



Fire Risk Assessment

For Black Raven Court



Black Raven Court, 103 Golden Lane, London, EC1Y 0TZ

FIRE RISK RATING

LIKELIHOOD **LOW**

SEVERITY **MODERATE HARM**

RISK **TOLERABLE**

CLIENT City of London

ASSESSED BY ASSESSED ON 25/02/2026

APPROVED BY APPROVED ON 12/03/2026

ASSESSMENT REF. RB-XT889Q

RECOMMENDED REVIEW DATE 25/02/2027

VERSION 5



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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, Fire Safety Act 2021, Fire Safety (England) Regulations 2022, The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025.

ASSESSMENT AND CERTIFICATE REFERENCE
RB-XT889Q

PRODUCED FOR THE RESPONSIBLE PERSON
City of London

ASSESSED ON, BY
25/02/2026,

SPECIFICATION CONFORMS TO
Our own internal quality system.

APPROVED / VALIDATED ON, BY
12/03/2026,

ASSESSMENT SCOPE
This is a Type 1 Fire Risk Assessment and has been carried out in accordance with BS 9792:2025.

RECOMMENDED REVIEW DATE
25/02/2027

FINDINGS

- 37 actions to complete
- 77 control measures

Assessed Property

PROPERTY NAME
Black Raven Court

ADDRESS
Black Raven Court
103 Golden Lane
London
EC1Y 0TZ

PROPERTY REFERENCE
RB-BL6E6I

FIRE RISK RATING

LIKELIHOOD **LOW**

Very low likelihood of fire as a result of negligible potential sources of ignition.

SEVERITY **MODERATE HARM**

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

RISK **TOLERABLE**

No major additional controls required. However, there might be a need for some improvements.

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

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.

CITY OF LONDON

General Details

Responsible Person

City of London (CoL)

Executive Summary

This FRA has been rated as Tolerable. Despite several fire door and fire stopping issues being noted, the risk is considered Tolerable due to the open balcony design of the building and layers of protections, including sprinklers.

Matters Arising from a Review of a Previous FRA or FRAEW

N/A this is the first Fire Risk Assessment for this newly occupied building.

Type and Use of The Premises

Purpose-built general needs residential block of flats. Several commercial units are located at ground level with independent access and are outside the scope of this FRA.

Number of Storeys Above and Below Ground

14 above ground (Ground to 13th Floors) and 1 basement level.

Approx Building Height

30m-49m

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

Yes

Number of Flats

66

Type of Flats

Mixed Single Storey and Maisonettes

Construction Description

Concrete frame, floors and stairways. Brick and partial brick slip facade. Flat roof. Flats have recessed concrete balconies. Service risers run up through the firefighting lobbies. It is understood that the service risers were designed and constructed as protected shafts. However, the risers have been horizontally partitioned at each floor at the request of CoL and their insurers.

Cladding / External Wall System

Yes

Private Balconies

Yes

Specified Attachments (Solar Shading or Photovoltaics)

Yes

Layout & Escape Routes

Flats are accessed via a single common staircase, with firefighting lobbies and balcony approach arrangements serving floors 1–13. Means of escape is provided via the building's single common stair, discharging at ground floor level with both front and rear exits available.

The ground floor comprises a bin store, generator room and substation. Three independent commercial units are also independently accessed at ground floor level.

The basement is accessed via the lift or an independent stair located to the rear of the building. The basement accommodates the residents' cycle store and a plant area containing a communal boiler room, sprinkler pump room and three electrical intake / distribution rooms. A rear exit from the plant room area opens into a pit, where a CAT ladder provides a secondary means of escape.

Access to the flat roof is via a CAT ladder and hatch located at the head of the main stair. Photovoltaic panels are installed at roof level.

Number, Type and

Firefighting stair serves ground to 13th floors. An independent protected stair serves the basement.

Number and Type of Lifts Serving Upper or Basement Floors

The building has a passenger lift and a separate firefighting lift which both open into the firefighting lobbies at each floor. Firefighting lift fitted with external fire curtain at basement level.

Arrangements for People with Specific Evacuation Requirements

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 RAG rated "Emergency Assistance 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". Note - the building has several accessible flats.

Fire History

None. This is a newly occupied building.

Fire Safety Information Provided by the Responsible Person, Developer or Other Relevant Party

Fire Safety Strategy Report for City of London Primary Academy, Islington (CoLPAI) Residential Building Reference: S25055171 Issue No: 18. It is understood that the fire strategy was made against BS9991 2015 requirements. Layout drawings. Fire Strategy drawings. Fire signage drawings. Bolster compartmentation reports. Note - no PPM records were provided.

Relevant Enforcement Action or Advice From Authorities

None known

Any Other Relevant Matters

None known

Occupancy Details

Building Usage and Occupancy Characteristics

General Needs Residential. The premises has several accessible flats.

Estimated Occupancy Number

Only 4 flats were occupied at the time of the assessment.

Residential & Commercial

Operating Hours

24/7

Site Contacts and Key Personnel

Fire Precautions

Emergency Lighting

Yes

Fire Warning and Alarm System

L5 system per BS5839 Part 1 in the communal residential areas, ancillary accommodation, and extending into the commercial units. Fire alarm panel in main residential entrance with detection only in residential lobbies and stairway (for AOV activation). Detection and sounders in the ancillary accommodation and commercial units. Sounder and manual call point on roof. Manual call points at all final exits.

Smoke Ventilation

Open approach balconies. AOVs in residential lobbies and at the head of the stair. Mechanical smoke extract system in the basement.

Other Devices

Dry Rising Main, Sprinklers, Generator (Life Safety Systems), Fire Shutters, Secure Information Box, Lighting Protection

Evacuation Strategy

Stay-put within flats, simultaneous elsewhere

Action Priority Codes and Timeframes

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

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

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

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

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

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

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

.

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

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FINDINGS

- 28 negative answers**
Out of a total of 106
- 37 actions to complete**
4 were identified in a previous assessment and reviewed in this assessment
- 77 controls describe existing measures**
28 were identified in a previous assessment and reviewed in this assessment

SUMMARY OF ACTIONS

Severity Timescale	Recommended	Low	Medium
No Timescale	4	0	1
Priority Action D	0	8	6
Priority Action C	0	6	11
Priority Action B	0	0	1

Malicious Ignition

3 Controls

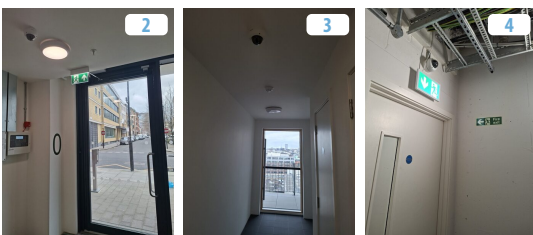
Are suitable security arrangements in place?

YES

A controlled entry system secures the building and there were no obvious security concerns or signs of antisocial behaviour or vandalism on the day of the visit.



The premises is installed within CCTV covering internal and external areas.



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

YES

No significant combustible materials / waste stored in close proximity to the building.



Electrical Faults

4 Controls

Are reasonable measures taken to prevent electrical fires?

YES

No obvious electrical safety issues were identified within communal areas or ancillary areas.

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

Several portable electrical appliances were seen in common areas. These appear new and in satisfactory condition. CoL will need to ensure these are maintained and PAT tested in accordance with CoL policy.

The building is new, so the fixed electrical system has recently been commissioned. It is understood the 5-year fixed wire inspection will be due in 2030.

Conclusion

SATISFACTORY

High-Density Electricity Storage and Photovoltaic Panels (Including Associated Control Gear)

1 Control

Where any high-density electricity storage systems have been installed are suitable controls in place to reduce the risk?

N/A - NO HIGH-DENSITY ELECTRIC STORAGE SYSTEMS IDENTIFIED

Where photovoltaic (PV) cells are installed, can they be electrically isolated and is there information/signage to inform the Fire & Rescue Service?

YES

Photovoltaic panels are located on the roof.

A manual isolation device and signage for the Photo Voltaic installation on the roof is provided inside the main entrance to the building.



Conclusion

SATISFACTORY

Smoking

2 Negative Answers 1 Action 1 Control

Are reasonable measures taken to prevent fires starting as a result of smoking?

NO

Signage prohibiting smoking should be displayed at the entrances to the building.

No signage prohibiting smoking was noted either to the entrance of the building or within the communal areas.

REFERENCE RB-CF34E8 DUE 28/10/2025

CATEGORY Housekeeping and Policy: Smoking

TIMESCALE
PRIORITY ACTION D

SEVERITY
LOW



No evidence of illicit smoking identified within communal areas.

Conclusion

ACTION REQUIRED

Cooking (If Any Is Carried Out Other Than In Individual Dwellings)

Are suitable precautions taken to prevent fires starting as a result of cooking?

N/A - NO COMMUNAL COOKING FACILITIES

Conclusion

NOT APPLICABLE

Inadequate Control Over The Use Of Portable Heaters

Is there adequate control over the use of any portable heaters?

N/A - NO PORTABLE HEATERS IDENTIFIED WITHIN COMMUNAL AND ANCILLARY AREAS

Conclusion

NOT APPLICABLE

Contractor Activities and Hot Works

2 Controls

Is there satisfactory control over contractors including storage and hot works carried in or around the building?

YES

It is understood that the Responsible Person has suitable contractor control policies which cover hot works.

No obvious hot works were being undertaken in or around the building at the time of assessment.

Conclusion

SATISFACTORY

Heating Installations

2 Controls

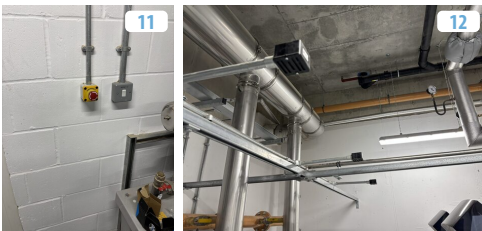
Are fixed heating appliances regularly maintained and kept clear of combustible materials?

YES

It is understood that the gas boilers were commissioned in April 2025 so will need to be serviced in April 2026.



Manual and fusible link type automatic gas shut off devices are installed in the Boiler Room.



Conclusion

SATISFACTORY

Lightning

2 Negative Answers 1 Action

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 11 months. The LP testing should be undertaken in accordance with the requirements of BS EN 62305.

