



Fire Risk Assessment

For Basterfield House



Basterfield House, Golden Lane Estate, London, EC1Y 0ST

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

SEVERITY **MODERATE HARM**

RISK MODERATE

EVACUATION STRATEGY

Stay-put

CLIENT City of London

ASSESSED BY [REDACTED]
ASSESSED ON 26/02/2025

APPROVED BY [REDACTED]
APPROVED ON 14/04/2025

ASSESSMENT REF. RB-2X384C

RECOMMENDED REVIEW DATE 26/02/2026

VERSION 1



CERTIFICATE OF CONFORMITY

LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Turner & Townsend Project Management Ltd (BAFE NSI00672) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

Assessors draw on a variety of methodologies (including PAS79), guidance, and statutory legislation. In this assessment the assessor has paid specific attention to: Regulatory Reform (Fire Safety) Order 2005. The Fire Safety (England) Regulations 2022.

ASSESSMENT AND CERTIFICATE REFERENCE
RB-2X384C

PRODUCED FOR
City of London

ASSESSED ON, BY
26/02/2025, [REDACTED] AIFire

RESPONSIBLE PERSON
City of London (CoL)

APPROVED / VALIDATED ON, BY
14/04/2025, [REDACTED]

SPECIFICATION CONFORMS TO
Our own internal quality system.

RECOMMENDED REVIEW DATE
26/02/2026

ASSESSMENT SCOPE
Type 1 Fire Risk Assessment.

FINDINGS

18 Actions / 27 Controls

Assessed Property

PROPERTY NAME
Basterfield House

ADDRESS
Basterfield House
Golden Lane Estate
London
EC1Y 0ST

PROPERTY REFERENCE
RB-13NTEG

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING / ACCREDITED ORGANISATION

Turner & Townsend Project Management Ltd
1 New Change, London, EC4M 9AF
www.turnerandtowntsend.com



THIRD PARTY CERTIFICATION BODY

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

Assessor Remarks

It was also not possible to access the flat balconies which are used as secondary means of escape, or the resident storage sheds. A sample of flat entrance doors within this building were checked in the open position, in this premises flats [REDACTED] were checked. Flat entrance doors were inspected externally to assess their performance, although this did not amount to a full and detailed inspection of the doors and no performance guarantee can be given. The rest of the flat entrance doors were checked from the outside only. City of London are responsible for ensuring all flat entrance doors are periodically checked and maintained in a good condition.

2 PROPERTY

Address

PROPERTY NAME

Basterfield House

PROPERTY REFERENCE

RB-13NTEG

OCCUPANT TYPES

Contractors, Lone Workers, Physically Disabled, Residents, Staff, Visitors, Young People

ADDRESS

**Basterfield House
Golden Lane Estate
London
EC1Y 0ST**

Property Details

General Details

Responsible Person

City of London (CoL)

Building Description

Basterfield House is a 7-storey (including the basement storeroom) purpose-built block of 54 general needs flats. It is understood that the building was constructed/designed in the late 1950's.

Construction Description

The main structure of the building is constructed from reinforced concrete, whilst the walls appear to be a mixture of blockwork and concrete construction. The external envelope of the building is predominately blockwork walls with glazed windows in metal frames and reinforced concrete floors. The building has a flat roof.

Fire History

None identified at the time of assessment.

Emergency Access

Any attending appliances will be able to access this premises off Golden Lane. Access to the premises would be via the three stairs that the building has with the main staircase/ entrance located adjacent to Stanley Cohen House.

Building Classification

Purpose Built Sleeping Accommodation

Balconies

Yes

Number of Flats

54

Types of Flats

Maisonette Flats

Number of Staircases

Three

Number of Storeys

7-storey (including the basement storeroom)

Approx Building Height

11-18m

Is this Building a High-Rise Residential Building (HRRB)?

Yes

Number of Final Exits

Three

Lifts

Passenger Lift

Means of Escape
Dual Means of Escape

Bin Chutes
Yes

Smoke Ventilation Strategy
The stairways open onto the balconies.

