



**Brandon Mews**

**The City of London Corporation**

**External Fire Risk Assessment**

**Prepared by:  
Turner & Townsend  
One New Change, London EC4M 9AF**

**Site information**

**Building Name** Brandon Mews  
**Building Ref**  
**Division** Department of Community & Children's Services.  
**Estate** Barbican Estate  
**Property Name** Brandon Mews  
**Property Ref**

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Name of the person responsible for fire safety (Premises Controller) on site: -

**Name of the person: Estates Supervisor      Department name: DCCS**

**Telephone Number:                      Mobile:**

**Email address: estateservices@cityoflondon.gov.uk**

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Name of the person responsible for liaisons on fire safety matter with third party:

**Name of the person: - Estates Supervisor                      Department name    DCCS**

**Telephone                                      Mobile:**

**Email address: estateservices@cityoflondon.gov.uk**

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Person responsible for arranging corrective actions (Competent art 13 RRO):-

**Name of person-      Assistant Director, Housing and Barbican      Department  
name DCCS**

**Telephone                                      Mobile:**

**Email address: housingfiresafety@cityoflondon.gov.uk**

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Event planner for the site when applicable:-

**Direct contact details: -                      Department name**

**Office                                      Mobile:**

**Email address:**

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**Assessor details**

**Name of the person:** - Paul Boughton  
Townsend

**Department name:** Turner &

**Telephone:**

**Mobile:**

**Email address:** Paul.Boughton@turntown.co.uk

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**Date of the assessment** : 12.07.2022

**Date of first draft reviewed** : 24/08/2022

**Date when finalised** : 08/09/2022

**Date sent to premises controller:** : 15/09/2022

**Date of next assessment** : 12/07/2023

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**Report Signed by Assessor**

Signature: *Paul Boughton*

Print Name: Paul Boughton

Date: 07/09/2022

**Name of Assessors reviewer:**

Printed Name: Russell Peacey

**Signature of Assessor reviewer**

Signature: *Russell Peacey*

**Date of Review**

Date: 08/09/2022

## Contents

Minor amendment history .....	4
Preamble .....	5
Executive Summary .....	5
Overall risk assessment .....	5
Survey Methodology .....	5
Specific Site Survey Information.....	7
Description of site .....	17
Use of Site.....	18
Passive Fire Precautions.....	18
Active Fire System.....	19
Fire Ignition Sources.....	19
Fire Training .....	19
Make an assessment of the fire risk.....	20
Formulate and document an action plan.....	20
Fire Risk Assessment reviews (CoL use only).....	32
Appendix One .....	34
Pre-Survey Questionnaire.....	34
Annex A – Actions outstanding from previous fire risk assessment .....	35
Annex B – Unintentional fires during the last two years.....	37
Annex C – maintenance records of fire systems.....	37

## 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

This Fire Risk Assessment has been prepared to comply with the requirements of the Articles of the Regulatory Reform (Fire Safety) Order 2005.

The assessment process has been developed to meet the requirements of the City of London (CoL).

This Fire Risk Assessment document reflects the significant hazards associated with the operation of this site and identifies suitable controls to minimise risks to health and safety which need to be actioned by the CoL person responsible for undertaking corrective actions.

## Executive Summary

The building has been rated as a tolerable risk as most flats exit directly to the outside with most flats not having any “passing” risk.

## Overall risk assessment

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

**Overall comment on the Risk Assessment of health and safety.** The health and safety arrangements of site were considered appropriate. The site appears to be well managed.

**Significant General Safety Issues** – None noted.

## Survey Methodology

Site information, Specific Site Survey Information and the responses to the Pre-Survey Questionnaire were obtained by email. The response was obtained from David Blane.

A site visit was carried out by Paul Boughton on the 12.07.2022 to undertake a physical survey of the building.

All means of escape were walked to check their availability.

During the initial visit, flat entrance doors were inspected externally to assess their performance, although this did not amount to a full and detailed inspection of the doors and no performance guarantee can be given.

Further checks of a sample of at least 10% of the flat entrance doors will be conducted as part the Type 3 assessment that will be undertaken of the building.

Compartmentation was assessed as far as it was reasonably practicable without carrying out an intrusive survey.

**Note – there was no access to the engineer’s room at street level as at the time of the assessment it was flooded.**

Relevant documentation was inspected to check compliance with recommended testing

Further information was obtained by informal questioning of staff where necessary.

