

Freedom of Information request: Reference number FOI2026/01073

Date of request: 1st September

Request:

I am writing to you in connection with applications recently made to the First-tier Tribunal (Property Chamber) in *Metherell v. Magic Living 2 Limited* and *Capital Homes Services Limited*. I should emphasise that the LFB is not a party to these proceedings, and I am not aware of any mechanism by which it may become one.

It has come to my attention that certain records that may be held by you would be relevant to issues that the Tribunal will need to determine, particularly regarding whether the conversion of Clayford House to flats was and is compliant with the Building Regulations in relation to fire safety.

I would be therefore be extremely grateful if you could please provide any records that you can (re-dacted where necessary) relating to incidents occurring at, or attendances to, Clayford House, especially where they indicate any observations or recommendations relating to the fire safety of that building.

If it is helpful, I believe this includes the incidents with the following numbers:

- * 142568-26082024
- * 165857-30092024
- * 003694-06012025
- * 089837-22052025
- * 106313-16062025
- * 127198-11072025
- * 162763-29082025
- * 205634-01112025
- * 235484-17122025
- * 023946-07022026

I am conscious of the need to minimise the time and resources spent in responding to this request. At this stage, however, I would be grateful if any information could be provided on a no-cost basis. I would greatly appreciate any disclosure that you are able to make without charge.

This request is made on a voluntary basis. However, I should inform you for completeness that the Tribunal has powers to require any person to provide evidence, or appear at a hearing, where necessary for issues to be determined. I very much hope to avoid the need for this.

Thank you in advance for your consideration of this request.

Response:

I refer to your request for information received on 1 September 2026, which has been processed under the Freedom of Information Act 2000 (FOIA).

You requested records relating to incidents at, or attendances to, Clayford House, Hampden Road, London, N8 0DR, and provided ten incident reference numbers for review.

Searches of our records identified that five of the incidents relate to Clayford House and five do not, as shown below:

Incident Reference	Relates to Clayford House?
142568-26082024	No
165857-30092024	No
003694-06012025	No
089837-22052025	Yes
106313-16062025	Yes
127198-11072025	Yes
162763-29082025	Yes
205634-01112025	Yes
235484-17122025	No
023946-07022026	No

No further information is held in relation to Clayford House beyond the incidents identified above.

Information relating to incidents attended by the London Fire Brigade is published through the London Datastore and can be accessed via the following links:

- <https://data.london.gov.uk/dataset/london-fire-brigade-incident-records>
- <https://data.london.gov.uk/dataset/london-fire-brigade-mobilisation-records-24r65>

These datasets are updated monthly and contain information including incident type, date and time, property type, location, attendance details, response times, the number of appliances attending, duration of attendance, and notional costs.

Please note that fire reports are exempt from disclosure under [Section 21 of the Freedom of Information Act 2000, as this information is reasonably accessible to applicants by other means](#). Details of how to obtain an incident report, including any applicable charges, are available on the London Fire Brigade's website: <https://www.london-fire.gov.uk/about-us/services-and-information/fires-fire-safety-and-emergencies/incident-reports/>

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/>