Gross Internal Area (m2)
6510

Occupancy Details

Building Usage & Occupancy
Purpose-built general needs residential block of flats.

Location and Neighbours
Other residential blocks onsite, Stanley Cohen House & Bayer House.

Operating Hours
N/A Residential premises

Site Contacts & Key Personnel
Estates Service Supervisor - [REDACTED] Health & Safety Lead - [REDACTED]

Fire Precautions

Emergency Lighting
Complies with BS5266

Extinguishers
Complies with BS5306

Fire Detection
In accordance with fire safety guidance, as the building is a purpose-built block of flats designed to support a stay put evacuation strategy, a communal fire alarm system is not provided.

Lightning Protection
Yes

Evacuation Strategy
Stay-put

City of London

Action Priority Codes and Timeframes

Priority Action AA - Immediate action taken whilst on site - (P1) 2-hour attendance.

Priority Action B - Action required in the short term - (P3) 4 Days

Priority Action D - Remedial action required in the long term - 3 Months

Priority Action H/S - Health & Safety Information - (P2) Action 24 hrs.

P3A over weekend when attendance will wait until Monday for attendance not warranting a 24hr P2.

Priority Action A - Immediate action required - (P2) 24 Hours

Priority Action C - Action required in the short term - (P4) 28 Days

Priority Action E - Action to be considered when refurbishing - Project Planning Stage

3 BUILDING LAYOUT

Residential accommodation is located on the ground floor to the 5th floor of the building. There are 18 flats per floor, accessible on the Ground, 2nd and 4th floors. The upper floors are served by three common stairways. The main stairway is accessible from the end of the block and is shared with Stanley Cohen House and incorporates a lift providing access to the approach balconies on the upper floor. The second staircase is located towards the middle of the block with the third stair toward the end of the block. These stairs also provide direct access the basement level.

The positioning of the common stairs means that all flats have either two directions of escape or where there is a single direction of escape, no passing risk is present.

All flats are over two levels/maisonettes and historically were designed with escape balconies between two flats which enabled the occupants to escape from the upper floor of the flat via the front bedroom and into the neighbouring flat.

On the ground floor, the flats also have direct access to the external areas to the rear of the building via their private patios so could potentially use this as an additional exit/escape route. However, the exit to the rear of these flats is not considered to be a designated means of escape from these flats.

The basement is a secure residents storage area and provides access to intake and other plant/service cupboards.

The lift motor rooms is accessible from the top the main stair core which is shared with Stanley Cohen House.

There is one bin room directly attached to Basterfield House, and which is located at the far end of the block. In the stair shared with Stanley Cohen House. The bin room is accessed at street level.

4 FINDINGS

7

7 negative answers
Out of a total of 56

18

18 actions to complete
Identified in this assessment

27

27 controls describe existing measures
Identified in this assessment

SUMMARY OF ACTIONS

Severity ▾ Timescale	No Severity	Low	Medium
No Timescale	1	0	0
Priority Action E	0	1	1
Priority Action D	0	2	5
Priority Action C	0	2	6

Site Security & Housekeeping

3 Controls

Are suitable security arrangements in place?

YES

A controlled entry system secures the entrance points to the building. There were no obvious security concerns or signs of antisocial behaviour or vandalism on the day of the visit.

Are outside areas kept free of combustible items that may be considered an arson risk?

YES

Externally no fire loading of any concern was identified.

Are internal areas (including plant rooms and non-communal areas) kept free of ignition sources, including items that may be combustible or impede escape?

YES

The plant rooms were well managed at the time of assessment and no combustible items were identified.

Heat & Ignition Sources

3 Actions 1 Control

Are reasonable measures taken to prevent electrical fires?

NO

Ensure that a fixed wiring test has been completed in the last five years and that records are readily available. If the fixed wiring was found to be 'Unsatisfactory' the necessary remedial actions should be undertaken so that the system is maintained in a 'Satisfactory' condition.

