Ben Johnson House

Barbican Estate

The City of London Corporation

External Fire Risk Assessment

Prepared by: Turner & Townsend

One New Change, London EC4M 9AF

Site information

Building Name	Ben Johnson House
Building Ref	
Division	Department of Community & Children's Services.
Estate	Barbican Estate
Property Name	Ben Johnson House
Property Ref	

Name of the person responsible for fire safety - Premises Controller (Responsible Person): -

Name of the person: - Estates Supervisor **Department name** DCCS
Telephone xxxx **Mobile: xxxxxx**
Email address:

Name of the responsible person (Building Manager)

Name of the person: - Estates Supervisor **Department name** DCCS
Telephone xxxx **Mobile: xxxxxx**
Email address:

Name of Liaisons managers (FM's) for fire safety matters or (Asset Managers) arranging corrective actions with third party.

Name of the person: - Estates Supervisor **Department name** DCCS
Telephone xxxx **Mobile: xxxxxx**
Email address:

Name of competent persons ** (completing the yearly mandating)

Name of the person: - Estates Supervisor **Department name** DCCS
Telephone xxxx **Mobile: xxxxxx**
Email address:

**Not defined in order. Government direction as dame Judith Hackitt; Training, experience and knowledge create competency.

Name of Contractors. N/A

Name of person- **Company name**
Telephone xxxx **Mobile: xxxxxx**
Email address:

Event planner for the site when applicable: - N/A

Direct contact details: - **Department name**

Office xxxx **Mobile: xxxxxx**

Email address:

Assessor details

Name of the person: - **Mobile:** **Department name** Contractor

Telephone

Email address:

Date of the assessment : 30.01.25

Date of first draft reviewed **:** 07.03.25

Date when finalised **:** 07.03.25

Date sent to premises controller: **:** 10.03.25

Date of next assessment **:** (Use aide-mémoire 2) 30.01.26

Report Signed by Assessor

Signature:
Print Name:

Date: 07/03/2025

Name of Assessors reviewer:
Signature of Assessor reviewer
Date of Review

Printed Name:
Signature:
Date: 07/03/2025

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Minor amendment history

Details of minor amendment history between detailed full assessment intervals, carried out. (Attached to rear of the main assessment)

Date of assessment	Department Assessor name	Brief details	Department Manager responsible for actioning

Preamble

Relevant Legislation –

- The Regulatory Reform (Fire Safety) Order 2005 (as amended)
- The Fire Safety Act 2021
- The Building Safety Act -2022
- The Fire Safety (England) Regulations 2022

The Regulatory Reform (Fire Safety) Order 2005 does not require the detailed fire safety provisions of an existing building to comply with any particular standard in order to achieve a satisfactory fire risk assessment outcome. Rather, the Order places a duty on the responsible

person to take such general fire precautions as will ensure, so far as reasonably practicable, the safety of his employees and relevant persons who are not his employees.

However, it is good practice to adopt a recognized standard or code of practice to act as a benchmark against which fire precautions should be assessed*.
This particular fire risk assessment made use of the following publications when assessing the suitability of general fire precautions:

- Local Government Association, Fire Safety in Purpose Built Blocks of Flats guidance
- PAS 79:2 2020 Fire Risk Assessment Part 2 – Housing – Code of Practice.
- Approved Document B Volume 1 Dwellings 2019 ed. Incorporating 2020 amendments.
- BS 9991:2015, Fire safety in the design, management and use of residential buildings.
- Code of practice.
- CP3 Chapter IV Part 1 1971
- Fire Safety in Section 20 Buildings LDSA 1997
- BS 5839 Part 6:2019, Code of Practice for the Design, Installation, Commissioning and Maintenance of Fire Detection and Fire Alarm Systems in Domestic Premises
- BS5839 Part 1:2017 Fire detection and fire alarm systems for buildings Part 1: Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises
- City of London Housing residential building fire safety policy.

*Particular care should be exercised when using a design guide for new buildings (such as British Standard 9991 or 9999) as a benchmark for the fire safety of an existing building.

The Fire Risk Assessments document reflect the significant hazards associated with the operation of this site and identify suitable controls to minimise risks to life safety which need to be actioned by the CoL person responsible for undertaking corrective actions.

Executive Summary

The building has been rated as a moderate risk. This is because the notional flat entrance doors are not fitted with effective self-closing devices

Overall risk assessment

- ***The overall risk assessment of the building is a Moderate Risk.***

Survey Methodology

This is a **Type 1 Fire Risk Assessment** as defined by Fire Safety In Purpose Built Blocks of Flats (LGG) and has been completed considering the methodology described in PAS79:2 2020 (BSI).

A site visit was carried out to undertake a survey of the building. This included a visual inspection of all accessible common areas of the building, internal communal means of escape, plant rooms and any staff areas.

A sample inspection of service risers was completed.

A 10% sample of flat entrance doors were inspected in the open position.

Compartmentation in accessible areas, was assessed as far as it was reasonably practicable without carrying out an intrusive survey.

In addition, a desk top review was completed of any relevant documentation, or records provided by the City of London.

Note – No Pre-Survey Questionnaire was provided by City of London (COL).

No access areas - It was also not possible to access the flat balconies which are used as secondary means of escape. Individual resident storage “sheds” were not accessed.

Areas not covered by this Fire Risk Assessment –

- The car park – this is covered by a separate fire risk assessment.
- Service tunnels – these are covered by a separate fire risk assessment.

Specific Site Survey Information

- *Is there evidence on site that fire deficiencies/ faults are addressed in a timely manner.*

Communal Fire Door faults had been noted during the previous FRA – see Fire Door question below.

