

Freedom of Information request: Reference number FOI2026/00673

Date of request: 10th June 2026

Request:

All data and correspondence between LFB and the London Borough of Tower Hamlets about Bullrush Court at 5 and 13 Imperial, E3 3DE and E3 3DF, especially around possible renaming or renumbering. We understand the council has reached out to LFB as part of a consultation process. Please provide everything you have.

Response:

Further to your request, the LFB Fire Safety team was contacted for information held for Bullrush Court, at 5 and 13 Imperial, E3. A Fire Safety Audit report was completed on the 5th November 2024 for Bullrush Court, 13 Imperial Street. The outcome of the audit was *Broadly Compliant*. Please see below for a copy of the Fire Audit Report. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal Information](#).

There is information contained in a document referencing the duplicated flat numbering. The document summarises that the local council has been informed and advised to consider changing the numbers as this could cause confusion for emergency services. There is no correspondence on file between LFB and the London Borough of Tower Hamlets.

Regarding all data and correspondence LFB holds, any correspondence held by LFB is exempt from release under [section 31 of the FOIA - Law Enforcement](#).

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.

Materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade 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)).

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 to take full contemporaneous notes (that are recorded on the audit forms) and 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.

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.

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 61273K [REDACTED]
Audit Completed 5 November 2024

Location summary

File No 05/272286
UPRN 6741651
Building Name BULLRUSH COURT
Address BULLRUSH COURT
13 IMPERIAL STREET
LONDON
E3 3DF
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 4.25
Building Height band 25-30
Total Floors 9 **Basement floors** 0
Estimated number of sleeping 0
Special Features Linked Means of Escape
Additional detail There is a linked means of egress from the 8th floor to No.5 Imperial Street, otherwise this is an independent block .
Premises Description External brick work. / Metal sheet panels at the bottom of balconies. EW1S report, A1 Standard. Certificate of Conformity, 29/2/24.
Exterior Wall Cladding Brick
Exterior Wall Insulation N/A
Cladding/Insulation details confirmed by NOT CONFIRMED
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date
Heritage Building No
Balconies present? Yes
Gas Supply present? No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	BULLRUSH COURT 13 IMPERIAL STREET LONDON E3 3DF
Responsible team	FSD B&D-CITY-NEW-THAM
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	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	31 October 2024
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Medium 5001m ² to 8300m ²
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	Mechanical
Covers MOE/Common areas?	No
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BULLRUSH COURT 13 IMPERIAL STREET LONDON E3 3DF

Owner/Co-Owner - NEW

Name	The Guinness Partnership
Person	[REDACTED]
Position	Building Safety Manager
Address	350 Euston Road, Regents Place, London, NW1 3AX.
Mobile	[REDACTED]
Email	[REDACTED]@guinness.org.uk
URL	www.guinnesspartnership.com

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

- FRA dated 25/7/24 from Savills, queried some smoke shafts dampers, and external window AOVs partially opened to all floors:- This is part of air condition activation set to a communal thermostat temperature. The above mechanisms closes on activation of the fire detection alarm system.
- FRA interventions notably as follows:- storage on balconies, cross corridor doors, commissioning documentation for smoke shafts had been remedied as informed by Building Manager and undertaken by recommended date of 6/8/24.
- The FRA did not identify the recommendations to have linked AFD within the run through electrical circuit riser cupboards . This is however compensated by 120 minutes FR doors to the riser cupboards, AFD heads within the communal lobbies/
- EWS1 report of 27-4-23 stipulates the A1 finds, no quantities of external combustible materials. Supported by a Certificate of Conformity of 29-2-24 , both these document seen.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

- There are 24/7 concierges with a dedicated office whereby on activation of AFD will check the location before if needed calling the LFB.. / There is Estate Manager and Assistant Manager, & maintenance staff overseeing this and other blocks on the estate.
- There is sampling weekly, monthly smoke control, emergency lighting checks.
- Fire Safety Audit Page 3 of 10
- I checked 70 percent of electrical service cupboards within this block, all secured with 120 minutes fire doors to these cupboards. these cupboards to have imminently signage displayed stipulating this is high voltage cupboards. One of these riser cupboards on each floor has fire rating trunking around

Article 11
(continued)

electrical equipment.

- Compliant Wayfinding signage stipulating flats numbers displayed clearly on every landings, with same signage adjacent to the doors leading to the lobbies.
- The communal lobbies and stairwell are sterile - regular daily checks by cleaning staff of communal areas.
- Storage area to be implemented within a general office area of packages delivered and not immediately collected by residents/
- Up to 6 weeks from arrival of residents including families , BM gives a fire safety talk to individual residents, families , goes over the procedures, systems and equipment in place . Documents and information shown to me that are forwarded to residents after such a talk.
- BM and Estate staff compiles if appropriate persons health conditions and placed within the FIB within the ground floor area.
- Records seen for communal FD survey.
- Flats front doors survey undertaken by June 24, records to be forwarded to LFB.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

