



**Bryer Court**

**Barbican Estate**

**The City of London Corporation**

**External Fire Risk Assessment**

**Prepared by: Turner & Townsend**

**One New Change, London EC4M 9AF**

## **Site information**

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

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

**Name of the person:** Dan Sanders **Department name** DCCS  
**Telephone** 020 3834 7529 **Mobile:** xxxxx  
**Email address:** dan.sanders@cityoflondon.gov.uk

Name of the responsible person (Building Manager)

**Name of the person:** - Estates Supervisor **Department name** DCCS  
**Telephone** xxxx **Mobile:** xxxxxx  
**Email address:** estateservices@cityoflondon.gov.uk

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

**Name of the person:** - Estates Supervisor **Department name** DCCS  
**Telephone** xxxx **Mobile:** xxxxxx  
**Email address:** estateservices@cityoflondon.gov.uk

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

**Name of the person:** - Estates Supervisor **Department name** DCCS  
**Telephone** xxxx **Mobile:** xxxxxx  
**Email address:** estateservices@cityoflondon.gov.uk

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

Name of Contractors. N/A

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

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

**Direct contact details:** - **Department name**

**Office** xxxx **Mobile:** xxxxxx

**Email address:**

## Assessor details

Name of the person: - Russell Peacey Department name Contractor

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Date of the assessment : 08/01/2025

Date of first draft reviewed : 27/01/2025

Date when finalised : 20/02/2025

Date sent to premises controller: : 20/02/2025

Date of next assessment : (Use aide-mémoire 2) 08/01/2026

### Report Signed by Assessor

Signature: *Russell Peacey*

Print Name: Russell Peacey

Date: 04/02/2025

### Name of Assessors reviewer:

Printed Name: Paul Boughton

### Signature of Assessor reviewer

Signature: *Paul Boughton*

### Date of Review

Date: 27/01/2025

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### Minor amendment history

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

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

### Preamble

#### Relevant Legislation –

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

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

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

However, it is good practice to adopt a recognized standard or code of practice to act as a benchmark against which fire precautions should be assessed\*.

This particular fire risk assessment made use of the following publications when assessing the suitability of general fire precautions:

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

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

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

## Executive Summary

The building has been rated as a Moderate Risk. This is because the notional flat entrance doors are not fitted with self-closers, and the external approach balconies on all floors (other than the 7th floor) are a partially enclosed by glazed screens which may increase the risk of smoke logging (as opposed to fully open balconies). Lateral smoke transfer may potentially penetrate the fire doors separating the two stair entrances due to the doors having excessive gaps.

## Overall risk assessment

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

## Survey Methodology

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

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

A sample inspection of service risers was completed.

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

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

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

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

It was also not possible to access the flat balconies which are used as secondary means of escape, residents individual store sheds, or room with door marked Bryer 055 the engineer's storeroom/workshop.

Areas not covered by this Fire Risk Assessment –

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

## Specific Site Survey Information

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

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

### Firemen's Lift

During the site visit the firemen's lift was found to be out of service. This was reported immediately to CoL. It is not known if the fault was reported to London Fire Brigade (If necessary). **See Action 13**

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

It is understood that much of the emergency lighting in the building is provided by "Standby Lighting" (as defined by BS5266 Part 1) with an alternative power supply provide by a generator.

It was not possible to confirm the full locations and adequacy of these installations as part of the fire risk assessment survey.

It is understood that CoL are commissioning an emergency lighting survey, but its status is unknown. **See Action 1**

- *Escape routes not blocked & clearly marked.*

A "Barbican Fire Sign Strategy" was completed by BB7 in October 2021. This detailed strategy highlights signage deficiencies across the estate and provides recommendations for new signage. It is understood that CoL will be implementing improved signage in accordance with the recommendations. **See Action 19**

Signage to indicate the firefighter's entrance is small and obstructed. It may not be obvious to firefighters how to access the building. **See Action 4**

Some waste storage was noted along the secondary means of escape. This was minor but could cause an obstruction if not managed and allowed to accumulate.

Storage seen at 2nd & 6th floors. **See Action 14**

### Privacy Screens on secondary means of escape.

It is understood that there is no specific planned preventative maintenance regime for the glazed privacy escape doors/screen along the linking fire escape balconies.