- *Emergency lighting units are charging (diodes normally green or red are illuminated).*

Emergency Lighting

The emergency lighting in the building appears to be provided by a mix of self-contained units and “Standby Lighting” (as defined by BS5266 Part 1) with an alternative power supply provide by a generator. It was not possible to confirm the full locations of the standby units and the adequacy of these installations as part of the fire risk assessment survey. It is understood that CoL are commissioning an emergency lighting survey. **See Action 2**

- *Escape routes not blocked & clearly marked.*

CoL has confirmed that the management strategy for the secondary means of escape is as follows – "*All 9 miles of balcony are formally inspected once per year by the House Officer team. Obstructions are labelled with an orange sticker and residents are given a week to remedy. Items if still present, are then removed. This inspection also reports any faults found. Additionally, the window cleaning contractors clean all windows every 6 weeks. They are tasked with fault and obstruction reporting as well. In the resident bulletin CoL regularly run fire safety messages, these include fault reporting and the importance of obstruction free balconies".*

Privacy Screens on secondary means of escape.

It is understood that there is no specific planned preventative maintenance regime for the glazed privacy/escape screen along the external linking balconies. Weather conditions can affect the door and fixings, and therefore the ease of operation of escape device. **See Action 6**

Secondary Means of Escape via Neighbours Flats

Several of the flats have secondary means of escape that rely on residents accessing their neighbours flat via an external balcony between flats and doors into the flats fitted with break glass type access. The viability of these means of escape could not be confirmed (specifically the doors into the flats and break glass arrangement). **See Action 7**

Fire Safety Signage

The direction escape signage from the accommodation corridors via the stair lobbies is considered inadequate and may lead to confusion as to what door to use and delay evacuation, particularly for visitors who may be unfamiliar with the building. Wayfinding signage in the stairways below podium level is also considered inadequate. The direction to the fire exits is not always clearly signed which may cause persons to continue pass the exit level to lower levels from which there is no exit. It has been confirmed by CoL that a fire safety signage project is in progress for this estate. **See Action 3**

- *Fire doors with electrical hold open devices are closed by manual operation at 2200hrs (on final walk round in sleeping accommodation or earlier depending on site specifications).*

N/A – None seen.

- *Are there any restrictions from Building Control, Planning & Heritage that could have an impact of the premises?*

Yes – This is a Grade II* listed building.

- *Are Salvage & business continuity plans are up to date and suitable and sufficient.*

No information provided but outside the scope of the Type 1 FRA.

- *Is there any neighboring fire risk that could significantly impact on the future fire safety of the building?*

None known.

- *During the inspection did you identified any cladding which was not already provided to you from the client documentation?*

From what can be ascertained from a visual non-intrusive observation from ground level, the external walls appear visually to be masonry brick and/or concrete construction. As such it is considered that there are no obvious features or "specified attachments" which could significantly increase the risk. On this basis, it is considered that no further action is required at this time, however, should additional information become available, which identifies potentially combustible materials within the external wall or any other aspect which could increase the risk, then a PAS9980 Fire Risk Appraisal External Walls, (FRAEW) may need to be undertaken by a competent fire engineer or specialist, on the nature of, and fire risk associated with the external wall construction including any cladding or other features.

- *Are the onsite PEEPs and GEEPs templates adequate?*

It is understood that it is CoL policy that they write to all residents, and where residents identify themselves as persons who may require assistance in an evacuation, they are recorded on a Vulnerability List which is retained in the building's Secure Information Box for the information of fire fighters. More detailed information is retained on the CoL housing management system "CIVICA".

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. **See Action 20**

- *Where there any occupant/visitors identified who could be incapacitated and unable to evacuate safely and were not covered under by a PEEPs and GEEPs?*

None known.

- *Are there inductions for staff and contractors?*

No site based staff.

- *Is there arrangement in place for the safe evacuations of visitors?*

Not applicable – purpose-built residential block of flats with a Stay Put strategy.

- *Is there a Building Fire Strategy and a Fire Management Plan of the building?*

A draft Fire Management Plan has been developed.

- *During the inspection did you identified any current working practices that could be improved to reduce the fire risk to the property, e.g. removing sources of ignition or reduce the amount of fuel stored?*

Non-secured 240v “power sockets” in common lobbies – these can easily be used by residents to charge electric bikes, scooters, and mobility scooters which are a potential fire hazard and should not be charged in communal areas. **See Action 21**

- *Is there evidence of up-to-date electrical In-Service Inspection and Testing of Electrical Equipment in place?*

Inspection Labels seen indicate that the fixed wiring was inspected on 15/11/24 but no EICR was provided to confirm that the installation was found to be satisfactory. **See Action 11**

- *Is the fire detection & warning system type adequate for the building use?*

No communal fire alarm is provided as this building has a stay-put strategy.

- *Are the fire action notices compliant provide the reader with relevant instruction and position correctly positioned?*

Fire Action Notices The Fire Action Notices do not describe the Stay Put strategy. At least one Fire Action Notice was partially obstructed by other notices. **See Action 4**

- *Are there adequate sign to maintain the exit routes e.g. keep clear, floor marking etc.?*

Lift Signage - The lifts in the building are not signed to indicate that they should not be used in the event of a fire. **See Action 22**

- *Are the existing active Fire Protection Measures sufficient for the buildings use?*

Communal ventilation system –

The building is fitted with a communal ventilation system(s). It is understood that these systems link between all flat bathrooms and kitchens and are therefore a potential source of smoke/fire spread between flats. It could not be confirmed if suitable shunt ducts or dampers are fitted in the system and maintained. **See Action 18**

Smoke Ventilation

It is not known if the arrangement of Permanently Opening Vents in the corridors and lobbies would be effective. It could also not be confirmed if the vents have been periodically cleaned / maintained. **See Action 5**

- *Is there evidence on site of regularly fire door inspections?*

Fire Door Inspections

It is understood that periodic flat entrance door and communal fire door inspections are being completed as required by the Fire Safety (England) Regulations 2022 but no inspection records were demonstrated. **See Action 8**

