises, I would be grateful for the figures alone, anonymised. If this part would exceed the cost limit, please tell me how it could be narrowed rather than refusing the request as a whole.

Response:

Please find a response below to your request:

1. Any maximum occupancy or capacity figure for the Wibbas Down Inn recorded on the Brigade's fire safety records, whether from a fire safety audit, inspection, or information supplied by the responsible person.

LFB holds an internal document, an inspection report form, which records a safe capacity of 1050 for Wibbas Down.

2. The dates and outcomes of any fire safety audits or inspections of the premises since 2015, and copies of any notices issued, including notifications of deficiencies, enforcement, prohibition or alteration notices.

A Fire Safety Audit report was completed on the 1st November 2020. The outcome of the audit was Low Risk. As a result, this resulted in verbal action being taken. Copies of the fire safety audit can be found below. Personal data has been redacted in accordance with section 40 of the FOIA – Personal Information.

*3. Whether the Brigade, as a responsible authority under the Licensing Act 2003, was served with application **307905** and with earlier variation applications for licence 750 (references 238629, 280413, 219821, 222005 and 291014), and copies of any representations or comments the Brigade made on any of them.*

LFB were served with a Consultation notice for application 307905 on the 24th August 2026 from Merton Council. There is no record of the earlier variations to the licence 750 on record with the above references. There are also no records of any representations or comments made by the Brigade regarding the licencing.

4. For comparison, the maximum occupancy figures recorded by the Brigade for the five largest licensed premises (pubs, bars and nightclubs) within the Wimbledon Town Centre Cumulative Impact Zone, or within a half-mile radius of the Wibbas Down Inn. If the Brigade does not wish to name those premises, I would be grateful for the figures alone, anonymised. If this part would exceed the cost limit, please tell me how it could be narrowed rather than refusing the request as a whole.

The decision for maximum occupancy is for the Responsible Person (RP) to consider in line with Information can be found here: https://www.london-fire.gov.uk/safety/the-workplace/nightclubs-bars-and-pubs-fire-safety/ and here: https://www.london-fire.gov.uk/safety/the-workplace/fire-safety-law-explained/.

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

Fire Safety Audit Report

Audit Information

Audited By	51177W [redacted]
Audit Completed	1 November 2020

Location summary

File No	22/011026
UPRN	48081489
Building Name	
Address	COLLINGHAM HOUSE 6-12 GLADSTONE ROAD WIMBLEDON LONDON SW19 1QT
Borough	Merton
Use	L - Licensed Premises
Responsible Team	FSR Kingston Merton & Richmond
Station Ground	H34 - Wimbledon
Site Risk Score	9.00
Total Floors	2 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	The premises consists of ground floor licences area and the on the first floor has a cellar, offices and one staff flat. The entrance to the flat is through single staircase and alternative exit through flat roof leading to the car park.
Premises Description	Wibbas Down - ground floor with very high capacity of >700
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	4 April 1991
Heritage Building	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail

Occupier Contact	Wibbas Down
Address	THE WIBBAS DOWN INN COLLINGHAM HOUSE, 6-12 GLADSTONE ROAD WIMBLEDON LONDON SW19 1QT

Responsible team	FSR Kingston Merton & Richmond
Occupancy Type	Sole Occupier
Property Use	L - Licensed Premises
Valuation Office	CL - Public House
Original Risk Score	3.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	26 October 2020
Total Capacity	1050
Maximum number of people	>100
Property Size for use	Medium 401m² to 700m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	None
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	None
Coverage %	0
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	Wibbas Down
Address	Wibbas Down 6-12 Gladstone Road London SW19 1QT

Owner/Co-Owner

Name JD Wetherspoon
Address Westfield House
Reeds Crescent
Watford
WD11 1QH
Telephone [redacted]
URL www.jdwetherspoon.co.uk

Licensee

Name Wibbas Down Inn
Responsible Person [redacted]
Position Licensee
Address Wibbas Down Inn
6-12 Gladstne Road
London
SW19 1QT
Telephone [redacted]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
FRA in place with capacity calcs included

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Fire safety management systems in place- FRA reviewed - EP in place - staff trained - facilities tested and serviced

However, both kitchen doors wedged open to provide ventilation during Covid epidemic - advised to consider MDH - control measures in place, staff to remove wedges in an evacuation event and an Ansul system is installed

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 your failed to review the kitchen doors being wedged open
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
AFD in place and panel healthy

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
MOE clear and available with EL and signage - capacity has been reduced during Covid epidemic and management have installed extra seating adjacent to double doors. This has been risk assessed and a route to the side exit (double doors) has been maintained

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
EP in place and discussed at length with on duty manager [redacted]

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Facilities tested and serviced with recs available and appeared to be in working order at time of inspection

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Some staff unsure of modified EP since Covid restrictions had been imposed - advice to provide refresher training ASAP

FAILURE
Article 21 Inadequate Staff training
At the time of the audit your employees had not been provided with adequate safety training. It was found that some staff members were unsure of the updated EP
REMEDY
Provide your staff with adequate safety training. In particular ensure staff are up to date with modifications to the EP

Article 8 - General fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	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	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

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

01/11/2020 21:48

This was a PAT inspection carried out during Covid epidemic

A complaint was made by a customer who was concerned with exits being locked just before closing time

I spoke at long length with General Manager, [redacted] who was a knowledgeable and professional staff member.

No major concerns with regards to management of large capacity, advised to review capacity calculations as seems large for number of exits available.

01/11/2020 21:45

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None