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.
- 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

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

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.

### Specific Site Survey Information

<p>Is there evidence on site that fire deficiencies/ faults are addressed in a timely manner?</p>	<p>Yes – no significant faults identified.</p>
<p>Emergency lighting units are charging (diodes normally green or red are illuminated).</p>	<p><b>No</b></p> <p>Much of the emergency lighting (EML) in the building is provided by “Standby Lighting” (as defined by BS5266 Part 1). e.g. within the stairways, with an alternative power supply provide by a generator.</p> <p>It was not possible to confirm the full locations and adequacy of these installations as part of the fire risk assessment survey.</p> <p>As the block is accessed externally there is likely to be limited EML. However, it would be expected that the external stairs to the podium level and the exit routes through the car park are provided with EML.</p> <p>It is understood that CoL are commissioning an</p>

	<p>emergency lighting survey.</p> <p><b>See action 1</b></p>
<p>Escape routes not blocked &amp; clearly marked.</p>	<p>At the time of the assessments the exits routes were clear.</p> <p>Wayfinding signage in adjoining car park could be improved. This is picked up as part of the FRA for the car park.</p> <p>Exit routes from the rooftop (over roofed area) have limited directional/escape signage. However this is considered tolerable as the area is only occasionally accessed for maintenance purposes, the exits are obvious and travel distances are not excessive.</p>
<p>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).</p>	<p>N/A</p>
<p>Are there any restrictions from Building Control, Planning &amp; Heritage that could have an impact of the premises?</p>	<p><b>Yes</b> - The building is Grade II* listed.</p> <p>It is understood that CoL has commissioned architectural firm to complete a listed building application in relation to planned fire safety works.</p>
<p>Are Salvage &amp; Business continuity plans up to date and suitable and sufficient.</p>	<p>Yes</p>

<p>Is there any neighboring fire risk that could significantly impact on the future fire safety of the building?</p>	<p>None known.</p>
<p>During the inspection did you identified any cladding which was not already provided to you from the client documentation?</p>	<p><b>Yes.</b></p> <p>The building been over roofed with a polycarbonate/plastic roof of unknown fire performance.</p> <p>The top floors of the flats have opening window into this enclosed roof space so there is to potential for horizontal fire spread between flats.</p> <p>A PAS9980 Fire Risk Assessment External Wall (FRAEW) considered necessary to determine the risk of external fire spread posed by the plastic roof structure.</p> <p><b>See Action 2</b></p>
<p>Are the onsite PEEPs and GEEPs templates adequate?</p>	<p>Under current guidance relating to Purpose Built Blocks of Flats with a Stay Put strategy there has been no requirement to complete PEEPs in this type of premises. A recent government consultation published in May 2022 supports this.</p> <p>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</p>

	generally recorded on a Vulnerability List (see below).
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?	<p>There were no vulnerability lists found in the Premises Information Boxes (PIBs). It is understood that CoL policy regarding PIBs, and their contents including Vulnerability Lists is currently under review and CoL are monitoring the ongoing consultations / guidance regarding PEEPs and “Emergency Evacuation Information Sharing”.</p> <p>If not already in place the information on any residents who need to be assisted in evacuation should also be included in the PIB to the car park as a fire in this area may require the some or all of the flats in Brandon Mews to be evacuated (some of the flats only have exit routes through the car park).</p> <p><b>See Action 8</b></p>
Are there inductions for staff and contractors?	It is understood that CoL complete inductions for staff and contractors.
Is there arrangement in place for the safe evacuations of visitors?	N/A for a purpose-built residential block of flats.
Is there a Building Fire Strategy and a Fire Management Plan of the building?	Not Know
During the inspection did you identified any current working practices that could be improved to reduce the	<b>No</b>