- *Having checked 10% of fire Door shutters and curtain were any trends identified that could impact the safety of the building (Please list doors and curtain checked)*

Communal Fire Doors

Fire doors to the stairway lobbies and stairs were generally found to be warped and/ or have ineffective self-closers. Some of the doors are fitted with “slam pads” which prevent the doors fully closing and are likely to have warped the doors over time. It is understood that City of London plant to replace all the communal fire doors, including riser doors, with certified fire door sets. **See Action 1**

Balcony Door

An escape door opening onto the balcony, could not be opened – The locked appeared to be seized up. **See Action 23**

Corridor Door

Corridor Fire Door – there is a hole in the door which could allow smoke to pass through. The hole the result of a missing fastening on the push plate. **See Action 24**

Flat Entrance Doors

The flat entrance doors appear to be of the same type. Based on sample checks in the open position and information previously provided they are considered to be notional fire doors, with no effective self-closing device fitted. The door frames have Georgian Wired Glass fanlights.

It is understood that a programme is in place to replace all the flat entrance doors including the side cupboard doors and glazed fanlights with certified FD60S door sets fitted with external overhead self-closing devices. **See Action 9**

Flat Entrance Doors - Self Closers

Sample checks to the flat entrance doors identified that none are fitted with effective self-closing devices. **See Action 10**

Accommodation Corridors - The accommodation corridors are up to 60m long with a maximum travel distance of 30m and there are no cross-corridor doors (as would be expected by current fire safety guidance).

It is understood that this design would have been justified under historic design standards (CP3 Chapter 4) as the flats have secondary means of escape in two directions via linking balconies.

The risk will be reduced by the installation of FD60S door sets to the flats. However, it is also considered that cross corridors doors should be considered as part of an overall improvement to the buildings fire strategy as the travel distance more than 15 m as advised in current fire safety guidance. **See Action 17**

- *Is there evidence of regularly local checks and annual testing by competent?*

Fire Extinguishers checked had labels to indicate they had been tested in November 2024.

- *Has the site identified emergency responders' routes and fire hydrants and documented these?*

These routes are collated on a notice displayed in the Barbican Estates Office.

Fire Safety England (Regulations) 2022 – requirements - The Fire Safety (England) Regulations 2022 place additional requirements on CoL as a Responsible Person under the Regulatory Reform (Fire Safety) Order 2005. Although a Secure Inform Box is in place It was not confirmed whether the building plans meet LFB requirements, or whether they have been uploaded to LFB in electronic form. Wayfinding Signage (floor level) for Fire Fighters is not compliant. **See Action 15**

Firefighting Access - The firefighting access door is fitted with a lock. It is not known if the keys are provided in the Secure Information Box. **See Action 16**

Scissor Flats - Scissor flats and multi floor flats with floors above and below the access levels can be confusing to fire fighters. **See Action 19**

It is understood that the 24/7 Concierge's based in the 3 Barbican Towers and the car park attendants would also advise the Fire Brigade on attendance.

- *Are there any known neighboring activities that could jeopardy a prompt arrival of the emergency responders?*

None known

- *Is there evidence of anti-social behaviour at the site?*

None known

- *Are there any seasonal activities undertaken by the site or naturally occurring events which could affect the fire risk profile of the site e.g. bush fires etc?*

None known

- *Are there any renewable energy source at the site that cannot be readily isolated at source in the event of a fire?*

None known

- *Are back up generation tested to ensure they provided adequate supplies to fire safety devices?*

No PPM records were provided - **See Action 11**

- *Is the premises controller aware of the CoI guidance on Hot Works?*

Understood that the CoL permit process is under review. A robust permit system must be implemented for hot works undertaken on the building.

- *Are they evacuation procedures for all time the building is in used e.g. out of hours procedures for weekend?*

Stay-put strategy applies.

- *Upon review of on-site documentations, how long did it take the building to evacuate?*

N/A - Stay-put strategy.

- *Are security and arrangements adequate to deter deliberate fire attempt (e.g. terrorist and arson) in an event?*

The building has secure entrances. External areas are kept free of storage.

- *Is large lithium-ion battery charged on site?*

None known.

- *When was thermographic inspection last undertaken at site?*

No PPM records were provided - **See Action 11**

- *Has the property had any unintentional fires over the last two years if so, please provide details?*

None known.

- *Were there any significant gaps identified in the compartments (please list details)?*

Floor Voids along the accommodation corridors.

No floor voids were accessed. It could not be confirmed if there is adequate compartmentation in any floor voids. **See Action 12**

Lift landing lights - There are light fittings above the lifts. In some areas there is no/inadequate separation between the riser and light so there is effectively no compartmentation between the riser and lobby. **See Action 13**

Fire stopping in the electric meter cupboards and risers next to the lifts appeared had recently been completed.

Damage to new fire stopping - Fire stopping had recently been completed in the lift riser cupboards accessed from the lobbies. In some risers it appears that telecoms cables have been pushed through the fire batt and not sealed. *This was escalated to the CoL Health & Safety Lead during the assessment*. **See Action 14**

- *How are contractors fire risk controlled locally?*

Understood that contractors are controlled by the CoL site team and a permit process.

- *Is there up to date maintenance records for all fire systems on site?*

No PPM records were provided - **See Action 11**

- *Is the fire logbook in accordance with CoL guidance policy (see appendix)?*

N/A – as non-staffed residential block

Description of site

As this building is at least 7 stories / 18m tall, it is a High-Rise Residential Building (HRRB) as defined by the Fire Safety (England) Regulations 2022.

Ben Johnson House was completed in 1973. It is a residential tower located on the Barbican Estate. The building is of “Brutalist” architecture and is Grade II* listed. The residential accommodation sits above a cinema and restaurants.