No records were available to confirm if the fixed wiring in the common areas and plant rooms has been maintained within the last 5 years and if the status of the system is rated as 'Satisfactory'.

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

REFERENCE RB-DANA15 DUE 12/05/2025
LOCATION Fixed Electrical Wiring - Common Areas
CATEGORY City of London: Inspection & Maintenance

Are reasonable measures taken to prevent fires starting as a result of smoking? **NO**

Signage prohibiting smoking should be displayed either at the entrance points to the building.
No signage prohibiting smoking was noted either to the entrance of the building or within the communal areas.

REFERENCE RB-7PYJNU DUE 12/05/2025
LOCATION Entrance points to the building
CATEGORY City of London: Signage

TIMESCALE
PRIORITY ACTION C

SEVERITY
LOW

Does the lightning protection (LP) system appear to be in good condition and is it appropriately maintained? **NO**

The buildings Lightning Protection system (LP) should be tested and maintained at intervals not exceeding 12 months. The LP testing should be undertaken in accordance with the requirements of BS EN 62305.
If the LP system is not maintained and / or is in poor condition, there is a risk is that in the event of a lightning strike the system may not function as required increasing the risk of a fire.

REFERENCE RB-NLHJUR DUE 12/05/2025
LOCATION Lightning Protection System
CATEGORY City of London: Inspection & Maintenance

TIMESCALE
PRIORITY ACTION C

SEVERITY
LOW

Where applicable are heat sources and heating appliances regularly maintained and kept clear of combustibile items? **NO COMMUNAL HEAT SOURCES**

Are suitable precautions taken to prevent fires starting as a result of cooking? **THERE ARE NO COMMUNAL COOKING FACILITIES.**

Are flammable or hazardous substances suitably managed and controlled? **NO SIGNIFICANT QUANTITIES OF FLAMMABLE OR HAZARDOUS SUBSTANCES IDENTIFIED**

Are there suitable risk mitigation measures for the charging of electric vehicles?
None EV charge points identified. **N/A**

Avoidance of e-bikes, e-scooters or mobility scooters being stored or charged in the communal areas? **YES**

There was no visible evidence of any mobility scooters, e-scooters or e-bikes being stored or charged within the common areas of this premises at the time of assessment.

Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?
No evidence of any photovoltaic (PV) panels onsite. **N/A**

Means of Escape

4 Actions 4 Controls

Are travel and escape distances appropriate for the building?

YES

Flats open directly onto the external balcony which has escape in two directions.

Is the number and location of final fire exits suitable and are they easy to open?

YES

All fire exits considered to be fitted with appropriate door release hardware and were immediately openable.

Does the building have a suitable smoke ventilation & control system and is it maintained?

NO

The approach balconies are open to air and are no wider than 2 meters reducing the risk of lateral smoke spread.

Are escape staircases adequately protected from the spread of fire and smoke?

YES

There are no fire doors protecting the staircase. This is considered to be tolerable as the stairs provide access onto an open balcony so the risk of smoke entering the stair is greatly reduced. Also, if any smoke were to enter the escape stair it would vent via the open doorways on the floor above.

Are there appropriate evacuation arrangements in place for vulnerable persons (i.e. persons with cognitive or physical impairments)?

NO

CoL should ensure that they remain up to date with and implement the relevant requirements of legislation and guidance relating to vulnerable persons (persons with cognitive or physical impairments). The need for such provision may need to be reviewed in accordance with the new legislation.

NO TIMESCALE

NO SEVERITY

Additional legislative requirements and guidance relating to vulnerable persons are expected to be introduced in 2025. There are no specific physical provisions in the building for Persons with Restricted Mobility. The need for such provision may need to be reviewed in accordance with the new legislation.

REFERENCE RB-LJY3JY DUE Recommendation
CATEGORY City of London: Documentation Policy & Procedures

In line with CoL procedures, the Emergency Assistance List should be reviewed at 6 monthly frequencies.

TIMESCALE
PRIORITY ACTION C

The Emergency Assistance List has not been reviewed since May 2023.