TIMESCALE
PRIORITY ACTION D

It could not be confirmed when the first lightning protection inspection is due.

SEVERITY
LOW

REFERENCE RB-FP7YXC DUE 12/06/2026

CATEGORY City of London: Inspection & Maintenance

Conclusion

ACTION REQUIRED

Housekeeping

2 Negative Answers 1 Action 2 Controls

Are common areas (including ancillary accommodation such as plant rooms) kept clear of inappropriate storage and sources of ignition?

NO

All waste/materials should be removed from site and appropriately disposed of. Ensure COLs Zero Tolerance housekeeping policy is enforced to discourage any further accumulation of waste.

TIMESCALE
PRIORITY ACTION C

There was considered to be inappropriate storage of waste/storage of materials within the areas identified. This contributes to unnecessary fire loading and can encourage a further accumulation of waste.

SEVERITY
LOW

REFERENCE RB-W5IVJP DUE 09/04/2026

CATEGORY City of London: Housekeeping and Storage



Housekeeping in any ancillary areas such as plant rooms was considered satisfactory.

Periodic inspections the premises will be completed in accordance with the Responsible Persons fire safety policy.

Waste Management (Bin Chutes and Bin Rooms)

3 Controls

Are bin chutes and bin rooms appropriately controlled?

YES

Bin stores are covered by the building's sprinkler system.

The bin store appears to be appropriately ventilated.

The building has no bin chutes.

Conclusion

SATISFACTORY

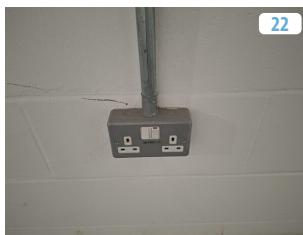
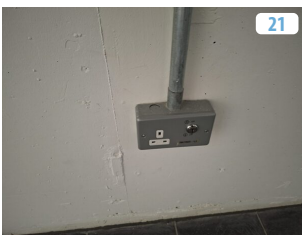
Battery-Powered Mobility Scooters, E-Scooters, E-Bikes, etc.

2 Controls

Avoidance of battery-powered mobility scooters, e-scooters, e-bikes etc being stored or charged in inappropriate locations (such as communal means of escape)?

YES

No unsecured electrical sockets were identified within the communal areas. All accessible electrical sockets are fitted with locks.
Unsecured power outlets can potentially be used to charge personal light electrical vehicles such as E-Bikes and E-Scooters in common areas.



There were no battery-powered mobility scooters, e-scooters, e-bikes etc being stored or charged in communal areas.

Conclusion

SATISFACTORY

Electric Motor Vehicles

Does the building have facilities for charging electric motor vehicles?

NO

Conclusion

NOT APPLICABLE

UPS Systems and Energy Storage Systems

Are there suitable policies and management arrangements for UPS systems and energy storage systems?

N/A - NO UPS / ENERGY STORAGE SYSTEMS IDENTIFIED

Conclusion

NOT APPLICABLE

Furniture and Furnishings

Are there suitable management arrangements for furniture and furnishings in common areas and escape routes?

N/A - NO COMMUNAL FURNITURE AND FURNISHINGS

Conclusion

NOT APPLICABLE

Hazards Not Elsewhere Recorded

Were there suitable controls in place for any other hazards (not recorded elsewhere). For example, fuel storage tanks for generators or storage and use of dangerous substances?

N/A - NO OTHER HAZARDS IDENTIFIED

Conclusion

NOT APPLICABLE

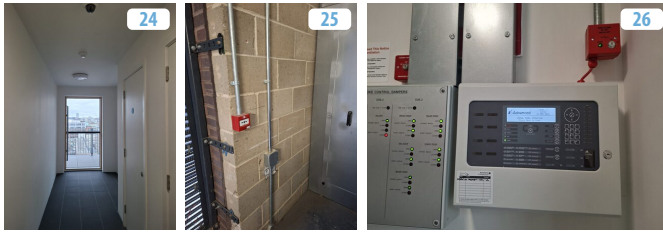
Fire Detection And Warning

3 Negative Answers 3 Actions 4 Controls

Is there a suitable fire detection and alarm system in the common and any ancillary areas compatible with the evacuation strategy?

YES

The premises appears to be fitted with a communal L5 system per BS5839 Part 1 covering the communal residential areas, ancillary accommodation, and commercial units. Fire alarm panel in main residential entrance with detection only in residential lobbies and stairway (for AOV activation). Detection and sounders in the ancillary accommodation and commercial units. Sounders in plant rooms, roof and ancillary areas only (to facilitate simultaneous evacuation from these areas). Manual call points at all final exits and on roof.



The fire alarm is configured to support Stay Put in the flats and Simultaneous Evacuation from other areas.

Is there evidence to demonstrate that the fire detection and alarm system is appropriately tested and maintained?

NO

A Fire Alarm Zone Plan covering the building's common fire alarm system should be displayed adjacent to the fire alarm panel in compliance with BS5839 Part 1.

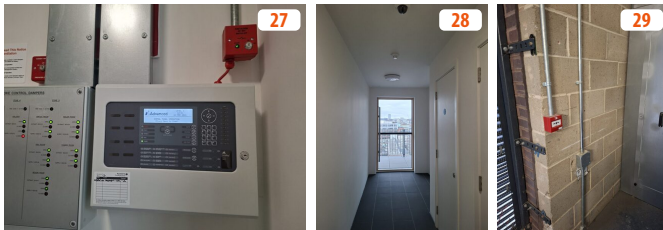
**TIMESCALE
PRIORITY ACTION D**

No zone plan was displayed by the fire alarm panel. A zone plan is useful for contractors or fire-fighters when attending site.

**SEVERITY
LOW**

REFERENCE RB-JK6CXK DUE 28/10/2025

CATEGORY City of London: Active Fire Safety Systems



Ensure that the fire alarm system is appropriately tested and maintained in accordance with BS5839-1.

**TIMESCALE
PRIORITY ACTION C**

No records were provided to indicate that the communal fire alarm system is appropriately tested and maintained in accordance with BS5839-1.

**SEVERITY
MEDIUM**

REFERENCE RB-CPDAGJ DUE 09/04/2026

CATEGORY City of London: Inspection & Maintenance

Were any faults displayed on the controls, damage or anything which reduce the effectiveness of the system?

NO

No faults or isolations were displayed on the fire alarm panel and there was no obvious damage or anything else noted of concern.

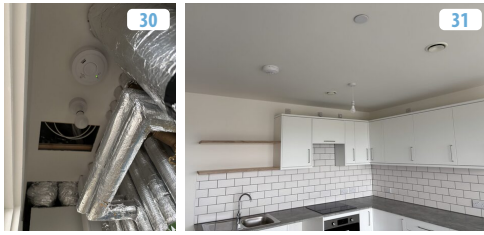
Is the communal fire alarm system monitored, e.g. via a social alarm system (telecare) or an alarm receiving centre?

N/A - NO COMMUNAL FIRE ALARM SYSTEM INSTALLED

Is there suitable fire detection within the flats sampled?

YES

Flats are Grade D1 LD1 fire alarm systems per BS5839 Part 6. These consist of interlinked hard-wired detection with heat alarms in kitchens (and covering lounges of open plan flats) with smoke alarms in hallways, landings, bedrooms, consumer unit/heat recovery unit cupboards and lounges of maisonettes.



Are the domestic fire alarms within the flats monitored by the social alarm system (telecare)?

NO

It is advised that as part of the RPEEPS arrangements, confirmation is gained that the accessible flats are linked to an Alarm Receiving Centre (ARC) as described in the fire strategy.

TIMESCALE
NO TIMESCALE

It is understood that fire strategy states that occupants which are considered to have long term disability such as mobility impairment will be registered to the Red Care system (or equivalence). No Red Care / ARC provision could be confirmed.

SEVERITY
RECOMMENDED

REFERENCE RB-IV6QTW DUE Recommendation

CATEGORY City of London: Active Fire Safety Systems

Where any proliferation false alarms have been recorded in the last 12 months, has corrective action been taken?

N/A - WE WERE NOT ADVISED OF ANY FALSE ALARMS WITHIN THE PREVIOUS 12 MONTHS

Conclusion

ACTION REQUIRED

Means Of Escape

4 Negative Answers 7 Actions 16 Controls

Are travel and escape distances appropriate for the building?

YES

Applicable standards do not impose restrictions to travel distances on open balconies. Travel distance's in other communal areas are considered to be satisfactory.

Travel distances within the plant rooms and ancillary accommodation are considered satisfactory.

Is the number and

Ensure all the manual overrides are periodically inspected and tested. If the externally mounted units show signs of weather damage it is advised that they are fitted with proprietary protective covers.

TIMESCALE
PRIORITY ACTION D

SEVERITY
LOW

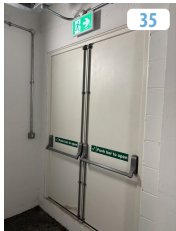
Several fire exit break-glass overrides are installed externally where they are exposed to the elements. The type of break-glass override fitted appears to be a standard internal unit rather than a weatherproof /externally rated type.

REFERENCE RB-FC955Z DUE 12/06/2026

CATEGORY City of London: Means of Escape

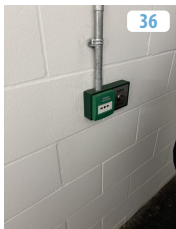


There are final exits via the front and rear entrances to the residential demise. There is a separate exit from the basement to the rear of the building and, with a secondary means of escape from the plant room corridor via a pit and cat ladder.

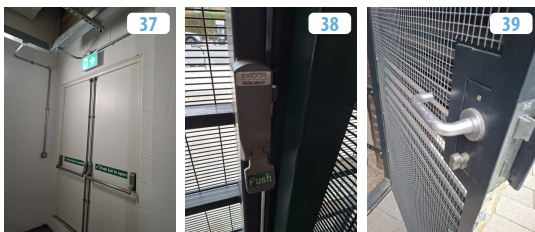


Exit from the roof is via the roof access hatch and cat ladder which descends into the protected stairway.

Where necessary fire exits / secure doors are fitted with manual override controls.



The number and door release hardware and were immediately openable.