The building is of concrete construction (floors, stairways and walls), and has a flat roof.

There are seven residential floors above podium level, including two and three storey penthouse flats. There are no flats below podium level. The building contains 204 flats (numbered 201 – 268, 301 – 368, and 501 – 568).

Flats are accessed at the second, third and fifth floors off central corridors running from one end of the block to the other, with stairs and lifts at either end and in the middle of the building.

Flats are a mixture of 1, 2 and 3 storey and incorporates “Scissor Flat” designs– it is understood that -

- The 3-storey flats accessed on one side of the corridor at the 5th floor are “scissor flats” (their upper floors extend over the single storey flats accessed on the other side of the 5th floor corridor).

- The 2-storey flats accessed on one side of the corridor at the 3rd floor are “scissor flats” (there upper floors extend over the single storey flats accessed in the other side of the 3rd floor corridor).

- The 2-storey flats accessed at both sides of the second-floor corridor have their lower levels below their access level (i.e.at the first floor of the building).

The flats have secondary means of escape via external linking balconies that provide access back into the stairways or into a neighbors flat.

Each stairway is lobbied. At the second, third and fifth floors the lobbies contain an electric meter cupboard and Dry Riser outlet. The east and west lobbies also provide access to a flat.

At the seventh floor, each stairway provides access to a lift motor / communal ventilation plant room, and a water tank / communal ventilation room, via roof level balconies.

The central stair is connected to the attached Bredon House at the second, third and fourth floors. Residents of Bredon House at these floors, can escape into Ben Johnson House by their linking balconies (but not vice-versa).

The linking balconies between the two blocks provide access to several resident’s storage shed rooms.

Below podium level, the three stairways provide exits at the ground floor level (01) and descend to two car park levels (02&03) and finally to entrances to the service tunnels/subways at level 04.

Means of Escape:

The principal means of escape from the flats is via the internal corridors and the three stairways that descends to the ground floor. The arrangement of stairways provides escape in two directions.

Flats have secondary means of escape via linking balconies which provide access back into the stairway lobbies, or into a neighbors flat, via a door with a break glass facility. The linking balconies have openable glazed partitions between each flat.

It’s understood that all 9 miles of balcony at the Barbican Estate are formally inspected once per year by the House Officer team. Obstructions are labelled with an orange sticker and residents are given a week to remedy. Items if still present, are then removed. This inspection also reports any faults found. Additionally, the window cleaning contractors clean all windows every 6 weeks. They are tasked with fault and obstruction reporting as well.

In the resident bulletin the Estate Team regularly run fire safety messages, these include fault reporting and the importance of obstruction free balconies.

Accommodation Corridors

The accommodation corridors are up to 60m long with a maximum travel distance of 30m. There are no cross-corridor doors, so this would not meet current fire safety guidance. However, it is understood that this design would have been justified under historic design standards (CP3 Chapter 4) as the flats have secondary means of escape in two directions via linking balconies. The risk will be reduced by the installation of FD60S door sets. However, it is also considered that cross corridors doors should be

considered as part of an overall improvement to the buildings fire strategy as the travel distance is well in excess of 15m.

Use of Site

Purpose-built general needs residential block of flats.

Passive Fire Precautions

Flats entrance doors

The flat entrance doors appear to be of a consistent type. They do not comply with current standards. They are considered to be “Notional” fire doors (as defined by Fire Safety in Purpose Built Bocks of Flats). It is understood that the flat entrance doors are fitted with spring-loaded center hinges but that these are no longer effective self-closing devices.

The cupboard doors to the side of the flat entrance doors appear to be asbestos backed. The compartmentation relies on residents keeping both the inner and outer doors to these cupboards locked shut.

It is understood that City of London will be replacing all the flat entrance doors, including fanlights, lighting units and side cupboard doors with certified FD60S door sets.

Communal fire doors.

These doors are considered to at best be notional fire doors and are fitted with Georgian wired glass vision panels.

Several of the communal fire doors separating the accommodation corridors from the stairway lobbies are in poor condition, and/or are warped, and/or are not fully self-closing into their frames.

It is understood that City of London will be replacing all the communal fire doors, including riser doors, with certified fire door sets.

Construction of flats

As mentioned above the building incorporates scissor flat designs.

The walls between the internally accessed flats and protected means of escape are a concrete/masonry wall which if imperforate should provide at least a notional 60 minutes fire resistance.

Communal Ventilation/Shunt Ducts

It is understood that a communal ventilation system ductwork connects the bathrooms and kitchen of the flats. It could not be confirmed if this system is fitted with shunt ducts or dampers.

Protection of stairway.

The stairways are separated from the stair lobbies by solid concrete/masonry construction on the flat access levels, which should provide at least a notional 60 minutes fire resistance. There are two notional fire doors between the stairways and accommodation corridors.

On other landings the partitions between the stairway and landings leading to the secondary means of escape are Georgian wired glass.

Smoke ventilation.

The internal corridors have Permanently Open Vents (POV) with horizontal smoke shafts opening to the outside - either directly to the outside or via the stairway lobbies.

The stairways are vented via louvered doors onto the seventh-floor balconies.

In some areas the smoke ventilation appears to be below the expected levels, and it could also not be confirmed if the system(s) have been periodically cleaned / maintained.

Facilities for fire fighters

Firefighting Access

Firefighting access is at street level from the Barbican tunnel (Beech Street).

Secure Information Box (PIB)

Scissor flats and flats with floors other than on the access levels cab be confusing to fire fighters and it is therefore important that Wayfinding Signage fire fighters and the layout plans contained in the Secure Information Box meet Fire Safety (England) Regulations requirements.