Weather conditions can affect the door and fixings, and therefore the ease of operation of the opening device. **See Action 5**

Other than where noted, housekeeping along areas of the external escape balconies visible from the common areas was considered to be satisfactory. It understood that residents are advised not



obstruct these balconies and it is understood that the balconies are monitored by Barbican Estates as follows –

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

Any plant pots on the approach balconies were considered tolerable as they were leaving a clear width of approximately 1m.

## Lift Signage

The lifts in the building are not signed to indicate that they should not be used in the event of a fire. **See Action 18**

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

N/A - none seen.

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

Yes – This is a Grade II\* listed building.

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

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

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

None known.

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

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



competent fire engineer or specialist, on the nature of, and fire risk associated with the external wall construction including any cladding or other features.

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

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

Additional legislative requirements and guidance relating to vulnerable persons are expected to be introduced in 2025.

There are no specific physical provisions in the building for Persons with Restricted Mobility. The need for such provision may need to be reviewed in accordance with the new legislation. **See**

#### **Action 12**

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

None known.

- *Are there inductions for staff and contractors?*

No site-based staff.

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

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

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

A draft Fire Management Plan has been developed.

No known fire strategy document in place.

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

No significant issues noted in the communal areas.

Access was not possible to the Engineer's storeroom/workshop and the room with door marked Bryer 055 as no keys were provided. **See Action 2**

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

No PPM records were provided. **See Action 9**

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

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

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

The Fire Action Notices do not describe the stay-put strategy. **See Action 3**

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

Yes.

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

In general, Yes - though also see Action 1 regarding the Emergency Lighting.

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

## Fire Door Inspections

It is understood that periodic flat entrance door and communal fire door inspections are being completed as required by the Fire Safety (England) Regulations 2022 but no inspection records were demonstrated. **See Action 6**

## Communal ventilation system –

The building is fitted with a communal ventilation system. It is understood that this system links between all flat bathrooms and kitchens and is therefore a potential source of smoke/fire spread between flats. It could not be confirmed if suitable shunt ducts or dampers are fitted in the system and maintained. **See Action 11**

- *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)*

## Flat Entrance Doors

The flat entrance doors appear to be of the same type. Based on sample checks in the open position and information previously provided they are considered to be notional fire doors, with no effective self-closing device fitted. **See Action 20**

Whilst the doors to these flats open onto external approach balconies, considering the likely reduction in smoke ventilation caused by the presence of the glazed screens (on all but the 7th

floor), means that it is advised that the flat entrance doors should be replaced with at least a self-closing FD30S fire door which will reduce the risk of smoke logging along the balconies.

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. **See Action 7**

## Communal Fire Doors

The fire doors separating the approaches to the two stairs have excessive gaps between the meeting edges. This appears to be caused by building movement over time.

The firefighting stair fire doors at several levels are warped and/or not fully self-closing:

- Podium
- 1st floor
- 2nd floor
- 3rd floor
- 5th floor
- Internal stair doors at levels 02 & 03 – (045 & 052) not fully self-closing

It is understood that City of London will be replacing all the communal fire doors with certified fire door sets. **See Action 8**

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

A Co2 Extinguisher outside the Engineer's storeroom/workshop – Level 02 had an out-of-date inspection label. **See Action 15**

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

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

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

None known.

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

None seen.

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

None known.

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

None known.

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

**See Action 9** regarding generators.

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

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

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

Stay-put strategy applies.

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

N/A – Stay-Put strategy in place.

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

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

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

None known.

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

Not known. **See Action 9**

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

None known.

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

Minor fire stopping issues noted in the service cupboards accessed via the Tenant Storerooms. These appear to be small and due to their remote location, wider compartmentation and the two staircases are considered tolerable in the shorter term. **See Action 16**

Two holes seen in the frame of fire door with the asset number, Byer 055 (no access into this room). **See Action 17**

- *How are contractors fire risk controlled locally?*

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

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

No PPM / statutory inspection records were provided. **see Action 9**

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

N/A – as non-staffed residential block.

## Description of site

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

Bryer Court was completed in 1973. It is a residential tower located on the Barbican Estate. The building is of “Brutalist” architecture and is Grade II\* listed.

