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 FOI2026/01349

Date of request: 21st October 2026

Request:

Dear Information Officer,

I am writing to request information under the Freedom of Information Act 2000.

Please provide the following recorded information held by the London Fire Brigade regarding the flat and balcony fire that occurred at Blueberry Court, Broadis Way / Lowen Road, Rainham, RM13 8JY on 24 October 2025 (Incident logged at approximately 05:45am):

1. Incident Timeline & Data logs: The complete Incident Recording System (IRS) log data, incident summary, and any detailed timeline recorded by responding crews or control room staff regarding the origin, timeline, and physical spread of the fire.
2. Fire Investigation / Materials Assessment: Copies of any post-incident fire investigation reports, structural/materials assessments, or internal investigator notes regarding the cause and spread of the fire. This includes any specific recorded assessments, sections, or mentions detailing whether external materials—specifically balcony timber decking—contributed to or factored into the vertical or horizontal spread of the flames.
3. Call-Out & Communication Logs: All mobilization data, radio logs, and incident command logs for this specific call-out.
4. Clarion Housing / False Alarm Communications: Copies of all correspondence, notices, telemetry data, or reports held by the LFB regarding false alarms, faulty sensors, or automated fire alarm communications linked to Blueberry Court or Clarion Housing at this location for the 12 months preceding the incident (24 October 2024 to 24 October 2025).
5. Visual Records: Copies of any incident photographs, thermal imaging captures, or video footage captured by LFB personnel or official equipment during the incident response and subsequent investigation.

If a formal Fire Investigation Report is subject to a statutory fee or separate disclosure regime under Section 21 of the Act, please disclose the remaining parts of this request (such as the raw logs, email correspondence, and internal data entries) which do not fall under that regime.

I would prefer to receive this information in an electronic format delivered to the email address provided. If any part of this request is withheld under an exemption, please specify which exemption applies and provide a breakdown of the redacted sections.

Thank you for your time and assistance.

Response:

Further to your request, please see below for a response to question 4. The remaining questions will be answered by the Incident Reports team.

4. Clarion Housing / False Alarm Communications: Copies of all correspondence, notices, telemetry data, or reports held by the LFB regarding false alarms, faulty sensors, or automated fire alarm communications linked to Blueberry Court or Clarion Housing at this location for the 12 months preceding the incident (24 October 2024 to 24 October 2025).

The LFB Fire Safety team were contacted for information regarding Blueberry Court. A Fire Safety audit was completed on the 30 October 202 for flats 29-59 Blueberry Court. The outcome of the audit was Low Risk – verbal action. Please see below. Personal data has been redacted in accordance with section 40 of the FOIA – Personal Information.

There is no information held for correspondence, notices or telemetry data for Blueberry Court or Clarion House. The telemetry data, which lists the job details for specific premises is on the LFB Farynor system , which is for internal administration. There are no false alarm records for Burberry Court from the 24th October 2024 and 24th October 2025.

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	63595B [redacted]
Audit Completed	30 October 2025

Location summary

File No	15/259169
UPRN	10091580698
Building Name	FLAT 29-59 BLUEBERRY COURT
Address	BLUEBERRY COURT LOWEN ROAD RAINHAM RM13 8JY
Borough	Havering
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F40 - Wennington
Site Risk Score	4.25
Building Height band	<18
Total Floors	5 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	Construction Type - Traditional Property Type - Purpose Built Date of Construction or Conversion (year approx.) - 2018 Floor Construction Type - Timber Joists Stair Construction Type - Timber External Wall Construction Type Masonry - Solid External Wall Finish Type - Brick Roof Type - Flat ESW1 carried out by Oakleaf Surveying Ltd on 4th December 2020 - B1 rating achieved.
Premises Description	29-59 Blueberry Court is a purpose built block of flats over 5 floors and consisting of 31 flats. Four of the flats are accessible directly from street level while the remaining 18 flats (Flats 33-59) share communal access. There is an under croft car park on the ground floor as well as the plant room and bike room, bin room and storage. The 1st floor shares an open podium with other blocks in the development (flats 29-59 and 60-82) Each flat opens on to an open balcony walkway at the rear of the premises forming the open quadrangle with the other blocks. the walkways leads on to a firefighter shaft positioned centrally within the block. The fire fighter shaft discharges on to the ground floor with an exit

	to the front of the building. The layout on each of the upper floors are: 1st floor: 33,38, stairwell, 34, 35, 36, 37 2nd floor:39, 45, 44, stairwell, 40, 41, 42, 43 3rd floor: 46, 52, 51, stairwell, 47, 48, 49, 50 4th floor: 53, 58, 59 stairwell 53, 55, 56, 57 There are exits on the first floor of the building on to the open podium level shared by the other blocks in the building. Each upper level flat also benefits of a balcony to the front of the building.
Exterior Wall Cladding	Brick
Exterior Wall Insulation	Unknown