- Sprinkler activations in flats goes through to concierge office whereby the LFB is automatically called.
- The AFD heads within the communal lobbies activates the AOV windows , smoke control shafts.
- The flats in addition have AFD and HD heads which other than being heard with the flats of origin goes through to concierge office.
- There are alarm panels within the ground floor lobby areas and the concierge office.
- I have recommended that because the electrical riser cupboards are not separated between floors there should linked AFD heads installed within each cupboard. This is a recommendation as the doors secured to these cupboards are 120 minutes FR.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

- There is clear fire exit signage leading from all lobbies.
- Working EEL throughout the communal lobbies, and stairwells. Supported by latest EEL servicing certificate of 5/5/23.
- Within each lobby there is a AOV window, and a smoke shaft vent respectively, activated by AFD heads, manual smoke vent switches, within both parts of the lobby separated by cross corridor door.
- Within the stairwells, the top of the stairwells shutters automatically opens by activation of the smoke vent switches, AFD activating from the lobbies.
- Egresses from the lobbies to the stairwells is by manual button, green break glass override buttons.
- There are sprinklers heads within all apartments as part of the revised Building Regulations stipulating that for blocks built after 26/11/22, this is a requirement. This enables residents in flats where a fire starts to safely leave the premises when sprinklers activates.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

- Stay put policy supported by clear communal displayed FA notices.
- During the BM personal introductory talks, and supporting information supplied to new residents, the emergency procedures is clearly explained.
- If during a fire incident, fire crews decide to evacuate residents from the relevant floor, there is a Evacuation Alert System via a visible signed box. This sets off the alarm on any floor, will access floor of origin of fire. This is explained to residents at their introductory talk.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

- Up to date maintenance certificates submitted as follows:-
Dry Riser test:- 23-03-23 / Sprinkler System test:- 22-03-24 / EEL:- 5/5/24 / Smoke Control System 26/3/23.
- I sampled communal FDs testing during my inspection all of which were adequately functioning. This is supported by a checking / inspection report forwarded to me.
- As informed flats front doors have been audited by June 24.
- The doors to the riser cupboards all that i saw were adequately secured.
- There is sampling weekly, monthly smoke control, emergency lighting checks.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

- As advised estate management staff, concierges, cleaning staff up to date trained in accessing the alarm panel, AOV panel, checking communal fire doors, testing the smoke control windows, & shafts via activating the Smoke Control switches.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

- FRA recommendations carried out as stipulated within article 9.
- The electrical riser service cupboards are shafts, run throughs the block, protected with 120 minutes' fire doors.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
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	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	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 CRITICAL Safety Evaluation	Observations
Broadly Compliant	There is one FF lift, supported by a control on the lift to enable entry to any floor. - There is a fire alarm/smoke control panel within the ground floor lobby. - Smoke control panel showing green for healthy at time of inspection. - There are dry riser outlet taps within every landing on the front stairwell. - There are manual SV switches on every stairwell landing, within each lobby to activate the top of the stairwell AOV shutter, the lobbies AOV window, and smoke vent shaft respectively. - 24/7 concierge meets fire crews on site to lead assist with equipment, location of fire incidents. - Within the ground floor lobby there are FIB which as seen has detailed clear plans of the block, location of the flats, location of the SV switches, dry risers outlets. There is a list of persons with PEEPs requirements, disabilities . Kept up to date with BM's signature of regular checks. - Clear Wayfinding signage within each of the stairwells' landings, with the floor number, supported iwth signage adjacent to the fire doors leading to the lobbies. - There are sprinklers heads within all apartments as part of the revised Building Regulations stipulating that for blocks built after 26/11/22, this is a requirement. This enables residents in flats where a fire starts to safely leave the premises when sprinklers activates, and allows fire crews to assess the fire damage, and completely neutralise the remnants of fire and smoke. - Recent familiarisation visit undertaken by Plaistow FS.

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

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**

31/10/2024 -

Time of audit

12.00

Reason for audit;

I undertook a inspection of this block, referral from Plaistow FS, not previously inspected . Block handed over for occupation at the beginning of 2024.

Conclusion

In meeting with the building manager for this block [REDACTED], going through the FRA, EW1 , external build report, servicing certificates, certificate of conformity , 29/2/24, & undertaking an inspection of the communal areas and sampling testing of the AOV by the maintenance person, this will be given level 1 outcome.

I referred to audit guidance notes, FSIGNS, 203/308.

Extent of premises audited

I have inspected the ground floor, the external enclosed plant, sprinklers control rooms, communal lobbies throughout all of the floors, and sampled inspected the 2 linked stairwells.

Justification of audit outcome

- I have given a recommendation that consideration should be given to install linked combined smoke/heat detector heads within electrical service riser cupboards where there is cabling, wiring leading from appliances, equipment.
- Level 1 outcome as explained within articles.
- As evidenced during meeting and inspection with [REDACTED], Building Manager; documentation promptly seen, good standard of management for this block supported by on site Estate Staff.

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	-4.1
Actual Risk Score	4.41
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	10	180