There is a SIB containing emergency contact numbers, site and building layout plans, located outside the firefighters' entrance. The SIB could not be opened as no key was provided but COL have confirmed that SIBs contain –

- Anonymised PEEP information for estate.
- Map of estate
- Map of all risers and what they feed
- Block plans for the blocks they serve
- Information about flat types.
- Flat plans
- Contact telephone numbers of all car park boxes and towers (24/7 staff on site)

Dry Rising Mains

The building is fitted with three Dry Rising Main with outlets in each lift lobby. Inlets are by the fire fighters access doors in the Barbican tunnel (Beech Street).

Fire Brigade Liaison

It is understood that LFB undertake regular familiarisation visits of the Barbican Estate.

Fire Signage

In some areas, particularly in the stairways below podium level, fire safety escape signage is considered to be inadequate. This had previously been identified and a “Barbican Fire Sign Strategy” completed by BB7 in October 2021. This detailed strategy highlights the deficiencies and provides recommendations for new signage.

Active Fire System

Fire Alarms

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 in the residential areas.

Fire Shutters

There are automatic fire shutters activated by fusible links protecting the stairwells from the carparks.

Sprinkler System

A sprinkler system is fitted in the car park areas but is outside the scope of this assessment (this is covered under the car park fire risk assessment).

Emergency Lighting (EML)

Emergency lighting is provided in most areas via “standby lighting” with a backup supply powered by a generator. Self-contained emergency lighting is also provided in some areas.

The adequacy of the emergency lighting could not be confirmed.

Fire Ignition Sources

Within the common parts the most significant ignition sources are the electrics/cabling located within the service risers. Providing the fixed wiring and any portable appliances in the risers is appropriately maintained and the risers are kept sterile this is considered a tolerable risk.

Fire Training

It is understood that the Estates Manager and staff in the estates team are required to complete CoL’s mandatory fire safety training which includes the use of fire extinguishers.

Make an assessment of the fire risk.

Likelihood of fire occurring at the property

	Medium	

Likelihood of fire spreading through the building

	Medium	

Likelihood of loss of life due to fire

	Medium	

Formulate and document an action plan.

If it is considered that the fire risk and existing fire precautions are such that no improvements are necessary, this should be recorded within the fire risk assessment. The action plan should address both physical fire precautions, managerial issues and should normally prioritise measures so that the appropriate effort and urgency is clear. The measures within the action plan should both practically implement and maintain, taking into account the nature of the building and its occupants. With the best solution to bring about improvement with a possible pragmatic solution.

CoL Specific Hazard identification and Action plan template

Each hazard risk is to be identified in the assessment and is to include the following sections: as the following example: -

- *Location: Specific to the building area i.e. 2nd floor north wing room A23 (use of the standard door marking for monthly testing is good practice as a location point)*

- *Observations: Controls in Place - a list of what controls are in place to control the fire hazard, subjective appraisal*
- *Missing Controls / Problem - an explanation of any missing controls or safety problems identified during the risk survey to include thumbnail photographs where they help to clarify the problem & further action required - the individual actions that should be taken to control the hazards and put corrective actions in place.*
- *Risk Priority - The assessor's opinion of how urgent the action is, that needs be taken to reduce risk to a tolerable level. This is subjective and is based on the CoL Matrix below.*
- *CoL Service level: Time frame for contractors to attend in hours / days as our service level agreement with service providers.*
- *Actioned by: The CoL member on the site who reports the defects.*
- *PSD: Property service desk number given when reporting (undertaken by CoL staff when assessor informs them whilst on site)*
- *Completed date or date followed up (Maximum 28 days for items to be followed up and recorded in the table)*
- *When possible, the assessor is to place a photo below the concerns A9 size 37mm x 52mm.*

Ref No. Location:	*Observations*	*Recommended further action*	*Observation Pictures*	*Risk Rating Low Medium High*	*Priority Level (please refer to table 1)*	*Action by Whom & When (Person task with action by premise controller*	*Date Completed*
1	**Communal Fire Doors** Fire doors to the stairway lobbies and stairs were generally found to be warped and/ or have ineffective self-closers. Some of the doors are fitted with “slam pads” which prevent the doors fully closing and are likely to have warped the doors over time.	Ensure all the fire doors to the stairway lobbies/ stairs are checked and where necessary the doors are eased and adjusted to ensure they fully self-close into their frames when released from any angle. Any gaps between the door and frame should be a maximum of 4mm. The door condition should then be monitored via the 3-		Low	D		

	It is understood that City of London plant to replace all the communal fire doors, including riser doors, with certified fire door sets.	month fire door check required under the Fire Safety (England) Regulations.					
2	**Emergency Lighting** The emergency lighting in the building appears to be provided by a mix of self-contained units and “Standby Lighting” (as defined by BS5266 Part 1) with an alternative power supply provide by a generator. It was not possible to confirm the full locations of the standby units and the adequacy of	It is advised that a site wide survey should be undertaken of the stand by emergency lighting systems in the building (and along external means of escape) by a competent person, to assess their adequacy with a “gap analysis” between the as installed standards and those required by BS5266 Part 1 2016.		Medium	D		

	these installations as part of the fire risk assessment survey. It is understood that CoL are commissioning an emergency lighting survey.	Any installations or enhancements or replacements required should be in accordance with BS5266 Part 1 2016.					
3	**Fire Safety Signage** The direction escape signage from the accommodation corridors via the stair lobbies is considered inadequate and may lead to confusion as to what door to use and delay evacuation, particularly for visitors who may be unfamiliar with the building.	CoL signage project. Ensure wayfinding signage clearly and unambiguously defines the means of escape and is compliant with BS5499. To increase visibility of the street level exits from the stairs, it is advised that consideration is given to using illuminated fire exit signage.		Medium	D		

	Wayfinding signage in the stairways below podium level is also considered inadequate. The direction to the fire exits are not always clearly signed which may cause persons to continue pass the exit level to lower levels from which there is no exit. It has been confirmed by CoL that a fire safety signage project is in progress for this estate.						