<p>fire risk to the property, e.g., removing sources of ignition or reduce the amount of fuel stored?</p>	<p>In the carpark area adjoining Brandon Mews, an oil and a fuel canister were noted in the parking bays that are directly outside the entrance to the flats.</p> <p><b>See Action 11</b></p>
<p>Is there evidence of up-to-date electrical PAT testing in place?</p>	<p>N/A, no portable appliances identified in the common area.</p>
<p>Is the fire detection &amp; warning system type adequate for the building use?</p>	<p>The building is a purpose-built block of flats with a stay put strategy so is not required to have a communal fire alarm system in the residential areas.</p> <p>Fire alarm systems within the flats are covered by the Type 3 fire risk assessment.</p>
<p>Are the fire action notices compliant provide the reader with relevant instruction and position correctly positioned?</p>	<p>No fire action notices describing the Stay Put strategy were identified in the vicinity of the flats.</p> <p><b>See action 3</b></p>
<p>Are there adequate sign to maintain the exit routes e.g. keep clear, floor marking etc.?</p>	<p>Where exits routes from the flats are through the car park, in most instances a barrier was present and floor markings have been applied to designate that the area should be kept clear.</p> <p>However, Flat 26 which can only be accessed from the car park has no clear exit route and</p>

	<p>requires passing between cars to exit.</p> <p>Also, in some of the parking bays which are marked to be kept clear the bollards have been removed.</p> <p><b>See action 4</b></p>
<p>Are the existing active Fire Protection Measures sufficient for the buildings use</p>	<p><b>No</b></p> <p>Within the roof void there are opening windows between flats which could allow smoke/fire to spread between the flats.</p> <p>Whilst there appears to be a ventilation system within the roof void it is not known if this system has been designed to extract smoke from the roof void (there does not appear to be any smoke detection within this area which would activate a smoke extraction system).</p> <p><b>See Action 5</b></p>
<p>Is there evidence on site of regularly fire door inspections?</p>	<p><b>Flat Entrance Door Inspections</b></p> <p>It was not confirmed how flat entrance doors are inspected. No records were provided.</p> <p><b>See Action 6</b></p>
<p>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)</p>	<p>The flat entrance doors appear to be of the same type. Based on information provided they are considered to be</p>

	<p>notional fire doors, with no effective self-closing device fitted.</p> <p>Whilst the doors are accessed from an open balcony it is very narrow with most balconies providing access to two flats. The balcony access to the flats is also not open to air as it connects to the car park. For these reasons it is considered that the entrance doors to these flats should be at least a notional 30-minute, self-closing fire door.</p> <p>It is understood that a programme is in place to replace all the flat entrance doors including the side cupboard doors with certified FD60S door sets fitted with external overhead self-closing devices.</p> <p><b>See Action 7</b></p>
<p>Is there evidence of regularly local checks and annual testing by competent?</p>	<p>A PPM schedule was provided, to demonstrate that fire safety systems are subject to a maintenance regime</p> <p><b>See action 9</b></p>
<p>Has the site identified emergency responders' routes and fire hydrants and documented these?</p>	<p>Hydrants and Rising Mains are identified on</p>

	site plans located in the PIB.
Are there any known neighbouring activities that could jeopardy a prompt arrival of the emergency responders?	None.
Is there evidence of anti-social behaviour at the site?	None.
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.
Are there any renewable energy source at the site that cannot be readily isolated at source in the event of a fire?	None.
Are back up generation tested to ensure they provided adequate supplies to fire safety devices?	Information provided indicates that the backup generator is under an appropriate maintenance regime.
Is the premises controller aware of the Col guidance on Hot Works?	Understood that contractors are responsible for completing a hot works permit.
Are they evacuation procedures for all time the building is in used e.g., out of hours procedures for weekend?	N/A – as a Stay Put strategy.
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?	Yes – the building has secure entrances. External areas are kept free of storage.
Is large lithium-ion battery charged on site?	The car park has electric vehicle charging points. These are outside the scope of this FRA.
When was thermographic inspection last undertaken at site?	None completed.
Has the property had any unintentional fires over the last two years if so, please provide details?	None known.

<p>Were there any significant gaps identified in the compartments (please list details)?</p>	<p><b>No</b></p>
<p>How are contractors fire risk controlled locally?</p>	<p>Understood that contractors are responsible for completing a hot works permit.</p>
<p>Is there up to date maintenance records for all fire systems on site?</p>	<p>To review the planned preventative maintenance (PPM) records, a desktop audit was completed with help from the Barbican Estates Property Services Team Manager.</p> <p>This involved checking the full records for a sample of buildings, and also random checks of several individual record types.</p> <p>The PPM audit maintenance checked records for the following fire safety systems (as relevant to this building): Fire Alarm, Dry Rising Mains, Fire Extinguishers, Back-up Generators, Lightning Protection, Emergency Lighting, Fixed Electrical System, Portable Appliances, Smoke Ventilation, Gas, Firefighting Lifts.</p> <p>The PPM audit found Barbican Estates were able to demonstrate suitable maintenance regimes for the majority of systems, but also identified the following concerns:</p>