SEVERITY
MEDIUM

REFERENCE RB-58AUSE DUE 12/05/2025
LOCATION Emergency Assistance List
CATEGORY City of London: Documentation Policy & Procedures

Are flats & maisonettes provided with a suitable secondary means of escape?

NO

To provide a compensatory feature to decommission the linking/escape balconies, it is advised that the automatic fire detection within the flats is enhanced so that it provides LD1 coverage (all areas except for the bathroom) and where possible (considering planning restraints of the building being listed) that when flats are internally refurbished, consideration is given to installing a fire protected hallway to enclose the internal staircase. It is advised that the Grade D1, LD1 fire alarm systems are fitted with hush buttons which will enable residents to silence nuisance alarms.

TIMESCALE
PRIORITY ACTION E

SEVERITY
MEDIUM

The original alternative means of escape from the upper floor of the flats which are all arranged over two levels is via a small external escape balcony which connects two flats allowing escape via the front bedrooms. The original bedroom doors opening onto this escape balcony had an emergency release in the door. These escape routes were necessary at the time of construction as the maisonettes have upper floors more than 4.5m above ground and there is no protection to the underside of the stair which passes through the lounge on the access level and the entrance hallway/stairway is not protected. These means of escape are possibly no longer viable.

REFERENCE RB-XMQPSV DUE 14/04/2026

LOCATION Maisonettes

CATEGORY City of London: Means of Escape

Advised that CoL have arrangements in place to ensure that until these secondary means of escape can be decommissioned, that periodic checks are undertaken to make sure these escape balconies are not obstructed. It is also advised that the escape doors, break glass panels and opening mechanisms are also periodically checked to confirm the secondary means of escape remain viable.

TIMESCALE
PRIORITY ACTION D

SEVERITY
MEDIUM

It was not possible to inspect the shared escape balconies to check these balconies are clear of storage or whether the exit doors between the flats are openable in the event of an emergency.

REFERENCE RB-5445BR DUE 14/07/2025

LOCATION Shared escape balconies from the upper floors of the Maisonettes.

CATEGORY City of London: Means of Escape

In addition to the items already covered within this section, is the design of the means of escape considered to be suitable?

NO ADDITIONAL RISKS
IDENTIFIED

Internal Fire Spread

2 Actions 6 Controls

Is there suitable internal compartmentation to prevent the spread of fire and smoke?

NO

CoL should investigate to confirm if the services in this riser are considered a fire hazard. If they are, it is advised that the paneling to this riser is replaced with a material which provides 60 minutes fire separation between the stair and the riser/service cupboard.

TIMESCALE
PRIORITY ACTION D

SEVERITY
MEDIUM

The service riser accessed off the stair does not appear to be of fire resisting construction and there are penetration's above the access hatch to the risers. It could not be confirmed if the services within the riser/cupboard present a fire risk/hazard.

REFERENCE RB-SNYFEU DUE 14/07/2025

LOCATION Ground floor, base of stair (Stanley Cohen side).

CATEGORY City of London: Compartmentation & Fire Stopping

ACTION CONTINUES...

...ACTION CONTINUED



Is compartmentation sufficient within the roof void?

N/A

The building has a flat roof so there is no roof void.

Are mechanical or passive ductwork and ventilation systems (including those linking flats) provide with appropriate features to prevent fire and smoke spread e.g fire dampers or shuntducts?

NO VENTILATION SYSTEM OBSERVED

Is it considered that there is a reasonable limitation of linings to escape routes that might promote fire spread?

YES

The internal linings to the communal walls and ceilings appeared to provide a B-s3, d2 fire rating for the surface spread of flame.

CATEGORY Housekeeping and Policy: Escape Routes

Are flat entrance doors suitably maintained, fire-resisting and fitted with self-closers?

NO

When the CoL undertake the program to replace all existing flat entrance doors with certified fire doors, it is advised that even though the flats have two directions of escape along the external balcony, that these doors are fitted with overhead self-closing device as this will minimise any risk of a fire/smoke affecting the means of escape from the neighbouring flat.