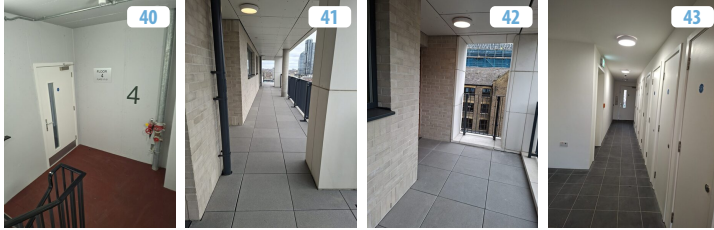


Are the means of escape and final exits unobstructed?

YES

Any storage seen along the approach balconies (including plants / planters) was considered tolerable. A clear width of approximately 1m was being maintained for escape purposes.

The means of escape and final exits were unobstructed.



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

NO

Ensure that the smoke ventilation systems are appropriately tested and maintained. Smoke ventilation system should normally be maintained in accordance with BS:9999 and BS:7346-8.

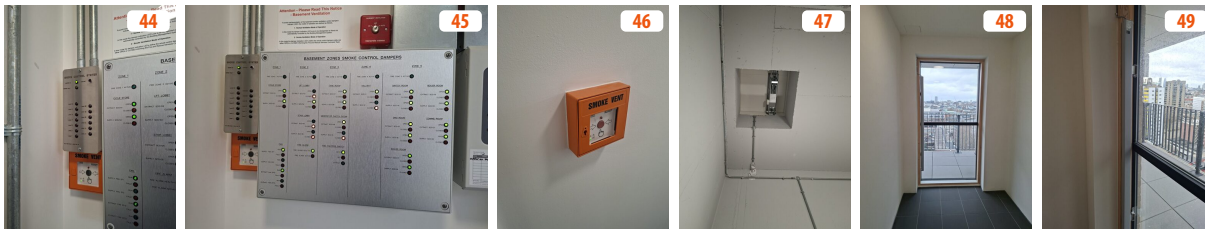
TIMESCALE
PRIORITY ACTION D

No records were provided to indicate that the smoke ventilation systems are subject to an appropriate planned preventative maintenance regime.

SEVERITY
MEDIUM

REFERENCE RB-3VJJ4J DUE 12/06/2026

CATEGORY City of London: Inspection & Maintenance



The smoke vent control case should be properly repaired or replaced so it can be kept shut and secure, to restrict inappropriate activation or damage.

TIMESCALE
PRIORITY ACTION C

The case protecting the smoke vent override switch on the 4th floor is damaged. The lid appeared defective and had blu-tack applied in an apparent attempt to keep it shut. However, when checked, the lid popped open by itself, so is not secure.

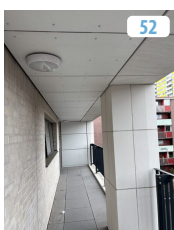
SEVERITY
LOW

REFERENCE RB-V79YHX DUE 09/04/2026

CATEGORY City of London: Inspection & Maintenance



Open design provides ventilation to the approach balconies. The balconies are no wider than 2 meters restricting the risk of lateral smoke spread. Although the balustrade is not imperforate as required by BS9991, the fire strategy explains that this is satisfactory as the flats are sprinklered.



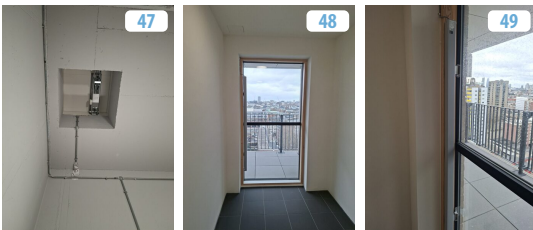
The basement is fitted with a mechanical extraction system with indicating equipment and a fire fighter override fitted in the entrance lobby to the building.



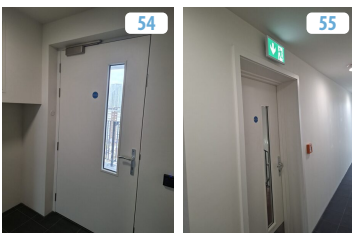
Are escape stairs adequately designed/constructed to prevent the spread of fire and smoke?

YES

Automatic Opening Vents (AOV) are fitted to provide 1.5m² of smoke ventilation in each firefighting lobby. An AOV is fitted at the head of the stair to provide 1m² of smoke ventilation to the stair.
To minimise the risk of smoke compromising the stairway.



The firefighting stair is lobby protected. Each lobby is designed to provide 120-minute fire protection to the firefighting stair, with FD60S fire doors fitted to the stairway and between the lobby and balcony.



Are flat entrance doors suitable, maintained and fitted with self-closers?

NO

The flat entrance doors identified should be eased and adjusted to ensure they self-close fully into their frames at a safe and controlled speed and when released from any angle.

TIMESCALE
PRIORITY ACTION C

Several flat entrance doors were identified that did not fully self-close into their frames. It appeared that the latch was not suitably engaging within the strike plate, preventing the doors from closing and securing properly.

SEVERITY
MEDIUM

REFERENCE RB-IF21LW DUE 09/04/2026

CATEGORY City of London: Flat Entrance Doors



Flats are fitted with FD30S self-closing fire door sets with pyro glass side panels. The doors are fitted with a thumb turn internally.
 Flats opening onto open balconies with a single direction of escape are required to be fitted with at least FD30 fire doors, fitted with suitable self-closing devices.



Are communal and ancillary area fire doors suitable, maintained and fitted with self-closers (where necessary)?

YES

Remove all door wedges from the premises immediately and ensure that fire doors are not propped open under any circumstances.

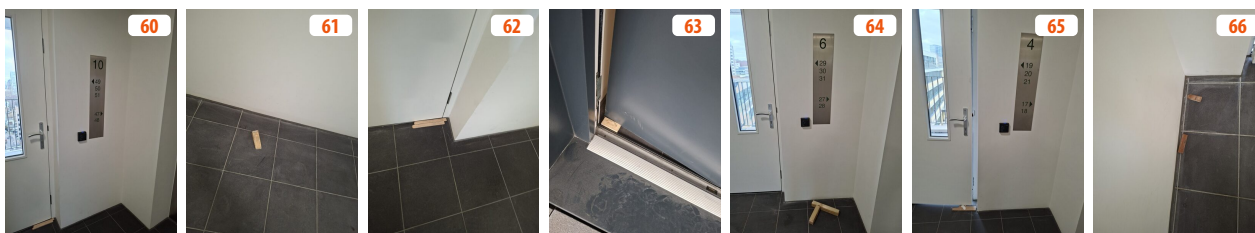
TIMESCALE
PRIORITY ACTION B

Door wedges were observed in proximity to, and in use on, several floors within the building. As well as defeating the fire doors, they are likely to cause long term damage/warping to the doors.

SEVERITY
MEDIUM

REFERENCE RB-MQPF13 DUE 16/03/2026

CATEGORY City of London: Communal Fire Doors



The identified fire doors should be inspected by a competent person. Unsure the fire doors and door furniture are rectified as appropriate to ensure the doors fully self-close into their frames, at a safe and controlled speed and when released from any angle.

TIMESCALE
PRIORITY ACTION C

Several deficiencies were identified in relation to the communal fire doors throughout the building.

SEVERITY
MEDIUM

At 13th floor level, the door to the balcony, when held open after use of the fob, re-engages its lock after approximately five seconds. When released, this prevents the door from fully engaging within the frame and sitting flush. The latch was also noted to be stiff, hindering proper closure within the frame.

At second floor level, the door to the balcony did not sit flush within its frame. Similarly, the first-floor door to the protected staircase did not sit flush within the frame.

At ground floor level, the fire door from the staircase to the entrance lobby, when operated using the open button, required two attempts before the lock disengaged. The frame appeared slightly damaged. In addition, the magnetic lock cover to this door was missing, with exposed cabling visible.

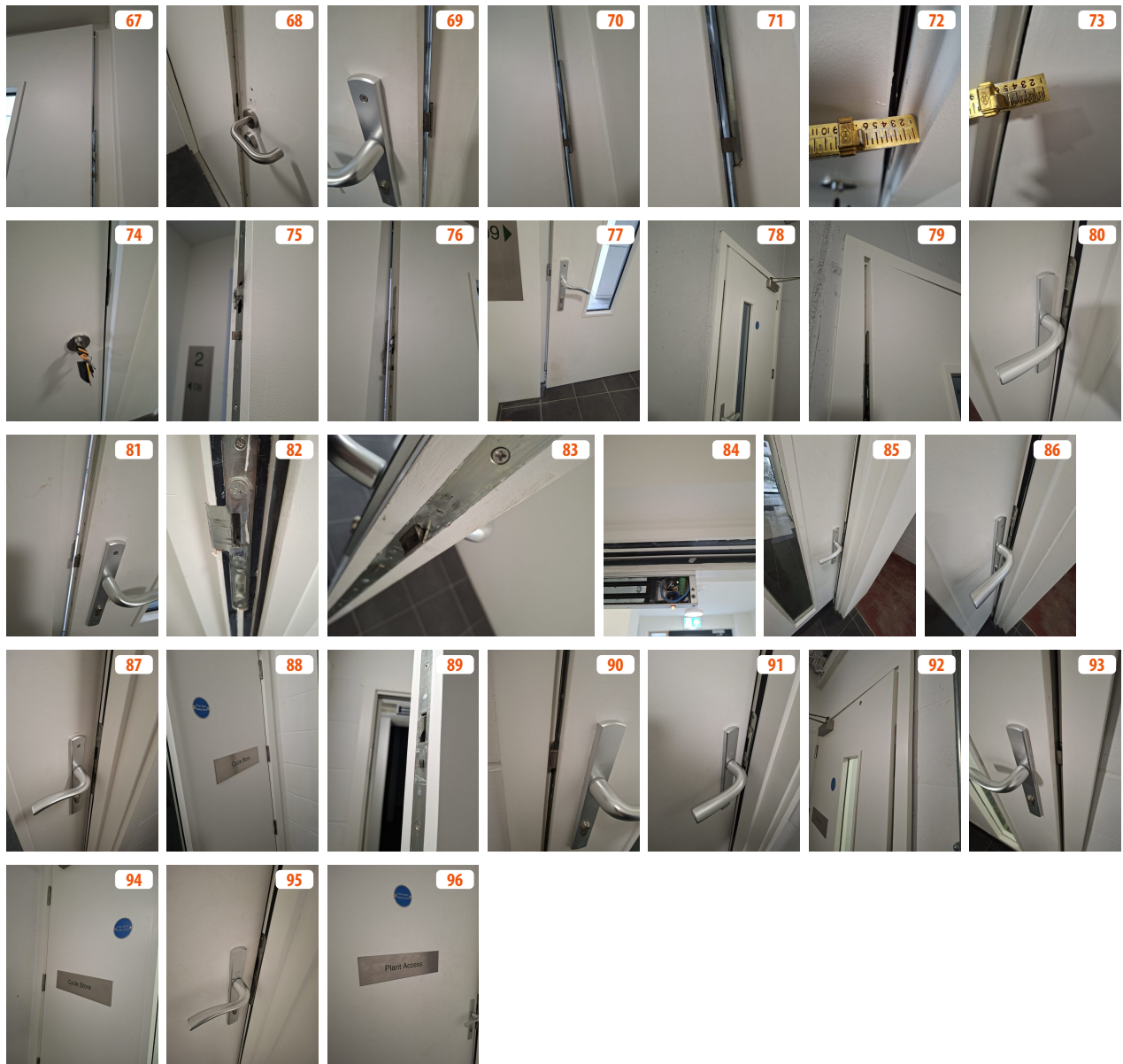
Within the basement, the cycle store door, when held open, re-engages its lock, preventing it from closing properly within its frame. The storage room door within the cycle store did not sit flush within its frame. The same issue was noted with the plant room door and the sprinkler pump room door.