	<ul style="list-style-type: none"> <li>• Several months delay in obtaining certificates for and sprinkler systems (whilst there are no sprinklers or in Brandon Mews they are present in the car park which is the access/escape route from some of the flats).</li> <li>• It is understood that approximately 50% of the Barbicans fixed electrical systems (Distribution Boards etc) are considered “unsatisfactory”, and / or have not been electrically inspected for at least 5 years. It is understood that non-compliant systems are being rectified on an ongoing basis but that no formal remedial works programme is in place.</li> </ul> <p><b>See Action 9.</b></p>
<p>Is the fire logbook in accordance with col guidance policy</p>	<p>No logbook seen.</p>
<p>Additional question for Housing</p> <p>Is there evidence that when a new tenancy is commenced the operation of the smoke alarm is tested?</p> <p>The evidence should show:</p>	<p>Not at present but should be included in the void checks.</p>

<ul style="list-style-type: none"> <li>• Date and time of test</li> <li>• Location of detector/s</li> <li>• Outcome of test</li> </ul> <p>Name of person undertaking the test</p>	<p>Will be completed as part of a Type 3 assessment.</p>
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## Description of site

Brandon Mews was completed circa 1969. It is a rectangular block running south to north within the Barbican Estate. The building is of "Brutalist" architecture and is Grade II\* listed. The building has concrete construction (floors, stairways, and walls), and a flat roof.

Brandon Mews is a 3-storey building which is accessed from below the podium level. There are four entrance gates/stairs down from podium level on Willoughby High walk. Some flats are accessed from balconies that are accessed directly from the stairs while other flats will use one of the four stairs, and then access the flat via the car park.

Brandon Mews has a total of 26 mews houses/flats. The flats appear to be arranged over at least 3 levels.

Residents' storage sheds are provided in an internal room at the 03 (car park) level. There is also a large plant room for the building at this level.

At podium level, the original flat roof has been retro-covered by a large plastic/polycarbonate roof which incorporates a ventilation system. It is understood that this roof structure was added in the 1980's as the original flat roof had failed. The over roof structure is sub-divided into three compartments. Housed within these communal roof spaces are 26 domestic water tanks and ventilation facilities for each dwelling.

### Means of Escape:

The primary means of escape is via the entrance door to the flat and one of the four access stairs which exit onto the podium level. If these exits are not available residents can alternatively escape via the protected escape stairs from the car park which are located at either end of the block.

To the rear of the building there are metal rungs/ladders extending from the lake up to the top floor windows of each flat. As these mew houses/flats appear to have internal levels above and below the access level it is considered that these metal rungs were originally intended to be escape ladders from each flat. These ladders are considered to redundant, and they would not be safe to use in the event of an evacuation. Where a flat has levels below and above the access level, alternative provisions such a Grade D1, LD1 fire alarm system would now be considered an appropriate compensatory feature.

The internal means of escape from within these dwellings should be considered as part of a Type 3 fire risk assessment.

## Use of Site

The building is a purpose-built general needs residential block of flats.

## Passive Fire Precautions

### **Flats entrance doors**

*Note - Flat entrance doors were not checked in the open position as part of the type 1 FRA.*

The flat entrance doors appear to be of a consistent type. They do not comply with current standards. They are considered to at best to be “Notional” fire doors (as defined by Fire Safety in Purpose Built Blocks of Flats).

The flat door surrounds also incorporate storage and meter cupboards which are accessible from both the external balcony area and the means of escape.

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

### **Construction of flats**

The walls between the internally accessed flats and balcony are concrete/masonry which would be expected to provide at least a notional 60 minutes of fire resistance. Where there are two sets of entrance doors accessed off a balcony, they are in close proximity to each other so are considered to present a potential passing risk. The balcony is also wider than 2m in this section as it connects to the car park level.

For these reasons the risk assessment recommends that the flat entrance doors are at least notional 30-minute self-closing fire doors.

### **Protection of stairways.**

All of the stairs to Brandon Mews are external (open to air) so are not required to be protected.