TIMESCALE
PRIORITY ACTION E

SEVERITY
LOW

The entrance doors to all the flats appear to be the original 'notional' 30-minute fire doors (a 44 mm thick timber door). Although most flats have two directions of escape along the approach balconies the positioning of the two entrance doors directly next to one another with no separation means that there is the potential that if the door of the flat of fire origin is left open it could potentially prejudice the means of escape from the neighbouring flat. As such, even where flats have two directions of escape it is advised that as part of any future fire door replacement of flat entrance doors includes the fitting of overhead self-closing devices to these doors.

REFERENCE RB-2SFQK1 DUE 14/07/2026

LOCATION Flat Entrance Doors

CATEGORY City of London: Flat Entrance Doors

It is understood that the Golden Lane Estates Office will be undertaking an annual 'best endeavours' check of flat entrance doors. The COL Estates team have completed fire door inspection training to undertake these basic fire doors checks.

Are other communal and ancillary area fire doors suitably inspected/maintained, fire-resisting and fitted with self-closers?

YES

CoL have indicated that they have instructed contractors who will undertake fire door checks on CoL's behalf. One contractor was onsite at the time of the fire risk assessment and was undertaking an assessment of the communal fire doors.

The doors appear to be 'Notional' 30 minute fire doors.

Where hold-open devices / free swing door closers are used within the building, are these appropriately configured?

N/A

No hold open devices within this premises.

Ancillary Accommodation

4 Controls

Are basements and underground car parks adequately protected and ventilated?

YES

There appears to be adequate fire separation between the basement residential storage area and the residential section of the building.

No underground car park at this premises.

Are fire safety provisions in plant rooms adequate?

YES

Fire extinguishers have been provided within the electrical rooms and lift motor rooms.

Are bin rooms and bin chutes adequately protected and ventilated?

YES

There is one bin room directly attached to Basterfield House, and which is located at the far end of the block. In the stair shared with Stanley Cohen House. The bin room is accessed at street level.

The base of the bin chute does not appear to be fitted with automatic fire dampers or a suppression system. However, as the bin chute hatches, open onto open balconies, and providing the chute hatches remain in good condition, the risk of smoke from a bin chute fire compromising the means of escape is considered low.

External Fire Spread

1 Action 1 Control

From a visual inspection of the building's facade, do the external walls warrant further investigation to determine the risk of external fire spread?

YES

From what can be ascertained from a visual non-intrusive observation from ground level, the building appears to have an external wall system (e.g., cladding, insulation) or "specified attachments" which could potentially increase the risk of external fire spread. The fire risk appraisal of the external walls and any cladding is excluded from the scope of this current fire risk assessment, as this is outside our expertise and/or there is insufficient information available. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building. This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html>). This assessment by specialists should be carried out in accordance with PAS 9980."

The external façade of the building appears to be predominately brick and block with aluminium framed windows. However, in one section of the building an external wall system runs vertically with no external breaks between flats. It was not possible to confirm if there is a cavity behind these panel and a potential route for fire to pass between flats.

No information provided to verify if this has been checked. The panels in the façade appear to be wired glazing which has been over painted.

REFERENCE RB-3NPP8B DUE 14/07/2025

LOCATION External Façade

CATEGORY City of London: Other

TIMESCALE
PRIORITY ACTION D

SEVERITY
MEDIUM

Are there any balconies or external attachments that require further investigation?

THE BALCONIES OF THE
BUILDING APPEAR TO BE OF
CONCRETE CONSTRUCTION

The balconies appear to be constructed from concrete and there didn't appear to any storage of combustible items at the time of assessment.

Wayfinding Provision

3 Actions 1 Control

Is there suitable emergency escape lighting and is it maintained?

NO

CoL should confirm if there is an adequate level of EML along the means of escape from all areas of the building. Where EML in these areas is found not to be present, or it does not provide sufficient levels of lighting. New EML designed, installed, and maintained in accordance with BS5266 should be provided.