Bryer Court is a terrace block on the north podium of the estate. It forms a ‘U’ with John Trundle Court (also a north to south terrace block) and Bunyan Court, an east to west terrace which runs between them. Bunyan Court and John Trundle Court are connected, but Bryer Court stands slightly apart on its own.

The building is of concrete construction (floors, stairways and walls), and has a flat roof. The building has two stairways which sit side by side (one being a firefighting stair). Bryer Court has 7 storeys above the podium level. There are 52 single level studio flats.

Access to the upper levels is by the stairs or lift with the flats accessed directly from approach balconies which have a single direction of escape. The lift lobby provides access/protection to the firefighting stair which is located toward the south end of the block. Next to the firefighting stair and also at the far south end of the block is an independent escape stairway.

The approach balcony is fully open to air on the 7<sup>th</sup> floor but the approach balconies on the levels below are semi enclosed by glazed weather protection screens.

One flat on each level opens into the small section of balcony between the double fire doors and the escape stair. It appears that the double fire doors were installed to protect the escape stair (and secondary escape routes via the linking balconies), from smoke travelling along the approach balconies.

The firefighting stairway is lobbied. Each lift lobby contains a Dry Riser outlet.

The escape stairway ascends to the roof from which a lift motor room, water tank room and communal ventilation plant are accessed.

Below podium level, the firefighting stairway provides an exit / fire fighters entrance at the ground floor level, (02) and also a car park at this level, and descends to another car park level (03) and finally to an entrance to the service tunnels/subways at level 04.

### Means of Escape:

The principal means of escape from the flats is via the approach balconies and the escape stairway. Alternatively escape can be made via the firefighting stair. The arrangement of flats means that there is considered to be only one primary direction of escape.

### Use of Site

Purpose-built general needs residential block of flats.

### Passive Fire Precautions

#### Flat entrance doors

*It is considered that due to their being one direction of escape along the approach balcony, flat entrance doors would be required to be self-closing fire doors (at least a “notional” / FD20 door).*

The flat entrance doors appear to be of a consistent type. They do not comply with current standards (FD30). They are considered to be “Notional” fire doors (as defined by Fire Safety in Purpose Built Blocks of Flats).

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

#### Communal fire doors.

They do not comply with current standards. These doors are considered to be notional fire doors and are fitted with Georgian wired glass vision panels. All of the fire doors separating the stairways

have excessive gaps between the meeting edges (assumed to be where the building has moved over time).

It is understood that City Of London will be replacing all the communal fire doors with certified fire door sets.

### **Construction of flats**

*It is considered that due to their being one direction of escape along the approach balcony, the walls between the flats and approach balcony should provide at least 30 minutes fire resistance up to a height of 1100mm.*

The walls between the internally accessed flats and protected means of escape are a concrete/masonry wall (with fixed Georgian Wired Glass windows located above 1100mm) which if imperforate should provide at least a notional 30 minutes fire resistance.

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

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

### **Protection of stairways.**

The firefighting stairway is separated from the approach balconies by a lift lobby of solid concrete/masonry construction which should provide at least a notional 120 minutes of fire resistance.

The escape stairway is separated from the approach balcony by two sets of fire doors.

### **Smoke ventilation.**

The seventh-floor approach balcony is fully open to air.

The approach balconies below the seventh-floor level have glass weather protection / privacy screens which would appear to significantly reduce the levels of smoke ventilation along the balconies, and therefore could potentially make the balconies more vulnerable to smoke logging.

The firefighting stairway is vented by a permanently open vent (POV) in the seventh-floor lobby. It's noted that the original fire door between the stairway and lobby appears to have been removed to allow smoke from the stair to disperse via the POV in the lobby. There are small POVs above the stair landing windows.

The escape stair is ventilated by a louvered door that provides access to the roof (at the 8<sup>th</sup> level landing).

There is a ventilated lobby between the car park and firefighting stairwell.

### **Facilities for the fire service**

- **Firefighting Access**



- **Site Information / Secure Information Box (SIB)**

A SIB is located outside of the firefighters entrance. It could not be opened as no key was provided but CoL have confirmed that it contains –

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

- **Dry Rising Main**

The building is fitted with a Dry Rising Main with outlets in each lift lobby. The inlet is accessed at 02 (street level).