### **Communal Ventilation/Shunt Ducts**

It is understood from information on other Barbican estate blocks that the communal ventilation ductwork connecting the bathrooms and kitchen of the flats is a shunt duct system. However, this could not be confirmed as part of this Type 1 assessment.

### **Smoke Ventilation:**

Not applicable as the block is accessed from external balconies.

## **Facilities for fire fighters**

### **Firefighting Access**

Firefighting access would be from the adjoining Willoughby House carpark and via the protected stairs of the car park.

### **Site Information / Premises Information Box (PIB)**

It was not confirmed if the PIB for the Willoughby car park contains emergency contact numbers, site and building layout plans for Brandon Mews.

### **Fire Brigade Liaison**

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

## 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.

### **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 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	
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Likelihood of fire spreading through the building

	Low	
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Likelihood of loss of life due to fire

	Low	
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## 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

<b>Ref No. Location:</b>	<b>Observations</b>	<b>Recommended further action</b>	<b>Observation Pictures</b>	<b>Risk Rating Low Medium High</b>	<b>Priority Level  (please refer to table 1)</b>	<b>Action by Whom &amp; When (Person task with action by premise controller)</b>	<b>Date Completed</b>
1.	<p>Much of the emergency lighting in the building is provided by “Standby Lighting” (as defined by BS5266 Part 1). e.g. within the stairways, with an alternative power supply provide by a generator. It was not possible to confirm the full locations and adequacy of these installations as part of the fire risk assessment survey.</p> <p>As the block is accessed externally there is likely to be limited EML. However, it would be expected</p>	<p>It is advised that a site wide survey should be undertaken of the 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.</p> <p>The access stairs to Brandon Mews and escape route through the car park should be considered as part of the CoL Emergency Lighting Survey.</p> <p>Any installations or enhancements or replacements required should be in accordance with BS5266 Part 1.</p>		Medium	D		

	<p>that the external stairs to the podium level and the exit routes through the car park are provided with EML.</p> <p>It is understood that CoL are commissioning an emergency lighting survey.</p> <p>Accessed from the North Stairwell there is no EML in the lobby to illuminate the smoke shaft vent.</p>						
2.	<p>The building been over roofed with a polycarbonate/plastic roof of unknown fire performance.</p> <p>The top floors of the flats have opening window into this enclosed roof space so there is potential for horizontal fire spread between flats.</p>	<p>A PAS9980 Fire Risk Assessment External Wall (FRAEW) is considered necessary to determine the risk of external fire spread posed by the plastic roof structure.</p>		Low	D		

3.	In the common areas there are no Fire Action Notices describing the Stay Put strategy.	The Fire Action Notices (FANS) 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.		Low	D		
4.	Flat ?? which can only be accessed from the car park has no clear exit route and requires passing between cars to exit. Also, in some of the parking bays which are marked to be kept clear the bollards have been removed.	The means of escape from Flat ?? should be reviewed as there is currently the potential for the means of escape to be obstructed by a parked car. As with the other flats its is advised that a clear access route through the car park is provided. CoL should review why the bollards have removed from some of the areas which are demarked on the floor as needing to be kept clear. If there is any risk of there areas being obstructed, it is advised that the bollards are reinstated.		Low	D		

5.	<p>Within the enclosed roof area there are opening windows between flats which could allow smoke/fire to spread between the dwellings.</p> <p>Whilst there appears to be a ventilation system within the roof void it is not known if this system has been designed to extract smoke from the roof void (there does not appear to be any smoke detection within this area which would</p>	<p>If there is no existing fire strategy which covers the potential for fire spread between flats because of the over roofing of the building, it is advised that a retrospective fire strategy is undertaken. This should consider the potential for smoke/fire to spread between the top floor of the flats via the windows which open into the enclosed roof void.</p>		Low	D		

	activate a smoke extraction system).						
6.	It was confirmed that there is no current flat entrance door inspection regime. The Fire Safety Act 2022 has confirmed that Flat Entrance Doors fall within the scope of the Regulatory Reform (Fire Safety) Order 2005.	<p>Ensure that a long-term programme is in place for the completion of:</p> <ul style="list-style-type: none"> <li>• quarterly communal fire door inspections, and</li> <li>• annual flat entrance door inspections (where leaseholder cooperation will need to be sought)</li> </ul> <p>in accordance with the Fire Safety (England) Regulations 2022, which come into effect January 2023 and any associated guidance.</p> <p>Inspections should ensure that the doors remain in good condition and an effective self-closer is in place.</p>		Low	D		
7.	The flat entrance doors appear to be of the same type. Based on information provided they are considered to be notional fire doors, with no effective self-closing device fitted.	<p>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.</p> <p>As an interim measure, CoL should at least ensure that all existing notional flat entrance</p>		Medium	E		