The lighting along the external escape balconies and within the escape stairs could not be confirmed as being Emergency lighting (EML). Very few lights within the means of escape were identified with clearly visible LEDs

REFERENCE RB-Y6YD89 DUE 14/07/2025

LOCATION Balconies and Escape stairs

CATEGORY City of London: Means of Escape

TIMESCALE
PRIORITY ACTION D

SEVERITY
MEDIUM

Ensure that the emergency lighting system is maintained/tested at monthly and annually frequencies in accordance with BS: 5266-1.

No records provided to show that the emergency lighting is being appropriately maintained/tested.

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-RLUAHC DUE 12/05/2025
CATEGORY City of London: Inspection & Maintenance

Is there a suitable level of fire safety signage and notices?

NO

All fire doors to plant rooms, riser cupboards or other higher risk areas should be signed 'Fire Door Keep Locked Shut'.

TIMESCALE
PRIORITY ACTION D

No fire door keep lock shut signage was displayed on electrical room doors, or plant room doors.

SEVERITY
LOW

REFERENCE RB-4KGBIK DUE 14/07/2025
LOCATION Riser/Plant Room Doors
CATEGORY City of London: Signage

Fire Action Notices throughout the building detail the correct fire evacuation arrangements.

Active Fire Precautions

3 Actions 1 Control

Is there a suitable fire detection and alarm system to the common areas and is it maintained?

COMMON AREA DETECTION NOT
REQUIRED

In accordance with fire safety guidance, as the building is a purpose-built block of flats designed to support a stay put evacuation strategy, a communal fire alarm system is not provided.

Is there suitable fire detection within the flats that were sampled?

The domestic fire alarm system in the flat is outside of the scope of the Regulatory Reform (Fire Safety) Order 2005 and therefore the Type 1 FRA. In tenanted flats it is expected that the Responsible Person has installed at least Grade D LD3 fire alarm systems and that these are systems are under an appropriate maintenance regime - as defined by BS5839 Part 6.

FLATS NOT SAMPLED

Is there suitable provision of manual fire-fighting equipment, and was it accessible and maintained?

NO

CoL should ensure that all fire extinguishers located in Basterfield House are maintained annually in accordance with BS5306.

TIMESCALE
PRIORITY ACTION D

Within the electrical intake rooms, located adjacent to the small cycle store area, and at the far end of the basement section, the Co2 extinguishers had not been maintained inspected in the last 12 months.

SEVERITY
LOW

REFERENCE RB-LVZVZ4 DUE 14/07/2025
LOCATION Electrical Intake Rooms
CATEGORY City of London: Inspection & Maintenance

Was there suitable provision of fixed firefighting systems, and are they accessible and maintained?

NOT INSTALLED / REQUIRED

Is there a suitable level of access, information and (maintained) equipment to assist the fire service?

NO

The lift in the building appears to be regular passenger lift but they are fitted with drop key override/recall switches for fire fighter's use. CoL should ensure that this is incorporated into their monthly check schedule, a required by the FSER Regulations.

No evidence was provided to confirm the testing of the fire-fighters recall switch.

REFERENCE RB-M22KK3 DUE 12/05/2025

LOCATION Passenger Lift

CATEGORY City of London: Inspection & Maintenance

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

Given the complexity of the site, it is advised that a SIB is located where the fire service would first attend a fire in this building. Typical information which should be marked up drawings showing relevant information for firefighting as well as layouts of the flats.(CoL's FSM plans), any known vulnerable residents and any keys which could assist the fire service. The exact content of the SIB should be agreed with the London Fire Brigade (LFB).

The building does not have its own Secure Information Box (SIB). Currently plans for the building and the list of residents who require assistance to evacuate Basterfield House are located within the SIB at Great Arthur House. There are no signs indicating to the fire service that this information is in the Great Arthur House. SIB and it is considered to be very unlikely that the fire service would attend Great Arthur House to retrieve this information.