4	**Fire Action Notices** The Fire Action Notices do not describe the Stay Put strategy. At least one Fire Action Notice was partially obstructed by other notices.	The Fire Action Notices should be replaced with signs that describe the Stay Put Strategy. Fire Action Notices should at least be displayed at all the entrances to the building. It is understood this will be completed as part of the CoL signage project. Ensure Fire Action Notices are displayed at all entrances to the building and that all Fire Action Notices are visible and not obstructed by other notices.		Low	D		
5	**Smoke Ventilation** It is not known if the arrangement of Permanently	If not previously completed it is advised that CoL commission an expert appraisal of		Low	D		

	Opening Vents in the corridors and lobbies would be effective. It could also not be confirmed if the vents have been periodically cleaned / maintained.	smoke control in this building. The smoke control appraisal should review the smoke control systems adequacy (i.e. Permanently Opening Vents), condition and the planned preventative maintenance regime. *NB – it is anticipated that such an appraisal may be considered necessary as part of the Safety Case required under the Building Safety Act 2022.*	 				

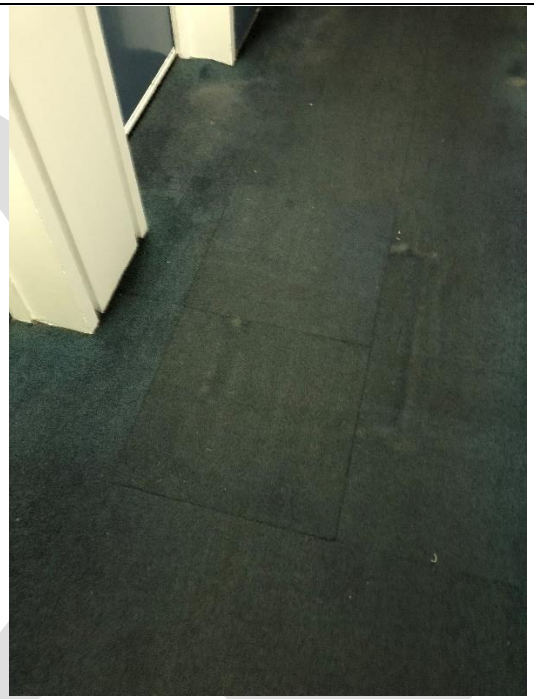
6	**Privacy Screens on secondary means of escape.** It is understood that there is no specific planned preventative maintenance regime for the glazed privacy/escape screen along the external linking balconies. Weather conditions can affect the door and fixings, and therefore the ease of operation of escape device.	It is advised that a planned preventative maintenance regime is put in place to ensure that the glazed privacy escape doors/screens remain openable at all times i.e., fixings / bolts remain in a good and easily openable condition. It is recommended the doors are inspected at least annually.		Medium	D		
7	**Secondary Means of Escape via Neighbours Flats** Several of the flats have secondary means of escape that rely on residents accessing their neighbours flat via an external	It is recommended that the escape doors and break glass and opening mechanisms are periodically checked to confirm the secondary means of escape remain viable.		Advice	Advice		

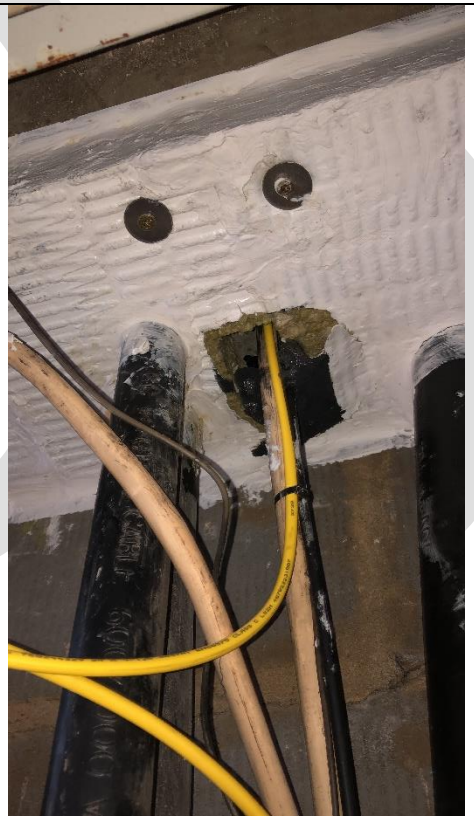
	balcony between flats and doors into the flats fitted with break glass type access. The viability of these means of escape could not be confirmed (specifically the doors into the flats and break glass arrangement).	Fire safety guidance for blocks of purpose-built block of flats, advises that where a secondary means of escape relies on access to a neighbouring flat, these routes may no longer be considered to be a viable means of escape. It is advised that CoL undertake a Type 3 assessments within these flats to determine if the secondary means of escape through the neighbouring flat can be decommissioned and where it can, if any other compensatory feature such as increased fire detection within the flats is required.					