	<p>Whilst the doors are accessed from an open balcony it is very narrow with most balconies providing access to two flats. The balcony access to the flats is also not open to air as it connects to the car park. For these reasons it is considered that the entrance doors to these flats should be at least a notional 30-minute, self-closing fire door.</p> <p>It is understood that a programme is in place to replace all the flat entrance doors including the side cupboard doors with certified FD60S door sets fitted with external overhead self-closing devices.</p>	doors self-close by installing overhead self-closers the flat entrance doors.					
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8.	<p>There does not appear to be any information in this block regarding if there are any residents who may need to be assisted in the event of an evacuation.</p> <p>It was not confirmed if the PIB for the Willoughby car park contains emergency contact numbers, site and building layout plans for Brandon Mews.</p>	<p>If not already in place the fire safety information on Brandon Mews and any residents who would need to be assisted in an evacuation should also be included in the PIB in the Willoughby Car Park, as a fire in this area may require that some or all the flats in Brandon Mews terrace need to be evacuated (some of the flats only have exit routes through the car park).</p>		Low	D		
9.	<p>The PPM audit found Barbican Estates were able to demonstrate suitable maintenance regimes for the majority of systems, but also identified the following concerns:</p> <ul style="list-style-type: none"> <li>• Several months delay in obtaining certificates for</li> </ul>	<p>Barbican Estates should review their planned preventative maintenance arrangements to ensure suitable cleaning, inspection, test and maintenance (as relevant) regimes are in place for the following:</p> <ul style="list-style-type: none"> <li>• It is advised that a programme of remedial</li> </ul>		Medium	C		

	<p>sprinkler systems.</p> <ul style="list-style-type: none"> <li>It is understood that approximately 50% of the Barbicans fixed electrical systems (Distribution Boards etc) are considered “unsatisfactory”, and / or have not been electrically inspected for at least 5 years. It is understood that non-compliant systems are being rectified on an ongoing basis but that no formal remedial works programme is in place.</li> </ul>	<p>works is developed for fixed electrical systems that are considered to be unsatisfactory</p> <ul style="list-style-type: none"> <li>It is advised that Barbican Estates liaise with their suppliers to ensure PPM certificates are provided in a timely manner, to demonstrate compliance to relevant stakeholders</li> </ul>					
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10.	<p>The Fire Safety (England) Regulations 2022 place additional requirements on CoL as a Responsible Person under the Regulatory Reform (Fire Safety) Order 2005.</p>	<p>CoL should ensure that they have suitable arrangements in place to discharge their responsibilities under the Fire Safety (England) Regulations 2022. The regulations will come into force on 23 January 2023 following the publication of supporting guidance which is due later in 2022.</p> <p>In summary –</p> <p>For multi-occupied residential buildings over 11 metres in height, responsible persons must:</p> <ul style="list-style-type: none"> <li>• undertake quarterly checks on all communal fire doors and annual checks on flat entrance doors</li> </ul> <p>In all multi-occupied residential buildings, responsible persons must:</p> <ul style="list-style-type: none"> <li>• provide residents with relevant fire safety instructions and information about the importance of fire doors</li> </ul>		Medium	D	
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		The Fire Safety Act (FSA) clarifies the scope of the Fire Safety Order to make clear it applies to the structure, external walls (including cladding and balconies) and individual flat entrance doors between domestic premises and the common parts.					
11.	In the carpark area connected to Brandon Mews, an oil and a fuel canister were stored in the parking bays that are directly outside the entrances to the flats.	Those using the car park should not be permitted to store any flammables or combustible in the vehicle parking bays. The parking bays connecting to Brandon Mews should be regularly inspected, as a fire in this area could potentially affect the means of escape from the flats.		Medium	C		