REFERENCE RB-NVH73T DUE 12/05/2025

LOCATION Fire Service Access Point

CATEGORY City of London: Firefighters Access, Facilities & Information

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

Are fire shutters appropriately tested and maintained?

None identified

N/A

Fire Fighting Equipment & Additional Fire Service Provisions

1 Negative Answer

Where necessary is there adequate fire service access, information, provisions and equipment on site. Also where fire service equipment is provided is it adequately tested/maintained?

Secure Information Box Action covered in "Is there a suitable level of access, information and (maintained) equipment to assist the fire service"? question.

- ✗ Secure Information Box
- ✓ Emergency Override Access
- ✓ Firemen's Lift

Procedures & Training

1 Action 4 Controls

Are the organisation's management processes suitable and properly implemented at this site?

YES

CoL should ensure that when a fire management plan for Basterfield House is completed, a copy is kept within the building's Secure Information Box.

TIMESCALE
PRIORITY ACTION D

It is understood that a fire management plan is in the process of being developed, but no plan was seen at time of assessment. When plan is issued to the site supervisor a copy should be made available in the Secure Information Box.

SEVERITY
MEDIUM

REFERENCE RB-K47CWM DUE 14/07/2025

CATEGORY City of London: Documentation Policy & Procedures

A corporate level Fire Safety Policy together with supporting procedures is in place.

CATEGORY Housekeeping and Policy: Policy and Procedural

Is the evacuation procedure clearly documented and suitable for the building?

YES - STAY-PUT

A Stay Put evacuation strategy is considered to be appropriate.

Is there a suitable and regular routine to inspect the general fire safety precautions?

YES

It is understood that as all blocks have a daily walk through and cleaning, any identified issues are raised with the site supervisor.

Is the building regularly staffed (with the exception of maintenance/caretakers)?

NO

There are no staff located onsite at this premises as this is a residential building.

Fire Safety (England) Regulations 2022 - (FSER)

6 Negative Answers 1 Action

Are appropriate arrangements and provisions to meet the requirements of the FSER?

- ✗ Information to Residents
- ✓ Communal Fire Door Checks
- ✓ Flat Entrance Door Checks
- ✗ Wayfinding Signage for Firefighters
- ✗ Secure Information Box
- ✗ Information on External Wall Construction
- ✗ Floor Plans and Single Page Building Plan
- ✗ Checks of Lifts and Essential Firefighting Equipment

CoL should ensure that they have suitable arrangements in place to discharge their responsibilities under the Fire Safety (England) Regulations 2022.

TIMESCALE
PRIORITY ACTION C

In summary –

For high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must:
share electronically with their local fire and rescue service (FRS) information about the building's external wall system and provide the FRS with electronic copies of floor plans and building plans for the building.

SEVERITY
MEDIUM

ACTION CONTINUES...

...ACTION CONTINUED

- keep hard copies of the building's floor plans, in addition to a single page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters
- install wayfinding signage for fighters in all high-rise buildings which is visible in low light conditions.
- establish a minimum of monthly checks on lifts which are for the use of firefighters in high-rise residential buildings and on "essential items of firefighting equipment".
- inform the FRS if a lift used by firefighters or one of the items of essential firefighting equipment will be out of order for longer than 24 hours.

Guidance on these duties is available here - Check your fire safety responsibilities under the Fire Safety (England) Regulations 2022 (accessible) - GOV.UK

No evidence to confirm that CoL have suitable arrangements in place regarding their responsibilities under the Fire Safety (England) Regulations 2022.

REFERENCE RB-C4IRXD DUE 12/05/2025

CATEGORY City of London: Firefighters Access, Facilities & Information

Other Significant Risks

2 Controls

Does the assessed property share a party wall or floor with a commercial tenant?

NO

No commercial tenants.

Are there any other fire risks (including process hazards) that should be considered by this assessment?

NO OTHER SIGNIFICANT RISKS IDENTIFIED

No other significant risk identified.

5 PHOTOS





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