- **“Firemens” Lift**

One lift appears to a “Firemens Lift”. The lift is accessed at 02 (street level) and fitted with an override switch.

### **Wayfinding Signage for Fire Fighters**

Floor level signage is provided in the stairwells, but it does not meet the requirements of the Fire Safety (England) Regulations 2022 – **See Action 10**

### **Fire Safety England (Regulations) 2022 - requirements**

The Fire Safety (England) Regulations 2022 place additional requirements on CoL as a Responsible Person under the Regulatory Reform (Fire Safety) Order 2005. Although a Secure Inform Box is in place It was not confirmed whether the building plans meet LFB requirements, or whether they have been uploaded to LFB in electronic form - **See Action 10**

- **Fire Brigade Liaison**

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

### **Fire Safety Signage**

In some areas, fire safety escape signage is considered to be inadequate. This had previously been identified and a “Barbican Fire Sign Strategy” was completed by BB7 in October 2021. This detailed strategy highlights the deficiencies and provides recommendations for new signage but does yet appear to have been actioned. **See Action 19**

### **Fire Extinguishers**

Co2 Fire Extinguishers are provided in (or outside) plant rooms for the use of contractors.

Active Fire System

Fire Alarms

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

Fire Shutters

There are automatic fire shutters activated by fusible links protecting the firefighting stair from the carpark.

Sprinkler System

A sprinkler system is fitted in the car park areas which is covered under a separate fire risk assessment.

Emergency Lighting (EML)

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

The adequacy of the emergency lighting could not be confirmed.

Fire Ignition Sources

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

Fire Training

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

Make an assessment of the fire risk.

Likelihood of fire occurring at the property

	Medium	
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Likelihood of fire spreading through the building

	Medium	
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Likelihood of loss of life due to fire

	Medium	
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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

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


- *Location: Specific to the building area i.e. 2<sup>nd</sup> floor north wing room A23 (use of the standard door marking for monthly testing is good practice as a location point)*
- *Observations: Controls in Place - a list of what controls are in place to control the fire hazard, subjective appraisal*
- *Missing Controls / Problem - an explanation of any missing controls or safety problems identified during the risk survey to include thumbnail photographs where they help to clarify the problem & further action required - the individual actions that should be taken to control the hazards and put corrective actions in place.*
- *Risk Priority - The assessor's opinion of how urgent the action is, that needs be taken to reduce risk to a tolerable level. This is subjective and is based on the CoL Matrix below.*
- *CoL Service level: Time frame for contractors to attend in hours / days as our service level agreement with service providers.*

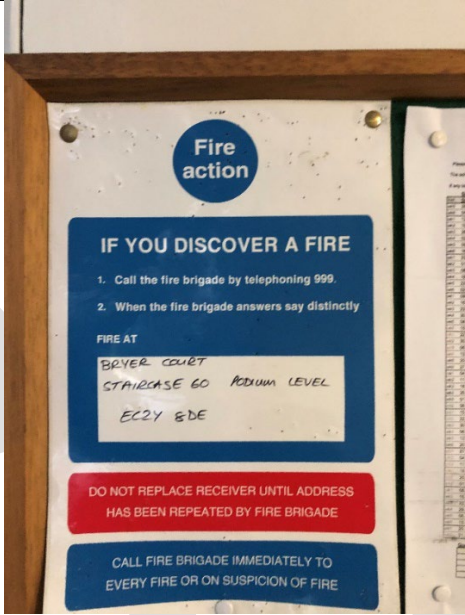
- *Actioned by: The CoL member on the site who reports the defects.*
- *PSD: Property service desk number given when reporting (undertaken by CoL staff when assessor informs them whilst on site)*
- *Completed date or date followed up (Maximum 28 days for items to be followed up and recorded in the table)*
- *When possible, the assessor is to place a photo below the concerns A9 size 37mm x 52mm.*

CoL



<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>
<b>1</b>	<p><b>Emergency Lighting</b></p> <p>It is understood that much of the emergency lighting in the building is provided by “Standby Lighting” (as defined by BS5266 Part 1) 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>If not previously completed, 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 including the roof top) 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>		Medium	D		