<p>12.</p>	<p>In the roof void the exit doors all have key locks so are not immediately openable in the event of an evacuation.</p>	<p>Short term - as this area is infrequently occupied, management arrangements should be put in place to ensure that the exits are all unlocked when the roof void is accessed.</p> <p>Longer term, the locks to these doors should be replaced with those which have a thumb turn (or similar device not requiring the use of a key) on the escape side of the door.</p>					
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## Action time frame in accordance with CoL service level agreements

Table One

<i>Priorities for remedial action listed below;</i>	<i>Recommend priority code &amp; time frame</i>	
Priority Action AA	Immediate action taken whilst on site	(P1) 2 hour attendance
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:

### Fire Risk Assessment reviews (CoL use only)

*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.*

<b>Date</b>	<b>Reason for review</b>	<b>Results / Comments</b>	<b>Name, Position &amp; Signature</b>

## **Appendix One**

### Pre-Survey Questionnaire

#### **Information Required Pre-Site Visit (21 days)**

Not provided.

## Annex A – Actions outstanding from previous fire risk assessment

<p><i>RefNumber:</i></p> <p><i>Location:</i></p>	<p><i>Previous/Outstanding Action</i></p>	<p><i>Turner &amp; Townsend Comments</i></p>
<p><b>2.4</b></p>	<p>Evidence was not available to confirm Priority the fixed wiring installation Is subject to C an appropriate programme of periodic testing. Ensure a robust programme of 5 yearly fixed wiring testing is Implemented</p>	<p>It is understood that approximately 50% of the Barbicans fixed electrical systems (Distribution Boards etc) are considered “unsatisfactory”, and / or have not been electrically inspected for at least 5 years. It is understood that non-compliant systems are being rectified on an ongoing basis but that no formal remedial works programme is in place.</p> <p><b>See Action 9 in this FRA</b></p>
<p><b>3.0</b></p>	<p>Appropriate 'no smoking' signs are not prominently displayed within communal areas. Ensure appropriate signs are displayed. Priority D</p>	<p>Current arrangements considered tolerable as the flats are accessed from external balconies/stairs.</p> <p>No smoking signage is displayed within the car park area and on the entrances to the roof void.</p>
<p><b>12.4</b></p>	<p>It was noted that the final exit doors to alternative MOE from rooftop plant rooms are fitted with inappropriate locking mechanisms. It Is recommended that failsafe devices, such as push paddles or similar are fitted.</p>	<p>No change the locks for the exits within the roof void still require the use of a key.</p> <p><b>See Action 12 in this FRA</b></p>
<p><b>13.1</b></p>	<p>Due to the survey being undertaken during daylight hours it was not possible to determine If an adequate provision of emergency lighting exists throughout the premises. A</p>	<p>It was not possible to confirm the adequacy of the emergency lighting, particularly any standby lighting.</p>

	survey should be undertaken by a competent person; with any identified issues being rectified to ensure the system complies with BS 5266.	<b>See Action 1 in this FRA</b>
<b>17.5</b>	Fire action notices are inconsistently displayed in communal areas and the guidance is ambiguous in respect of a 'stay put' evacuation strategy. Consideration should be given to replacing this signage with more definitive instructions.	Fire action notices are still considered to be inadequate.  <b>See action 3 in this FRA.</b>
<b>20.2</b>	As part of the fire risk assessment process a documentation audit was undertaken in respect of the specific premises. The brief was to randomly sample 6 categories from a detailed list. In this Instance the only records available at the Estate Office were as follows; • Whilst it is evident that Allied Protection are maintaining fire alarm systems: contractors are not updating documented records. • Records were not available to evidence the recently implemented program of fire door inspections. • Fire stopping registers are not in place; this has specific relevance in respect of PDA's & EDA's. • Portable firefighting equipment is out of test date; this situation is expected to be resolved in response to relevant guidance provided elsewhere in this report. • Records of fire brigade operation attendances are not maintained. • Various Col FS guidance notes. Priority C 12 It is recommended that robust arrangements be implemented to ensure the requirements of Col Guidance Note on Fire Log Books on Col premises are achieved.	<b>See action 9 in this FRA</b>
<b>22.4</b>	It was noted that portable fire extinguishers within communal areas and plant rooms (provided for use by competent persons) have not been subject to servicing within the past 12 months. Subject to comments in 19.4, ensure all such equipment is robustly maintained	At the time of the review fire extinguishers which we sample checked were all found to have been maintained within the last 12 months.

## Annex B – Unintentional fires during the last two years

None known.