REFERENCE RB-U8A64K DUE 09/04/2026

CATEGORY City of London: Communal Fire Doors

ACTION CONTINUES...

...ACTION CONTINUED



Communal fire doors are fitted to the stairway, lobbies, riser, internal plant rooms and ancillary accommodation. They are a mixture of FD30S and FD60s fire doors and unless otherwise noted, appeared to be installed in a satisfactory condition.

Where hold-open devices / free swing door closers are installed are these of an appropriate category/standard and maintained in good condition?

N/A - NO HOLD-OPEN DEVICES / FREE SWING DOOR CLOSERS INSTALLED

Are flat entrance doors and communal fire doors periodically inspected?

NO

Ensure that fire doors (including flat entrance doors) are being checked in accordance with the Fire Safety (England) Regulations 2022. Communal fire doors requiring inspection include the stairway doors and lobby doors, and riser/service cupboard doors.

TIMESCALE
PRIORITY ACTION C

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.

SEVERITY
MEDIUM

REFERENCE RB-3DF9Z7 DUE 09/04/2026

CATEGORY City of London: Inspection & Maintenance

Does the building have facilities for the evacuation of vulnerable persons (i.e. persons with cognitive or physical impairments)?

NO

There are no specific facilities for evacuation of vulnerable persons. Where specific facilities are not provided in the building for the evacuation of vulnerable persons it is expected that where necessary the Responsible Person will consider this in their Residential Personal Emergency Evacuation Plan (RPEEPs) arrangements.

Where relevant, are flats & maisonettes (multi-storey flats) provided with a suitable secondary means of escape?

N/A

Maisonettes (duplexes) have internal protected stairs, Grade A LD1 fire alarm systems and sprinklers. Therefore, a secondary means escape is not required.

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

N/A - NO ADDITIONAL RISKS IDENTIFIED

Conclusion

ACTION REQUIRED

Signs And Notices

1 Negative Answer 3 Actions 7 Controls

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

NO

Provide clear and compliant directional escape signage along the school-side escape route to guide occupants from the protected staircase and the basement fire exit discharge point to the final exit. A directional arrow sign should be installed opposite the basement fire exit door to clearly indicate the correct direction of travel. All signage should comply with BS 5499 / BS EN ISO 7010 to ensure the escape route is immediately recognisable and easily followed in an emergency.

TIMESCALE
PRIORITY ACTION C

SEVERITY
LOW

The protected staircase discharges at ground floor level, where there are two possible directions of escape: to the right via the main front entrance door, or to the left via the alternative exit adjacent to the school. The basement fire exit also discharges into this same ground floor area. When exiting via the school-side route, there is no directional escape signage installed to clearly indicate the route to the final exit.

REFERENCE RB-YTDS2P DUE 09/04/2026

CATEGORY City of London: Signage



It is recommended that sprinkler valve identification signage is displayed on all relevant riser floors to clearly indicate the

TIMESCALE

Sprinkler valve signage was not installed at the relevant riser floors on all levels. This information is potentially useful for fire fighters.

SEVERITY
RECOMMENDED

REFERENCE RB-7L77DX DUE Recommendation

CATEGORY City of London: Signage



It is advised that the signage is replaced with 'Fire Door, Keep Shut' signage.

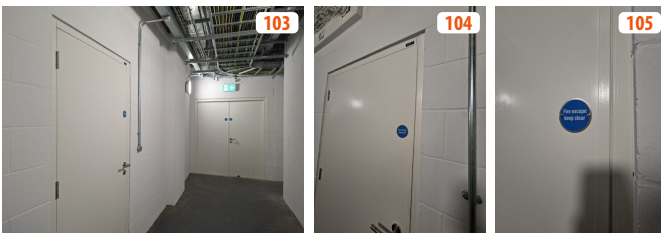
TIMESCALE
PRIORITY ACTION D

The fire doors to the plant rooms in the basement were installed with 'Fire Escape, Keep Clear' however, they should be installed with 'Fire Door, Keep Shut signage.

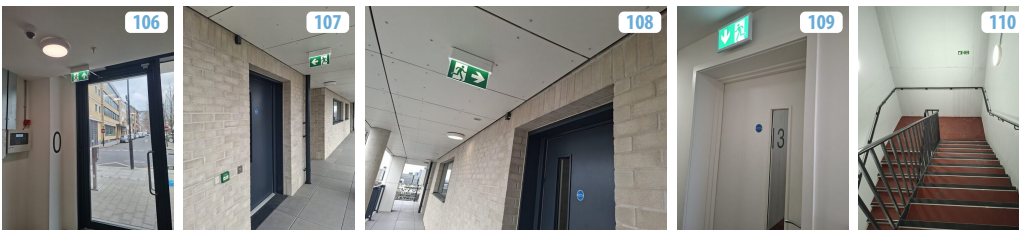
SEVERITY
LOW

REFERENCE RB-49H182 DUE 12/06/2026

CATEGORY City of London: Signage



The provision of directional signage and illuminated signs is generally considered to be satisfactory.



Wayfinding Signage for firefighters is installed in the lift lobbies and the firefighters staircase.



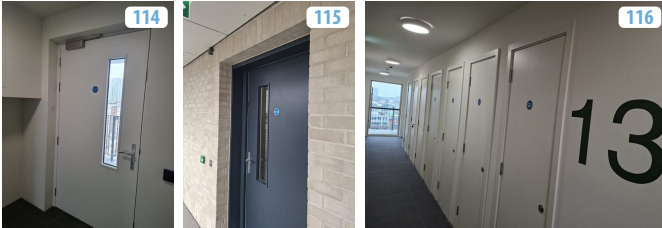
Where necessary, fire doors are signed with Fire Door Keep Shut or Fire Door Keep Locked signage.

Lifts are signed Do Not Use Lift In The Event Of Fire at every floor level.

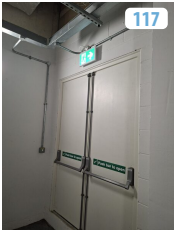
CONTROL CONTINUES...



Where necessary, fire doors are signed with Fire Door Keep Shut or Fire Door Keep Locked.



The fire exit door in the plant room leading to the CAT ladder was installed with push-bars and its relevant 'Push Bar to Open' signage.



Flat numbers and floor level identification are clearly signed within the firefighting staircase, in accordance with wayfinding signage requirements under the Regulatory Reform (Fire Safety) Order 2005.



Conclusion

SATISFACTORY

Emergency Escape Lighting

2 Negative Answers 1 Action 1 Control

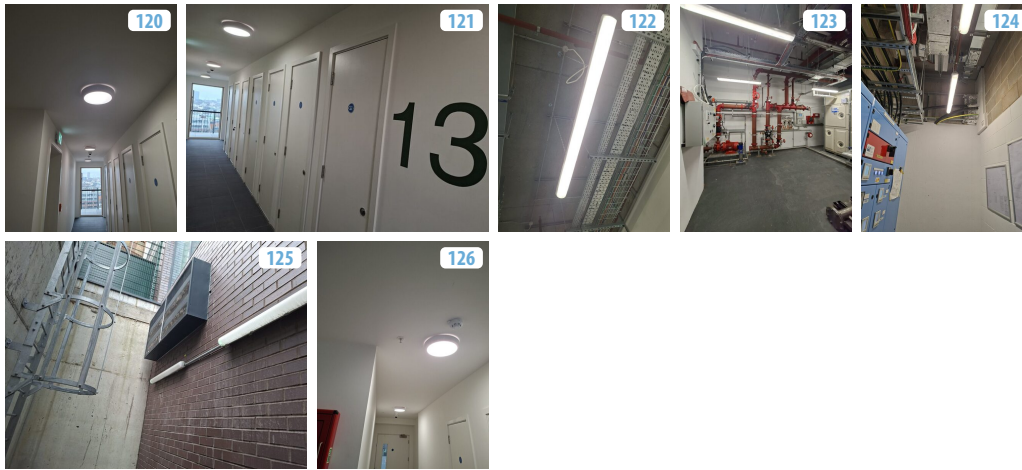
Is there suitable and sufficient emergency escape lighting installed ?

YES

Based on a visual survey there appeared to be an adequate provision of emergency lighting.

CATEGORY Maintenance: Fire Safety Servicing

CONTROL CONTINUES...



Where installed, is emergency escape lighting appropriately tested and maintained?

NO

Ensure that the emergency lighting system is appropriately tested and maintained in accordance with BS5266-1.

TIMESCALE
PRIORITY ACTION C

No records were provided to indicate that the emergency lighting system is appropriately tested and maintained in accordance with BS5266-1.

SEVERITY
MEDIUM

REFERENCE RB-ACPTIT DUE 09/04/2026

CATEGORY City of London: Inspection & Maintenance

Conclusion

ACTION REQUIRED

Manual Fire Fighting Equipment

2 Controls

Is there appropriate provision of manual fire-fighting equipment and was it accessible?