8	**Fire Door Inspections** It is understood that periodic flat entrance door and communal fire door inspections are being completed as required by the Fire Safety (England) Regulations 2022 but no inspection records were demonstrated.	Ensure that up to date records are being maintained to demonstrate that fire doors (including flat entrance doors) are being checked in accordance with the Fire Safety (England) Regulations 2022 Communal fire doors requiring evidence of inspection include the stairway doors, lobby doors, meter cupboard doors and riser/service cupboard doors.		Medium	C		

9	**Flat Entrance Doors** The flat entrance doors appear to be of the same type. Based on sample checks in the open position and information previously provided they are considered to be notional fire doors, with no effective self-closing device fitted. They have Georgian Wired Glass fanlights. It is understood that a programme is in place to replace all the flat entrance doors including the side cupboard doors and glazed fanlights with certified FD60S door sets fitted with external overhead self-closing devices.	Flat entrance doors are to be renewed as part of CoL's door replacement programme which is replacing the doors with FD60S fire door sets.		Medium	D		

10	**Flat Entrance Doors - Self Closers** Sample checks to the flat entrance doors identified that none are fitted with effective self-closing devices.	The existing flat entrance doors should be self-closing to minimise the risk of smoke entering the means of escape. All flat entrance doors must be fitted with effective self-closing devices (i.e. an overhead self-closer).		High	C		
11	**Planned Preventative Maintenance (PPM)** No PPM / statutory inspection records were provided.	Ensure the maintenance of the following systems is up to date: • Fixed Electrical Systems (including Thermographic imagine where required) • Emergency Lighting (and any back-up generator) • Dry Risers • Firemen's Lift • Fusible Link Fire Shutters		Medium	C		

		• Lightning Protection					
12	**Floor Voids along the accommodation corridors.** No floor voids were accessed. It could not be confirmed if there is adequate compartmentation in any floor voids.	It is advised that sample checks are completed in any floor voids along the corridors to confirm that there is imperforate compartmentation between these voids and flats.		Low	D		
13	**Lift landing lights** There are light fittings above the lifts. In some areas there is no/inadequate separation between the riser and light so	Where gaps are identified they should be sealed to ensure that there is at least 30 minutes imperforate compartmentation between the riser and lift lobby.		Low	D		

	there is effectively no compartmentation between the riser and lobby.	Also, check and ensure any services running from the riser into the lobby ceiling void have been fire stopped using appropriate proprietary materials.					
14	**Damage to new fire stopping** Fire stopping had recently been completed in the lift riser cupboards accessed from the lobbies. In some risers it appears that telecoms cables have been pushed through the fire batt and not sealed. *This was escalated to the CoL Health & Safety Lead during the assessment*.	It is advised that CoL review their contractor / access control arrangements to ensure contractors are not damaging fire stopping, or if they do so, any penetrations are suitably fire stopped. Where the fire batt has been damaged it should be repaired to achieve a minimum of 60 minutes fire resistance.		Low	C		

15	**Fire Safety England (Regulations) 2022 - requirements** The Fire Safety (England) Regulations 2022 place additional requirements on CoL as a Responsible Person under the Regulatory Reform (Fire Safety) Order 2005. Although a Secure Inform Box is in place It was not confirmed whether the building plans meet LFB requirements, or whether they have been uploaded to LFB in electronic form. Wayfinding Signage (floor level) for Fire	CoL should ensure that they have suitable arrangements in place to discharge their responsibilities under the Fire Safety (England) Regulations 2022. 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.		Medium	C		

	Fighters is not compliant.	• 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. For multi-occupied residential buildings over 11 metres in height, responsible persons must: • undertake quarterly checks on all communal fire doors and annual checks on flat entrance doors.					

		In all multi-occupied residential buildings, responsible persons must: • provide residents with relevant fire safety instructions and information about the importance of fire doors. Guidance on these duties is available here - Check your fire safety responsibilities under the Fire Safety (England) Regulations 2022 (accessible) - GOV.UK					
16	**Firefighting Access** The firefighting access door is fitted with a lock. It is not known if the keys are provided in the	It is advised that keys for the access door(s) are provided in the secure information box to facilitate fire fighter's access.		Low	D		

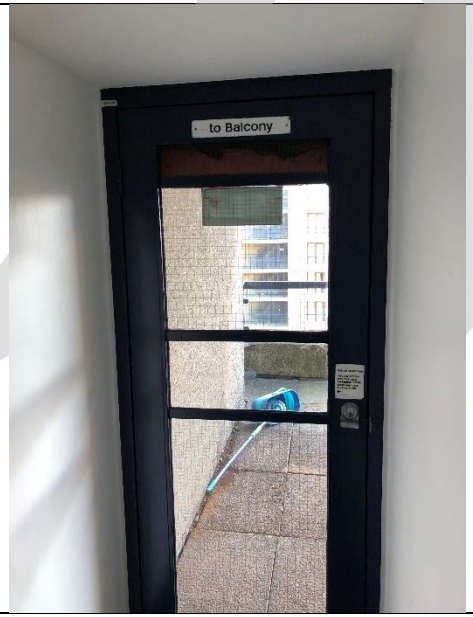
	Secure Information Box.						
17	**Accommodation Corridors** The accommodation corridors are up to 60m long with a maximum travel distance of 30m and there are no cross-corridor doors (as would be expected by current fire safety guidance). It is understood that this design would have been justified under historic design standards (CP3 Chapter 4) as the flats have secondary means of escape in two directions via linking balconies.	It is advised that mid-point cross corridor doors (FD30S) are considered as part of any future fire safety improvement works to reduce the travel distance within the internal corridors. The installation of cross corridor doors will need to ensure it does not adversely smoke control strategy (see action 5) and should be specified by a competent person i.e. a 'fire engineer'.		Low	E		

	The risk will be reduced by the installation of FD60S door sets to the flats. However, it is also considered that cross corridors doors should be considered as part of an overall improvement to the buildings fire strategy as the travel distance more than 15 m as advised in current fire safety guidance						

18	**Communal ventilation system** – The building is fitted with a communal ventilation system(s). It is understood that these systems link between all flat bathrooms and kitchens and are therefore a potential source of smoke/fire spread between flats. It could not be confirmed if suitable shunt ducts or dampers are fitted in the system and maintained.	It is advised that a survey of the communal ventilation systems is undertaken by a competent person to appraise whether the system incorporates suitable features to restrict the risk of smoke spread between flats, and whether any remedial measures are necessary. *NB – it is anticipated that such an appraisal may be considered necessary as part of the Safety Case required under the Building Safety Act 2022.*		Medium	D		