## Annex C – maintenance records of fire systems

<b>Fire Safety Documentation</b>		
<b>Documentation</b>	<b>Available to view</b>	<b>Evidence viewed</b>
Fire Safety Strategy Report	No	No Fire Strategy available.
Updated Fire Safety Strategy Report and/or Fire Safety Strategy Technical note (reflecting any changes, refurbishments)	No	See above
Fire Compartmentation Drawings	No	None provided.
Fire Risk Assessment report	Yes	The previous FRA was undertaken by Frankham RMS in January 2018.
Building (floor plan) drawings	Yes	Available in the PIB boxes.
BS 9999:2017 – Fire safety in the design, management and use of buildings. Code of practice	N/A	BS 9999 is not applicable to residential blocks of flats.
BS 9997:2019 Fire Risk Management system.	N/A	

<b>Third-Party Statutory Examination/Testing Certification</b>		
<b>Equipment</b>	<b>Available to view</b>	<b>Contractor / Issue date(s) / Frequency</b>
Automatic Fire detection and alarm	N/A	No communal fire alarm installed.
Emergency and exit lighting	Yes	Annual duration testing. Back up Generator. Periodic testing in accordance with BS5266 Part 1
Fire extinguishers and fire blankets	Yes	The fire extinguishers should be maintained annually. Ongoing renewal and maintenance plan demonstrated.
Sprinklers	N/A	There are no sprinkler in Brandon Mews
Fire dampers	N/A	No fire dampers identified
Gas suppressant systems	N/A	No gas suppression systems in the CoL controlled areas of the building – Any CO2 systems are under 3 <sup>rd</sup> party control.
Lightning protection system (LP)	Yes	Annual Lightning Protection Test and Inspection.
Gas heating/boiler plant safety checks	N/A	No communal gas system.
Gas cooking appliances	N/A	No gas cooking facilities within the common areas.
Fixed mains electrical installation	No	5-Year Fixed Electrical Inspection. <b>See action 9</b>
Portable appliance testing	N/A	No portable electrical items identified in the common area.
Fire rated shutters	N/A	No fire shutters observed
Evacuation aids	N/A	There are no evacuation aids.

Firefighter's Lifts	N/A	No firefighting lift
AOC control system	N/A	
Fire Hydrant testing (within the curtilage of the premises)	N/A	The hydrants are located on the public highway
Wet risers	N/A	No Wet Riser
Dry risers	N/A	No DR in Brandon Mews
<b>In-House Documentation</b>		
<b>Equipment</b>	<b>Available to view</b>	<b>Who by / Date(s) / Frequency</b>
Fire alarm call point activations	No	No fire alarm
Internal fire rated doors	No	Per Fire Safety (England) Regulations 2022 - Quarterly Inspection of communal fire doors and Annual Inspection of flat entrance doors.
Fire exit doors	No	3-Monthly check of fire exit doors, especially on external doors not used for other purpose.
Emergency lighting	Yes	3- Monthly emergency lighting 1 hour duration test.
Fire extinguishers	Yes	Fire extinguishers Routine check (location, pressure gauge and tags)
Fire sprinklers pump set weekly checks	N/A	No sprinkler in the residential block of flats

Fire dampers	N/A	No dampers identified with the building
Fire evacuation drills	N/A	Not applicable in a residential block of flats
Evacuation aids	N/A	Not applicable in a residential block of flats
<b>Fire Safety Training Records</b>		
<b>Equipment</b>	<b>Available to view</b>	<b>Evidence</b>
Duty Holder – Fire (Scotland) Act 2005 duties and responsibilities	N/A	
Competent Person – Fire (Scotland) Act 2005 duties and responsibilities	N/A	
Fire Incident Controller	N/A	
Fire Warden / Marshal	N/A	
Use of fire extinguishers/blankets (Article 21-Training of the Regulatory Reform Fire (Scotland) Act 2005 2005))	Yes	It is understood that this is covered as part of CoL periodic fire safety training which all employees must complete.
Employee fire safety	Yes	No records were seen on site as these are held centrally. However, it is understood that periodic fire safety training is undertaken.
ew employee – fire safety induction	Yes	It is understood that that all employees must complete online fire training as part of the induction process.
Fire sprinkler operational checks	N/A	No sprinklers in the residential block of flats.
Evacuation Aids	N/A	