YES

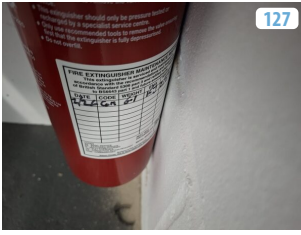
Fire extinguishers are not provided in the common areas of flats as residents are unlikely to be trained in their use and it could put residents at risk where they exit their flat to retrieve a fire extinguisher and then re-enter to fight a developing fire. Any fire extinguishers present in plant areas are in place for competent and trained individuals who are expected to have received the necessary fire extinguisher training from their employer to use them.

Where provided, is manual fire-fighting equipment appropriately tested and maintained?

YES

Records indicate that fire extinguishers are appropriately serviced and maintained annually in accordance with BS5306-3. Service records were up-to-date. They were dated as being installed as new on 02/2026.

CONTROL CONTINUES...



Conclusion

SATISFACTORY

Separating Elements And Other Measures To Limit Fire Spread And Development

3 Negative Answers 6 Actions 6 Controls

Does the condition of compartmentation / firestopping in communal areas and ancillary areas (e.g risers and plantrooms) appear satisfactory?

NO

Ensure all fire-rated access hatches are kept closed and securely fastened at all times when not in use, so that compartmentation is maintained.

TIMESCALE
PRIORITY ACTION C

Fire-rated access hatches installed at the front entrance and basement entrance were noted to be left open, potentially compromising compartmentation.

SEVERITY
MEDIUM

REFERENCE RB-FID9SD DUE 09/04/2026

CATEGORY City of London: Compartmentation & Fire Stopping



Arrange for the cabinet doors to be repaired or adjusted so that they close fully and latch securely. If required, replace or upgrade the locking / latching mechanism to ensure the cabinet remains fully closed.

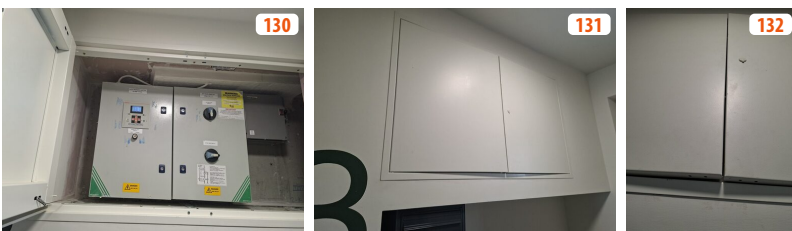
TIMESCALE
PRIORITY ACTION D

A services cabinet is installed on the 13th floor with electrical services contained within it. The two doors do not fully close.

SEVERITY
LOW

REFERENCE RB-SXTV9H DUE 12/06/2026

CATEGORY City of London: Compartmentation & Fire Stopping



It is advised that competent fire-stopping contractor checks the fire stopping in all service risers to confirm the adequacy of the installation. Any defective, incomplete or poorly sealed fire-stopping should be repaired/reinstated using appropriate proprietary fire-stopping systems, installed in accordance with manufacturer's instructions and the ASFP Red Book guidance.

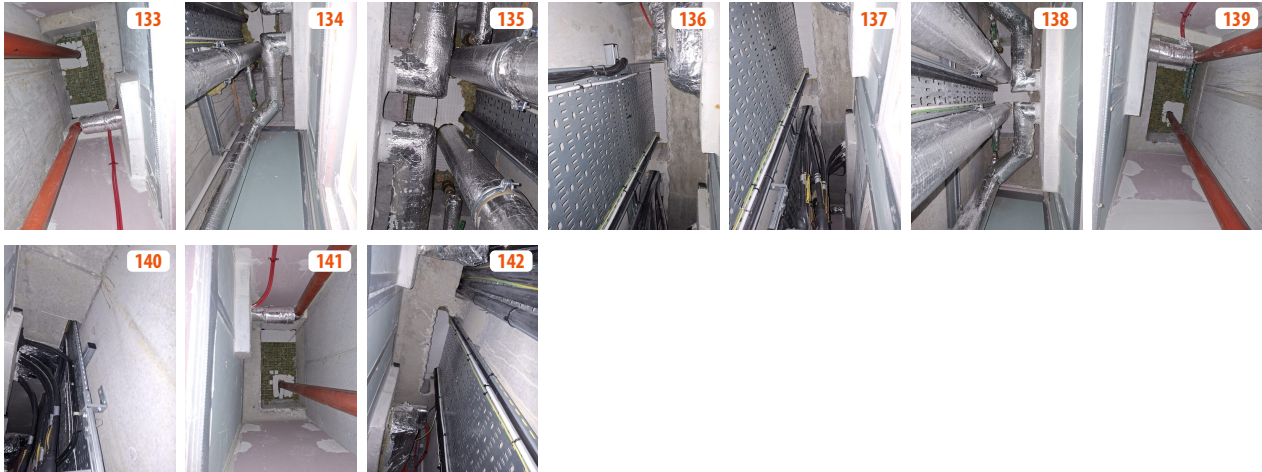
TIMESCALE
PRIORITY ACTION C

SEVERITY
LOW

It is understood that the risers were originally designed and constructed as protected shafts. However, due to insurance and COL requirements, horizontal fire separation has been installed at each floor within the service risers in several areas, the standard of fire-stopping installation appears to be unsatisfactory, and Fire Batt not appropriately sealed around service penetrations.

REFERENCE RB-8FPYL7 DUE 09/04/2026

CATEGORY City of London: Compartmentation & Fire Stopping



Arrange for a competent person to investigate the cause and extent of the damp and mold within the risers. Where advised by the competent person, ventilation should be improved but ensure any ventilation arrangements do not compromise the compartmentation or riser fire doors. Any damaged plasterboard or fire resisting materials should be replaced with appropriate fire resisting materials.

TIMESCALE
PRIORITY ACTION D

SEVERITY
MEDIUM

Significant damp and mold were noted at the base of the partitions in the risers, affecting both sides of the plasterboard and adjacent cupboards. It appears that fire-stopping installed between floors may have compromised ventilation within the risers, causing this problem. Prolonged damp and associated mold growth may have affect the long-term integrity of the compartmentation as the plasterboard degrades.

REFERENCE RB-GY4KCU DUE 12/06/2026

CATEGORY City of London: Compartmentation & Fire Stopping



Confirm that these services have been appropriately fire stopped where services pass between adjacent compartments.

TIMESCALE
PRIORITY ACTION D

SEVERITY
LOW

Access and visibility were restricted so it could not be confirmed that services are appropriately fire stopped in the area identified.

REFERENCE RB-7YY75M DUE 12/06/2026

CATEGORY City of London: Compartmentation & Fire Stopping

ACTION CONTINUES...

...ACTION CONTINUED



During the previous pre-occupation fire risk assessment, a Bolster report had been provided that documented the fire stopping installations. Fire Stopping Report ATE Fire Protection Limited CoLPAl (ISG Ltd) CoLPAl

Some recent firestopping installations were labelled.



Where relevant, does the condition of compartmentation / firestopping in roof voids appear satisfactory?

N/A - THE BUILDING HAS A FLAT ROOF

Where relevant, are communal ventilation systems (e.g linking bathrooms and kitchens between flats) provided with appropriate features to prevent fire and smoke spread?

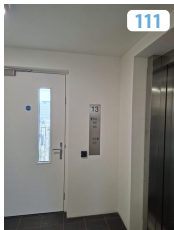
N/A - NO COMMUNAL VENTILATION SYSTEMS OBSERVED

Does it appear that there is a reasonable limitation of linings to the common parts that might promote fire spread?

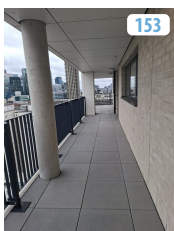
YES

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

CATEGORY Housekeeping and Policy: Escape Routes



All surfaces of the facing wall, balcony/deck soffit and balustrade are assumed to be materials classified as A2-s1, d0 or better.



Where fire shutters are installed, are they appropriately tested and maintained?

NO

Ensure that the fire curtain is subject to an appropriate maintenance regime in accordance with BS 8524-2.

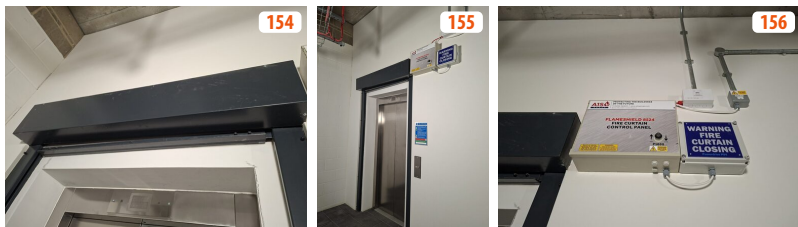
TIMESCALE
PRIORITY ACTION D

There is an automatic fire curtain installed to the lift in the basement. No evidence was available to confirm that the shutter is being serviced or maintained.

SEVERITY
MEDIUM

REFERENCE RB-61711K DUE 12/06/2026

CATEGORY City of London: Inspection & Maintenance



A 60-minute fire and smoke shutter/curtain is fitted in front of the lift at the basement level.



In multi-occupied buildings, from a visual assessment does there appear to be adequate compartmentation between residential areas and other demises?

YES

The commercial units are considered to be independent from the residential accommodation and are separated by at least 60 minutes fire compartmentation. There are also no shared means of escape with the residential accommodation. The building is a purpose-built block of flats with solid masonry construction. No obvious deficiencies in the standard of compartmentation between residential areas and other demises were identified.

CATEGORY Maintenance: Doors and Compartmentation



Conclusion

ACTION REQUIRED

Automatic Fire Suppression

2 Negative Answers 2 Actions 1 Control

- ✓ Sprinkler system covering ancillary areas
- ✓ Sprinkler system covering the flats
- ✓ Sprinkler system covering flats and communal means of escape

Sprinkler systems are installed throughout the flats, communal areas, plant rooms, ancillary accommodation, bin store, commercial units and undercroft area.



Where an automatic fire suppression system is installed, is it maintained?

NO

Ensure that the sprinkler system(s) is subject to an appropriate routine and periodic planned preventative maintenance regime in accordance with BS9251 or BS EN 12845 (as appropriate).