Cladding/Insulation details confirmed by Fire Risk assessment

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	Clarion Housing Group
Address	BLUEBERRY COURT LOWEN ROAD RAINHAM RM13 8JY
Responsible team	FSD HACK-ISL-HAV-RED-WF
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	24 October 2025
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Small 3001m² to 5000m²
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	Natural
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 - CHANGED

Name	Clarion Housing Group
Person	[redacted]
Position	Fire Safety Compliance Manager
Address	BLUEBERRY COURT LOWEN ROAD RAINHAM RM13 8JY
Telephone	[redacted]
Mobile	
Email	[redacted]@clarionhg.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit I was presented with a suitable and sufficient type 1 fire risk assessment that was completed by [redacted] on behalf of Savills (UK) Ltd for Clarion Housing Group which was dated 29 June 2023.

Assessment Checked by [redacted]
Assessment Approved by [redacted]

Recommended Reassessment Date of 07 July 2026

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Article 9
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Verbal advice provided regarding review of FRA following recent fire.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Effective fire safety management is in place and a proactive attitude to fire safety has been shown as regular inspections are carried out to ensure that the premises is maintained to a suitable and sufficient standard.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
This block of flats operates with a stay put policy in place so there is no communal warning system in place; it was found that the stairs and lobbies are provided with a remotely operated smoke ventilation system.
Suitable Grade D smoke alarm was noted within the entrance hallways of flats.
The car park is fitted with a detection and warning system to alert anyone in the near vicinity of a fire.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
An effective means of escape is provided and maintained at the block, relevant persons can escape quickly and safely in event of a fire; emergency lighting is provided along escape route and inevitably to a place of ultimate safety. All escape routes were kept clear and provided adequate widths for the number of people using them; wayfinding signage was consistent throughout as well as directional exit signage.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit it was found that the block operates with a stay-put policy, the procedure for serious and imminent danger is listed on a notice board at the entrance to the block and across all floors in communal areas, this states: 'If there is a fire in your flat, evacuate immediately. If the fire is elsewhere in the block, remain in your flat.' This procedure is suitable and sufficient and falls in line with the fire risk assessment.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit I was presented with maintenance documents for the following:
Detection and warning - 11/09/25 (ABCA Fire & Security)
Emergency lighting – 27/04/25 (ABCA Fire & Security)
Automatic opening vents – 18/08/25 (ABCA Fire & Security)
Dry rising main – 07/07/2025 (Viva Fire Ltd)

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit there were no issues regarding compartmentation or separation issues within service risers and all significant findings of the fire risk assessment had been implemented to ensure that the premises is safe for all relevant persons.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit this article was broadly compliant.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
There are no dangerous substances at the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
Not applicable.

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

Safety Evaluation
Broadly Compliant

Observations
There are no dangerous substances at the premises.

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
Not applicable.

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

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
Not applicable.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit suitable arrangements were in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters were maintained in an efficient state, working order and in good repair.

Article 24 - Power to make regulations

Safety Evaluation
No (Compliant)

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
No (Compliant)

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
No (Compliant)

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
No (Compliant)

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation
No (Compliant)

Observations
None

Article 32 - Offences

Safety Evaluation
No (Compliant)

Observations
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

Date audit carried out
28:10:2025

Time of audit
13:00

Reason for audit;
Post fire audit, Inc No: 200035-24102025

Conclusion
Date of inspection: 28:10:2025

Reason for audit: Post fire audit, Inc No: 200035-24102025

Before my audit I conducted pre audit research where I used farynor, imapping, e-FSF, IMS, BOSS Power BI, ORD database and google to gather information such as: location of hydrants, size of premises, location of premises and any previous fire safety related history of the building so that I could carry out my audit with a prior knowledge of the premises.

I carried out the inspection alone. The premises was found to be of low risk with no verbal advice required.

Extent of premises audited
Stairs, electrical intake room, lift, balcony, Riser cupboards, plant room, Bin store.

Justification of audit outcome
As per the recommended EMM scoring the recommended scoring of verbal action applies.

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	-6
Actual Risk Score	4.25
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	5	120