19	**Scissor Flats** Scissor flats and multi floor flats with floors above and below the access levels can be confusing to fire fighters.	Ensure that the single page building plan contained in the Secure Information Box illustrates the spilt level scissor design of the flats (where applicable) and clearly show their access level. This information is required by the Fire Safety (England) Regulations 2002 Guidance can be found here - PIBS_Guide_06-21_V2.pdf		Medium	C		
20	**Vulnerable Persons** Additional legislative requirements and guidance relating to vulnerable persons are expected to be introduced in 2025.	City of London should ensure that they remain up to date with and implement the relevant requirements of legislation and guidance relating to vulnerable persons (persons with		Advice	Advice		

		cognitive or physical impairments). 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.					
21	**Cleaners Sockets** Non-secured 240v "power sockets" for use by the cleaners are located in the communal corridors – these can easily be used by residents to charge electric bikes, scooters, and mobility scooters which are a potential fire hazard and should not be	It is advised that the communal electric sockets are fitted with locks to prevent them being used by unauthorised persons, and specifically so they are not used to charge equipment which utilise Lithium-Ion Batteries, in communal areas.		Advice	Advice		

	charged in communal areas.						
22	**Lift Signage** The lifts in the building are not signed to indicate that they should not be used in the event of a fire.	The lifts should be signed so that it is clear to those in the communal areas that they should be used in the event of a fire.		Low	D		
23 Balcony Fire Door, No. Benjo 018	The escape door opening onto the balcony could not be opened. The locked appeared to be seized up.	Check and repair the lock to the communal fire door No.Benjo 018. Ensure all balcony exit doors are being checked to confirm they are immediately openable.		High	B		

24 Corridor Fire Door, No. Benjo 018	There is a hole in the corridor fire door which could allow smoke to pass through. It is due to a missing fastening on the push plate.	Seal the hole in the door with a material that provides at least 30 minutes fire resistance.		Low	C		

Action time frame in accordance with CoL service level agreements

Table One Priorities for remedial action listed below; - & time frame.		*Recommend priority* code
Priority Action AA	Immediate action taken whist on site attendance.	(P1) 2-hour
Priority Action A	Immediate action required	(P2) 24 Hours
Priority Action B	Action required in the short term	(P3) 4 Days
Priority Action C	Action required in the short term	(P4) 28 Days
Priority Action D	Remedial action required in the long term	3 Months.
Priority Action E	Action to be consider when refurbishing	Project Planning Stage
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.

Additional Comments to the assessment:

This Fire Risk Assessment should be reviewed annually and whenever there is a material change in the use of the premises or part of the premises (including numbers of occupants) or when significant structural or layout changes to the premises are proposed or carried out. The table below is provided for the 'Responsible Person' at the premises to maintain a record of reviews and provides space for simple comments. If the review indicates significant change, then a new complete Fire Risk Assessment by our professional assessment providers should be carried out and fully documented.

Date	Reason for review	Results / Comments	Name, Position & Signature

Appendix One

Pre-Survey Questionnaire

Information Required Pre-Site Visit (21 days)

List of restriction applied by Building Control, Planning & Heritage interest impinging on the risk assessment.	
Salvage and Business Continuity of the building	
Structural alteration of the property, any project works being undertaken at the time of the assessment which could impinge on the assessment decision.	
Change of use of the property/process undertaken.	
Planning permission for new structures nearby.	
Structural use of decorative timber cladding/aluminum.	
Change in use of activities of the premises.	
Alcohol use on site by staff off duty or visitors.	
Unfamiliar surrounding for staff or visitors.	
Number of disabilities of staff/visitors.	
Surrounding risks which have the likelihood to affect business continuity of the premises.	
Building Fire Strategy for the site: • Means of Warning and Escape • Emergency lighting and Signature • Internal Fire Spread (lining) • External Fire Spread (structure) • Fire Service Access	
Fire Management Plan covering: • How you manage fire safety day-to-day • PEEPS, particularly in housing the procedures for residents to follow in the event of Fire (stay put policy) • Number of Safety/Fire Marshall to cover site. • Method of calling the Fire Service • Full site evacuation plans, gas escape, planned and unplanned power failures. • Route for emergency service personnel and vehicles to the premise's day & night with the expected pre-determined attendance time from local authority fire station and works fire service i.e. Heathrow Animal Reception Centre. (HARC).	
Security onsite covering: • anti-social behaviour • Protection from the threat of arson • CCTV-log	
Secondary/Life Safety power generation on site.	
Permit to work system:	

• Hot work permits to (CoL guidance note) • Roof Access • Fire Stopping Register for (internal & external contractor works/repairs) • Hazards introduced by contractors *(Acetylene cutting is not permitted on sites).*	
Occupants in satellite buildings under the control of the site.	
Commercial Shop Units to detail areas of: • Location • Floor area • Activities undertaken.	
Listed building (grade 1 or 2 or code ABC)?	
Entertainment licences in force • Seasonal activity undertaken by the site which affects the fire risk assessment	
Fire Detection & Alarm Systems installed. Type and description including operation, fire detection and alarm interfaces with zone plan.	
List of enforcement/deficiency actions out-standing matters.	
AFA automatic fire alarms, AFA History of calls in rolling 12-month period of unwanted fire signals.	
Salvage /disaster recovery plans.	
Floor marking of wheelchairs in seating areas.	
Previous history of fires on the site over 20-year period	
Fire Safety arrangements which are in place including compromised fire safety due to external safety related event occurring (Terrorist Marauding) improvised devices.	
Fire Assembly Points suitable with alternative secondary available.	
Firefighting systems incorporated within the premises e.g. Pressurised staircases, Fixed installation water or gas systems, firefighting mains, Protection for Fire-Fighters	
COMAH sites within 800m	
COSHH cabinet on site Cleaning products	
Acetylene cylinders used within 250M	