TIMESCALE
PRIORITY ACTION D

No records were available to indicate that the sprinkler system(s) is subject to an appropriate routine and periodic planned preventative maintenance regime.

SEVERITY
MEDIUM

REFERENCE RB-JMES7R DUE 12/06/2026
CATEGORY City of London: Inspection & Maintenance

Arrange for a competent person to inspect the leaking pipework and carry out any required remedial works required.

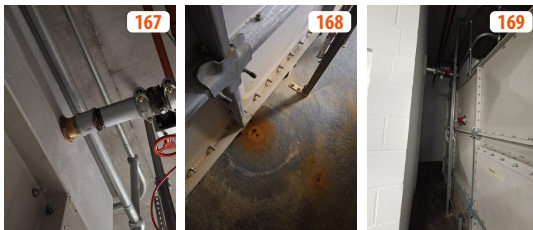
TIMESCALE
PRIORITY ACTION D

A pipe within the sprinkler pump room was noted to be leaking. A small puddle of water was present on the floor, and corrosion was visible on the pipework, with water slowly dripping from the affected area. If left unaddressed, this may deteriorate over time and could adversely affect the reliability and performance of the sprinkler system.

SEVERITY
LOW

REFERENCE RB-59UPPC DUE 12/06/2026

CATEGORY City of London: Inspection & Maintenance



Conclusion

ACTION REQUIRED

Loadbearing Elements Of Structure

Where load-bearing elements of the structure are identified as having fire protection applied/installed, was the condition of the fire protection considered satisfactory?

NO OBVIOUS ISSUES RELATING TO STRUCTURAL FIRE PROTECTION WERE IDENTIFIED

Conclusion

SATISFACTORY

Fire Spread Over External Walls

1 Negative Answer 2 Actions 2 Controls

Has a FRAEW been undertaken?

NO

From a visual inspection of the building's facade including external walls, balconies and any external attachments, is a FRAEW required to determine the risk of external fire spread?

NO

It is advised that COL confirm that all necessary Buildings Regulations Regulation 38 information has been handed over and retained to demonstrated that the facade complies with Building Regulations. This information will be necessary for future fire risk assessors, (and in support of the Golden Thread and Safety Case information required under the Building Safet Act 2022).

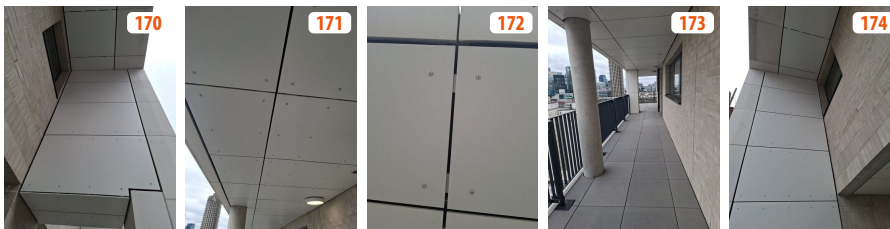
TIMESCALE
NO TIMESCALE

SEVERITY
RECOMMENDED

The building is largely brick clad but does incorporate some panels along the balconies. No information was provided to confirm that this installation has been satisfactorily installed in accordance with building regulations.

REFERENCE RB-RQ543M DUE Recommendation

CATEGORY City of London: External Walls / Cladding



Ensure that a record of the external walls has been provided to the Fire & Rescue Service as require by the Fire Safety (England) Regulations 2022.

TIMESCALE
PRIORITY ACTION C

It could not be conformed if a record of the external walls has been provided to the Fire & Rescue Service.

SEVERITY
LOW

REFERENCE RB-IQDZZB DUE 12/04/2026

CATEGORY City of London: External Walls / Cladding

The building is largely clad in brick. It is understood that there are also some brick slips. The fire strategy states that "all materials which become part of an external wall or specified attachment achieve European Class A2-s1, d0 or Class A1, other than those exempted by Regulation 7(3) of the Building Regulations. Therefore, materials achieving limited combustibility cannot be deemed to meet the requirement using an alternative classification method. This applies to any parts of the external wall as well as balconies, solar panels and sun shading".

Have interim measures been recommended?

NO - NO INTERIM MEASURES
HAVE BEEN RECOMMENDED

Absence of significant combustible storage or sources of ignition e.g barbeques on balconies?

YES

There was no obvious significant combustible storage or sources of ignition e.g barbeques seen on balconies.

Conclusion

ACTION REQUIRED

Facilities For Firefighters

5 Negative Answers 8 Actions 6 Controls

Where fire service provisions are provided are they adequately tested/maintained?

- ✗ Dry Rising Main
- ✓ Secure Information Box
- ✗ Fire-Fighters Lift
- ✓ Manual Smoke Controls for Firefighting
- ✓ Firefighter Isolation Switches
- ✓ Wayfinding Signage for Firefighters

Ensure the dry riser is subject to 6 monthly visual inspection and annual pressure test in accordance with BS:9990.

TIMESCALE
PRIORITY ACTION D

No evidence was seen to confirm the dry risers are being inspected and maintained.

SEVERITY
MEDIUM

REFERENCE RB-B532WV DUE 12/06/2026

CATEGORY City of London: Inspection & Maintenance

Ensure the Firefighting lifts are subject to an appropriate planned preventative maintenance regime and in accordance with LOLER requirements.

TIMESCALE
PRIORITY ACTION D

No maintenance records were provided for the Firefighting Lift.

SEVERITY
MEDIUM

REFERENCE RB-1FDENQ DUE 12/06/2026

CATEGORY City of London: Inspection & Maintenance

A labelled key for the basement ventilation system fire fighters override switch should be retained in the Premises Information Box.

TIMESCALE
PRIORITY ACTION C

To ensure firefighters can operate the override switch.

SEVERITY
LOW

REFERENCE RB-L68517 DUE 09/04/2026

CATEGORY City of London: Firefighters Access, Facilities & Information

There are fighting switches inside the main entrance for the basement ventilation system and PV shut off.



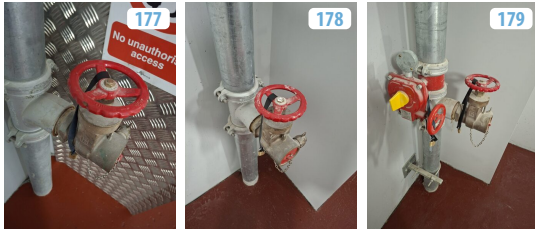
The building is fitted with a Secure Information Box.

The building has a firefighting core consisting of a firefighting stair, firefighting lift, firefighting lobbies and dry rising main.

The premises is fitted with a Dry Rising Main with an inlet outside the main entrance and outlets on every stair landing, at the basement level and on the roof.

Manual AOV overrides and indicator equipment are provided for fire fighters.

Dry riser outlets were secured in position with a strap.



Are lifts for use by firefighters and essential firefighting equipment checked monthly? **NO**

Ensure that lifts for use by firefighters and essential firefighting equipment is checked monthly in accordance with The Fire Safety (England) Regulations 2022. These checks should include:

- (a) Fire detection and fire alarm systems including any detectors linked to ancillary equipment such as smoke control systems.
- (b) Evacuation alert systems.
- (c) Automatic door release mechanisms linked to fire alarm systems.
- (d) Inlets for dry-rising mains.
- (e) Inlets for wet-rising mains.
- (f) Outlets for dry-rising mains.
- (g) Outlets for wet-rising mains.
- (h) Smoke control systems.
- (i) Suppression systems.
- (j) Lift for use by firefighters.
- (k) Evacuation lifts.

The building is a HRRB. No records were provided to confirm that lifts for use by firefighters and essential firefighting equipment is checked monthly.

REFERENCE RB-AJYM32 DUE 09/04/2026
CATEGORY City of London: Firefighters Access, Facilities & Information

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

Are there any obvious significant restrictions to firefighting access? **YES**

Relocate the Secure Information Box (SIB) externally to the front of the premises.

The premises is fitted with a fob-entry system, the Secure Information Box (SIB) is located internally, and no drop key has been installed to the front entrance. This could delay firefighters access to the building and access to the SIB.

REFERENCE RB-GLFGW5 DUE 09/04/2026
CATEGORY City of London: Firefighters Access, Facilities & Information

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

ACTION CONTINUES...

...ACTION CONTINUED

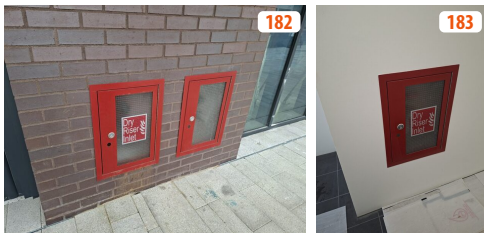


Review the dry riser commissioning documentation to confirm the full system layout, including whether the two external inlets at the front entrance serve separate zones (for example, one serving the main building and the other serving the basement plant area) and to verify whether the ground floor firefighting lobby cabinet is correctly identified as an inlet or should in fact be labelled as an outlet. Once confirmed, ensure all inlets and outlets are clearly and accurately labelled in accordance with BS 9990, and rectify any discrepancies to prevent confusion during firefighting operations.

The front entrance of the premises is provided with two dry riser cabinets, understood to be inlets. However, it was not confirmed whether each inlet serves a different area of the building (for example, one serving the main building and the other serving the basement plant area). Additionally, the internal dry riser cabinet located within the ground floor firefighting lobby is labelled as an inlet. It was unclear whether this has been incorrectly labelled and should in fact be identified as an outlet.

REFERENCE RB-Q53UIN DUE 09/04/2026

CATEGORY City of London: Signage



TIMESCALE
PRIORITY ACTION C

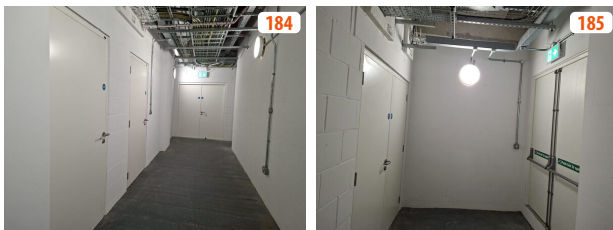
SEVERITY
MEDIUM

It is advised that plant room doors are labelled to show their use and also that appropriate hazard labels are installed on the doors, for the information of fire fighters.

