LONDON FIRE BRIGADE

London Fire Brigade Headquarters
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london-fire.gov.uk

Freedom of Information request: Reference number FOI2026/01169

Date of request: 18 September 2026

Request:

Maud Chadburn Place, London, SW4 9BT

I wish to understand what information London Fire Brigade holds regarding the property's fire-safety condition, inspections, compliance, concerns and any action taken or recommended.

I am particularly seeking information that may establish whether London Fire Brigade has identified, investigated, recorded or communicated any concerns regarding fire-safety standards at Maud Chadburn Place also known as Clapham Quarter.

Please provide all information held by London Fire Brigade, including documents, correspondence, emails, reports, inspection records, notes, case records, meeting records and other communications, concerning Maud Chadburn Place, London, SW4 9BT also known as Clapham Quarter including communications to or from the following parties or persons:

- *Landhold Developments Ltd*
- *Sitehold London Ltd*
- *Raglan Ltd (also known as Raglan International)*
- *Kuropatwa Ltd.*
- *Richard Kitching (Director of Aries ADP Limited)*
- *Aries ADP Limited*
- *Residents of Maud Chadburn Place/Clapham Quarter*

This request includes communications by email, letter, telephone call records, meeting notes, internal messages, reports, attachments and any other recorded form of communication held by London Fire Brigade.

I request:

1. *All correspondence and communications concerning Maud Chadburn Place (also known as Clapham Quarter)*

2. *All correspondence and communications to or from Landhold Developments Ltd concerning Maud Chadburn Place (also known as Clapham Quarter)*
3. *All correspondence and communications to or from Sitehold London Ltd concerning Maud Chadburn Place (also known as Clapham Quarter)*
4. *All correspondence and communications to or from Raglan Ltd (also known as Raglan International) concerning Maud Chadburn Place (also known as Clapham Quarter)*
5. *All correspondence and communications to or from Kuropatwa Ltd. concerning Maud Chadburn Place (also known as Clapham Quarter)*
6. *All correspondence and communications to or from Richard Kitching (Director of Aries ADP Limited) concerning Maud Chadburn Place (also known as Clapham Quarter)*
7. *All correspondence and communications to or from Aries ADP Limited concerning Maud Chadburn Place (also known as Clapham Quarter)*
8. *All correspondence and communications to or from residents of Maud Chadburn Place/Clapham Quarter concerning fire safety, fire precautions, fire risks, inspections, complaints or concerns.*
9. *Any fire-safety inspections, audits, visits, assessments, enforcement activity, notices, recommendations or reports relating to the property.*
10. *Any records of complaints, referrals, concerns or reports made to London Fire Brigade regarding fire safety at the property.*
11. *Any records of enforcement action, formal or informal recommendations, notices, warnings or other action taken or considered by London Fire Brigade in relation to the property.*

Please provide the requested information covering the period 01/01/2020 to the date of your response.

Response:

By way of background, as of the date of your information request (18 September 2026), LFB had not conducted a formal Fire Safety Audit (inspection) at 9-11 MAUD CHADBURN PLACE. I understand a Fire Safety Audit job has since been undertaken at the premises (in October 2026) and, the record for this audit is still open. As the audit record is open for this address, no decisions have been made about this audit that can be shared with you in this FOI response. Once the fire safety audit record has been completed (usually within three months from the date of an inspection) 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.

To locate any information held, as of the date of your request, I asked our Prevention and Protection (Fire Safety Regulatory) Department to provide me with the records they hold. This search returned five email chains, which I have reviewed. The table below provides details of the correspondence held and, where the document has been withheld, I have provided a notes for context:

Document Type	Document Date	From	To	Disclosed?	Notes
Email	23 September 2026	LFB	Raglan International	No - Correspondence with, and materials provided to us by the Responsible Person (RP) for the building 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	Summary of email: Request for Fire Risk Assessment documents and notification of proposed fire safety audit.

				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.	
Email	23 September 2026	LFB	Member of Public	No – The correspondence relates to a complaint from a member of public. Complaints or fire safety concerns received from members of the public are exempt from access via the FOIA provisions. It is my view that this information falls within Section 41 of the Freedom of Information Act 2000 *(Information provided in confidence)* because, when a member of public raises safety concerns it is a reasonable expectation that the information has been provided in confidence to London Fire Brigade and would not be made public. The correspondence was provided with an expectation of confidentiality, and disclosure could undermine the willingness of individuals to report fire safety concerns in the future.	Summary of email: Advice previously provided by the London Fire Brigade in relation to this development was given as goodwill advice. At that time, the site was still under development and had not been subject to a formal fire safety audit by the Fire Safety Regulation team.
Email	21 September 2026	Member of Public	LFB	No – The correspondence relates to a complaint from a member of public. Complaints or fire safety concerns received from members of the public are exempt from access via the FOIA provisions. It is my view that this information falls within Section 41 of the Freedom of Information Act 2000 *(Information provided in confidence)* because, when a member of public raises safety concerns it is a	Summary of email: Complaint in relation to unresolved safety issues on site.

				reasonable expectation that the information has been provided in confidence to London Fire Brigade and would not be made public. The correspondence was provided with an expectation of confidentiality, and disclosure could undermine the willingness of individuals to report fire safety concerns in the future.	
Email	14 October 2025	LFB	Member of Public	No – The correspondence relates to a complaint from a member of public. Complaints or fire safety concerns received from members of the public are exempt from access via the FOIA provisions. It is my view that this information falls within Section 41 of the Freedom of Information Act 2000 *(Information provided in confidence)* because, when a member of public raises safety concerns it is a reasonable expectation that the information has been provided in confidence to London Fire Brigade and would not be made public. The correspondence was provided with an expectation of confidentiality, and disclosure could undermine the willingness of individuals to report fire safety concerns in the future.	Summary of email: LFB have no responsibility for the installation of a hydrant. Member of public will need to contact Lambeth Building Control & or Town & Country planning department if they have any questions.
Email	16 October 2025	LFB	Aries ADP Limited	No – The correspondence relates to a complaint from a member of public. Complaints or fire safety concerns received from members of the public are exempt from access via the FOIA provisions. It is my view that this information falls within Section 41 of the Freedom of Information Act 2000 *(Information provided in confidence)* because, when a member of public raises safety concerns it is a reasonable expectation that the information has been provided in confidence to London Fire Brigade and would not be made public. The correspondence was provided with an expectation of confidentiality, and disclosure could undermine the willingness of individuals to report fire safety concerns in the future.	Summary of email: Aries ADP Limited indicated where they felt the hydrant would be best placed, and LFB recommended that they seek approval from both Building Control and the Town & Country Planning Department.