The plant room doors are not labelled to clearly identify the function of each room (for example, Electrical Intake Room, Gas Boiler Room, or Sprinkler Pump Room). Such information is useful to the Fire & Rescue Service.

REFERENCE RB-8LE97A DUE Recommendation

CATEGORY City of London: Signage



TIMESCALE
NO TIMESCALE

SEVERITY
RECOMMENDED

At least two FOBs should be retained in the Secure Information Box for the use of firefighters, to enable them to access controlled doors (without having to break them down).

The lobby door to the firefighting stair is on a controlled access system with no override. This could potentially delay firefighters accessing the firefighting stair. It is understood that this door is secure because of safeguarding concerns between the residential and school demise.

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-DJL2AQ DUE 09/04/2026

CATEGORY City of London: Firefighters Access, Facilities & Information

Conclusion

ACTION REQUIRED

Relevant Fire Protection Systems And Equipment Not Elsewhere Recorded

Were there any other relevant fire protection systems and equipment not elsewhere recorded, and where identified were these fire protection systems appropriately maintained?

N/A - NO OTHER RELEVANT FIRE PROTECTION SYSTEMS AND EQUIPMENT IDENTIFIED

Fire Safety Management

1 Negative Answer 2 Actions 10 Controls

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

YES

It is understood that a corporate level Fire Safety Policy together with supporting procedures is in place. The fire policy and supporting procedures details the arrangements for fire safety management, fire safety risk assessments, fire safety training and planned preventative maintenance etc.

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

YES - STAY PUT IN FLAT / SIMULTANEOUS EVACUATION ELSEWHERE

A Stay Put evacuation strategy is considered to be appropriate.

The Fire Action Notices displayed within the communal areas of the residential premises appropriately detail the fire evacuation arrangements.

A Fire Action Notice is necessary so that those accessing the building are aware of the appropriate fire evacuation arrangements in the building.

CATEGORY Maintenance: Signage



Are there procedures in place for identifying people with specific evacuation requirements?

YES

The building was only partially occupied at the time of the assessment. The premises incorporates several accessible flat's so it is likely that Vulnerable Residents requiring RPEEPs will be present.

Confirm the strategy for the potential evacuation of disabled persons, including the potential use of the firefighting lift. This strategy should be incorporated into the RPEEP arrangements that will be required in compliance with the Fire Safety (Residential Evacuation Plans) (England) Regulations 2025. Any use of the firefighting lift as part of the evacuation arrangements must be considered in consultation with the London Fire Brigade.

TIMESCALE
NO TIMESCALE

SEVERITY
MEDIUM

As the design of the building was made applying the guidance from BS9991 2015, and before the London Plan, no specific provisions have been installed for evacuation of disabled persons. However, it is understood that the lifts do not ground on activation of the fire alarm so the firefighting lift could be utilised prior to fire fighter attendance (when they will take control of the lift for firefighting purposes).

REFERENCE RB-7DTGRX DUE No Due Date
CATEGORY City of London: Vulnerable Persons

It is COL policy that Emergency Assistance Lists are contained in every HRB and sheltered scheme secure premises information box, for the information of the Fire & Rescue Service. The lists identify those requiring resident personal emergency evacuation plans (RPEEPs), showing the flat number and the type of assistance required.

All residents (general needs and sheltered) are written to every year to review Emergency Assistance Lists. RPEEPs are reviewed sooner if the Corporation becomes aware that the resident's situation or circumstances have changed – for example, an increase in mobility difficulties and changes to cognitive or sensory perception. The type of assistance required is RAG rated, with red for the highest assistance needs and green for lowest. This information is held in premises secure information boxes and electronically on the Civic CX live database.

Where necessary, are Person Centered Fire Risk Assessments (PCFRAs) completed?

YES

COL have confirmed that from the 6th April 2026 that in all high-rise buildings $\geq 18\text{m}$ with Stay Put, plus all medium rise buildings (11m-18m) with Simultaneous Evacuation, Person-Centered Fire Risk Assessments (PCFRAs) will initially be completed by Resident Service Officers (under the guidance of the Head of Health and Fire Safety), and in the future be carried out by the Health and Fire Safety Team.

Are there suitable arrangements for summoning the Fire & Rescue Service?

YES

The building is not staffed, therefore the fire strategy relies on residents, neighbours or passers-by calling the Fire & Rescue Service. This is considered satisfactory.

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

NO

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.

Are there adequate arrangements for liaison / providing information with the Fire & Rescue Service?

NO

Ensure that contact details and building layout plans are provided in the Secure Information Box (SIB) as required by the Fire Safety (England) Regulations 2022. The building layout plans should also be uploaded to the Fire & Rescue Service High-Rise Building Portal.

TIMESCALE
PRIORITY ACTION C

SEVERITY
MEDIUM

There was no access to the Secure Information Box (SIB) to confirm if information for firefighters is provided.

REFERENCE RB-H35T5V DUE 09/04/2026

CATEGORY City of London: Firefighters Access, Facilities & Information

Information for fire-fighters is provided in the Secure Information Box (SIB).

The building is a HRRB. The Responsible Person has confirmed that relevant information has been provided to the Fire & Rescue Service including the building layout plans in compliance with the Fire Safety (England) Regulations 2022.

In a multi-occupied building, is there appropriate co-operation and co-ordination arrangements between Responsible Persons?

YES

The Responsible Person has confirmed that there are appropriate co-operation and co-ordination arrangements between them and other Responsible Persons within the building regarding relevant fire safety matters.

Are fire drills completed (where appropriate)?

N/A - FIRE DRILLS NOT
CONSIDERED APPROPRIATE FOR
THIS TYPE OF PREMISES

Conclusion

SATISFACTORY

Resident Engagement & Information to Third Parties

2 Controls

Are arrangements in place for providing third parties and residents with relevant information?

YES

COL have confirmed that within all DCCS buildings that contain two or more sets of domestic residences and common parts, the Corporation will provide a fire safety information reminder annually to all residents. Information will also be displayed in common parts. Information will comprise how to report a fire, the evacuation strategy for the building and other relevant instructions. The information will be provided to all residents when they move into the building, in plain English wording, with translated, pictorial or accessibility adapted information where necessary. Should fire safety information for the building change at any time, residents will be informed immediately and before the annual reminder if the date of change is sooner.

This building is a HRB as defined by the Building Safety Act 2022 (BSA). It is understood that the organisations Resident Engagement Arrangements are defined by the Resident Engagement Strategy as required by the BSA.

Conclusion

SATISFACTORY

Other Significant Risks

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

NO OTHER SIGNIFICANT RISKS
IDENTIFIED

Conclusion

NOT APPLICABLE

Actions and Controls Reviewed as Completed or Cancelled

1 Action

Findings in this section have been reviewed in this assessment as completed or cancelled. They are not included in any summaries.

COMPLETED Flat numbering signs should be installed on each stairway landing for the information of firefighters. The format should comply with Section 15.14 of Approved Document B - Wayfinding Signage for Firefighters.

TIMESCALE
NO TIMESCALE

SEVERITY
MEDIUM

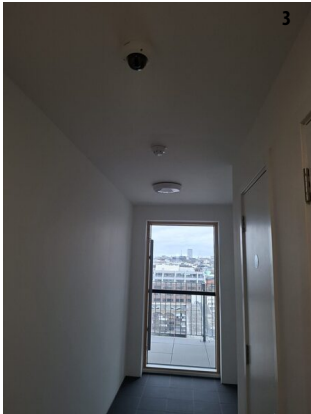
Floor level signage is installed but to comply with the Fire Safety (England) Regulations 2022, Flat numbers must also be displayed on stair landings.

REFERENCE RB-K4FZ9E DUE No Due Date

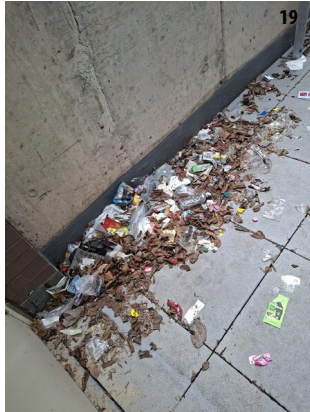
CATEGORY City of London: Signage



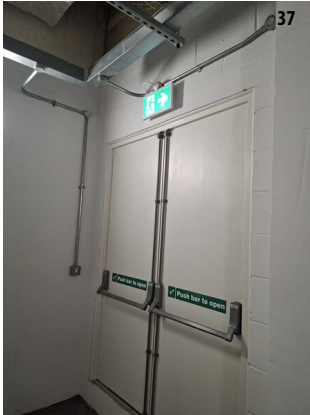
PHOTOS



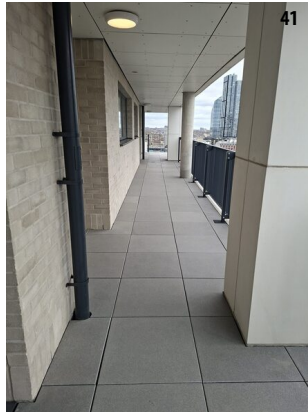
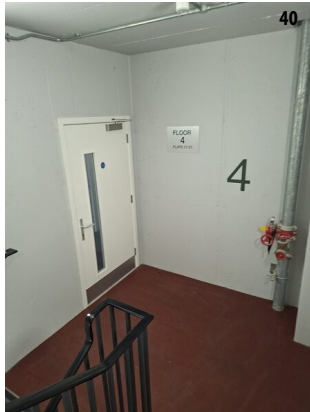
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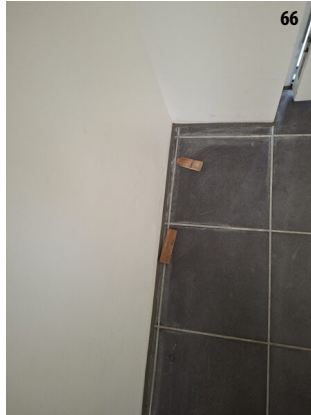
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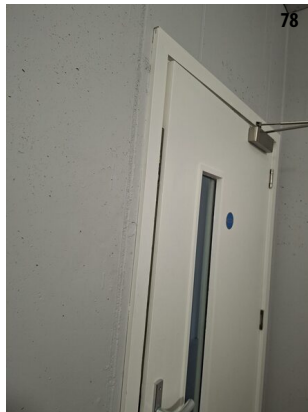
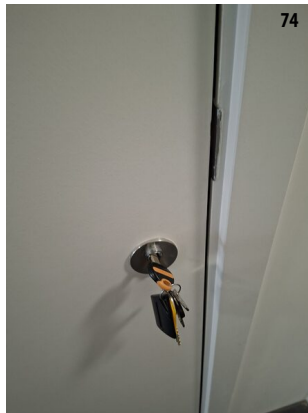
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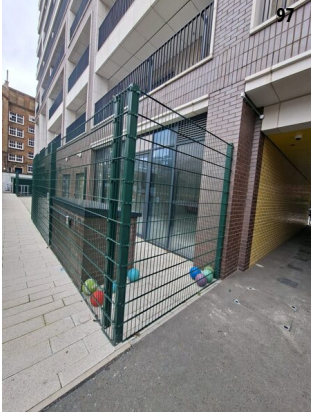
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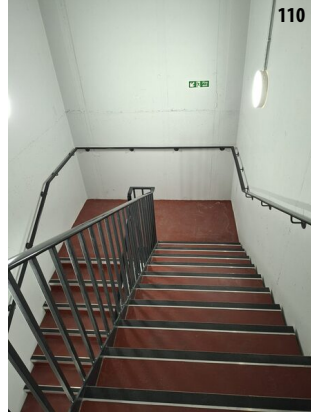
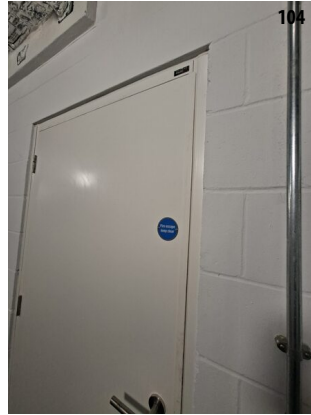
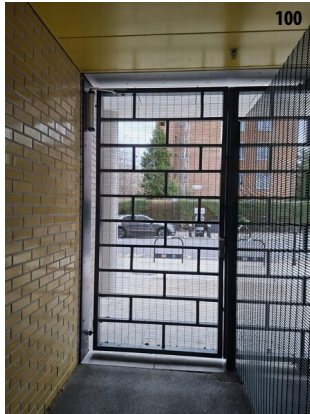
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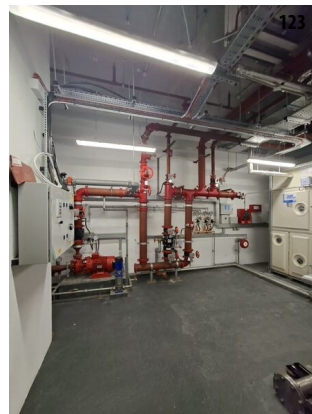
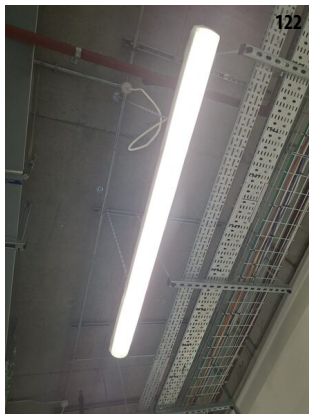
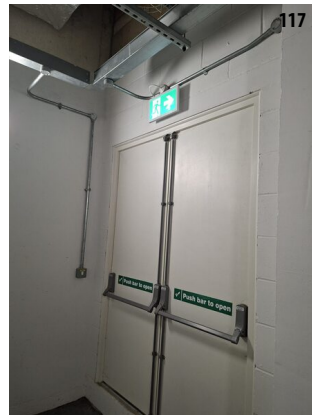
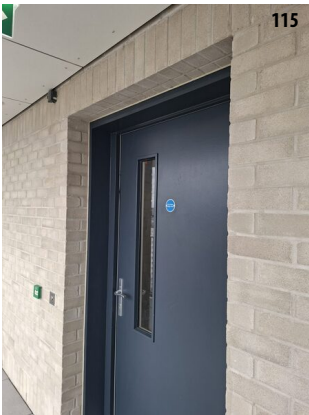
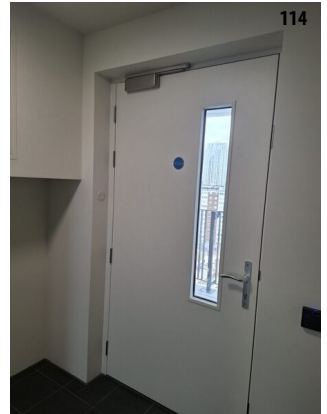
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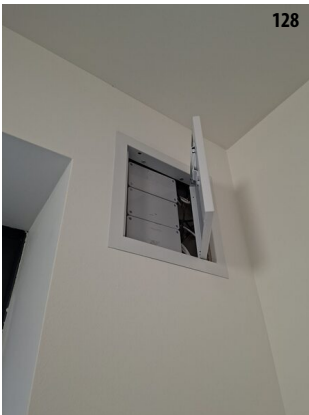
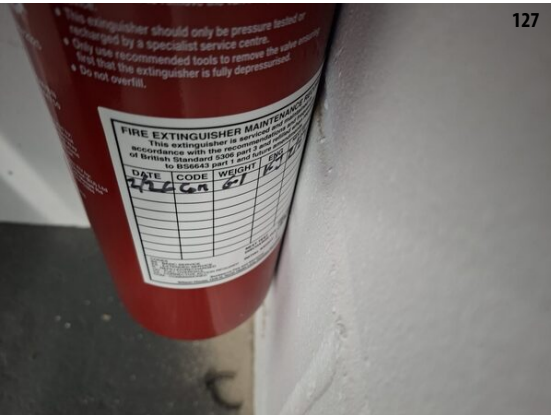
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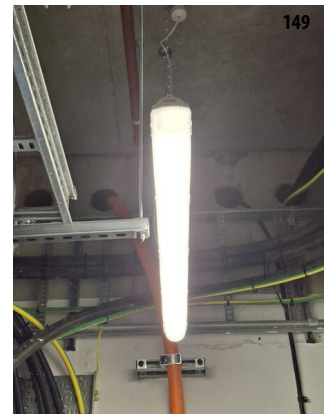
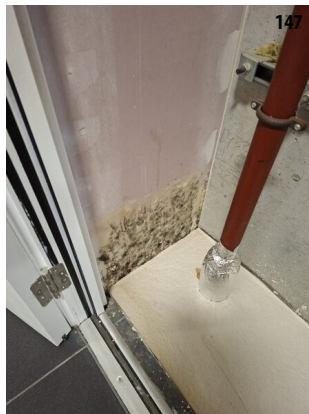
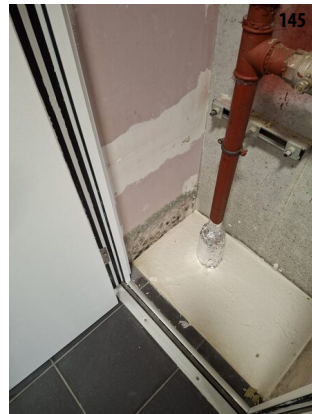
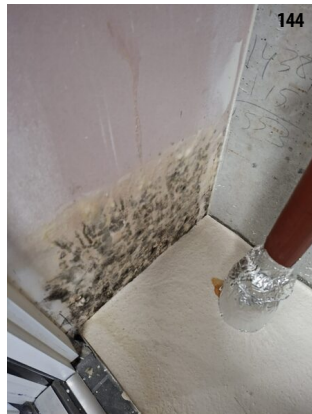
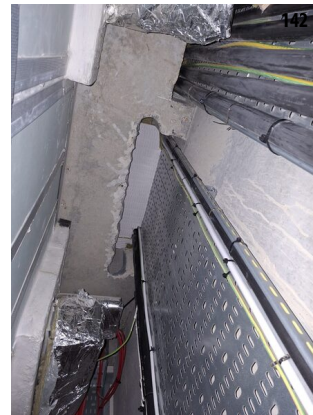
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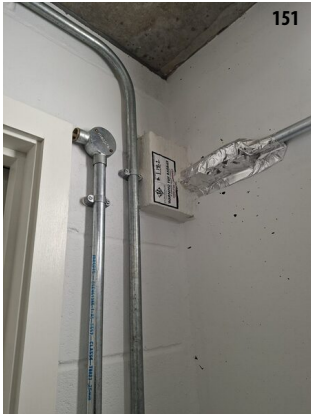
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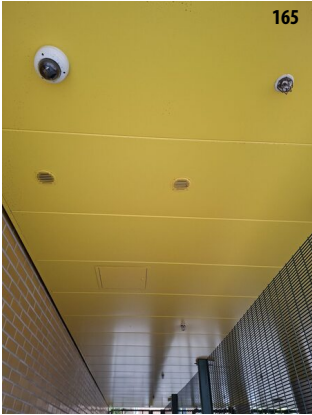
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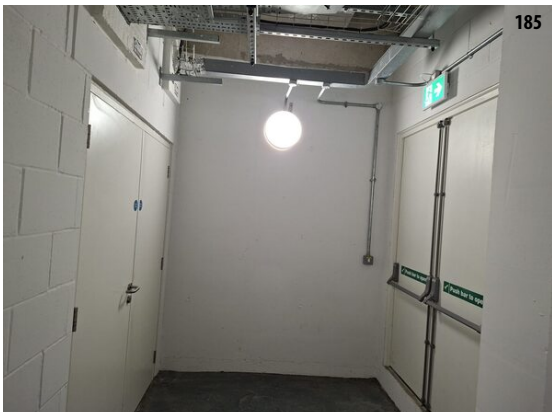
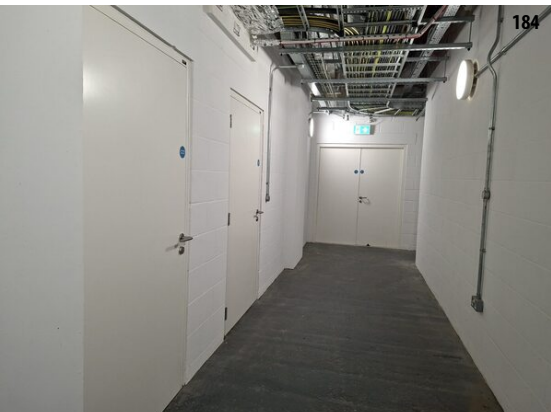
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