	It is understood that CoL are commissioning an emergency lighting survey but its status is unknown.	Any installations or enhancements or replacements to the emergency lighting should be in accordance with BS5266 Part 1 2016.					
2	 Access was not possible to these areas as no key was provided.	These rooms should be inspected to check that fire safety is adequately managed, i.e. housekeeping is satisfactory, any combustibles are kept clear sources of ignition, portable, appliances are PAT tested, fire extinguishers are in date etc.		Low	C		


3	<p><b>Fire Action Notices</b></p> <p>The Fire Action Notices in the building do not describe the Stay Put strategy.</p>	<p>The Fire Action Notices (FANS) should be replaced with signs that describe the Stay Put Strategy.</p> <p>FANS should at least be displayed at all the entrances to the building.</p> <p>Ensure that FANS are prominently displayed and not obstructed by other notices.</p> <p>It is understood this will be completed as part of the CoL signage project.</p>		Low	D		
4	<p><b>Firefighters Entrance Signage</b></p> <p>Signage to indicate the firefighter's entrance is small and obstructed. It may not be obvious to firefighters how to access the building.</p>	<p>Clear signage should be provided to the firefighting entrance, from the access road and tunnel.</p>		Low	D		




							
5	<p><b>Privacy Screens on secondary means of escape.</b></p> <p>It is understood that there is no specific planned preventative maintenance regime for the glazed privacy escape doors/screen along the linking fire escape balconies.</p>	<p>It is advised that a planned preventative maintenance regime is put in place to ensure that the glazed privacy escape doors/screens remain openable at all times i.e., fixings / bolts remain in a good and easily openable condition. It is recommended</p>		Low	D		

	Weather conditions can affect the door and fixings, and therefore the ease of operation of the opening device.	the doors are inspected at least annually.					
6	<b>Fire Door Inspections</b>  It is understood that periodic flat entrance door and communal fire door inspections are being completed as required by the Fire Safety (England) Regulations 2022 but no inspection records were demonstrated.	Ensure that up to date records are being maintained to demonstrate that fire doors (including flat entrance doors) are being checked in accordance with the Fire Safety (England) Regulations 2022.  Communal fire doors requiring evidence of inspection include the stairway doors and lobby doors, Tenant Shed area doors and riser/service cupboard doors.		Medium	C		
7	 Based on sample checks in the open position and information previously	Flat entrance doors are to be renewed as part of CoL's door replacement programme which is replacing the doors		Medium	D		

	<p>provided they are considered to be notional fire doors, with <u>no effective self-closing device fitted</u>.</p> <p>Whilst the doors to these flats open onto external approach balconies, considering the likely reduction in smoke ventilation caused by the presence of the glazed screens [REDACTED] means that it is advised that the flat entrance doors should be replaced with at least a self-closing FD30S fire door which will reduce the risk of smoke logging along the balconies.</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</p>	<p>with FD60S fire door sets.</p>					
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	overhead self-closing devices.						
8	<p><b>Communal Fire Doors</b></p> <p>The fire doors separating the approaches to the two stairs have excessive gaps between the meeting edges. This appears to be caused by building movement over time.</p> <p>The firefighting stair fire doors at several levels are warped and/or not fully self-closing:</p> <ul style="list-style-type: none"> <li>• Podium</li> <li>• 1st floor</li> <li>• 2nd floor</li> <li>• 3rd floor</li> <li>• 5th floor</li> <li>• Internal stair doors at levels 02 &amp; 03 – (045 &amp; 052) not fully self-closing</li> </ul>	<p>Conform condition of communal fire doors via the 3-month inspection.</p> <p>Where possible, ease and just all communal fire doors to ensure door gaps are within 4mm and the doors fully self-close into their frame.</p> <p>If this is not possible the doors should be replaced with certified FD30S door sets in the longer term.</p>		Low	C		

	It is understood that City Of London will be replacing all the communal fire doors with certified fire door sets.						
9	<b>Planned Preventative Maintenance (PPM)</b>  No PPM / statutory inspection records were provided.	Ensure the maintenance of the following systems is up to date: <ul style="list-style-type: none"> <li>• Fixed Electrical Systems (including Thermographic imagine where required)</li> <li>• Portable Appliances</li> <li>• Emergency Lighting (and any back-up generator)</li> <li>• Dry Riser</li> <li>• Firemen's Lift</li> </ul>		Medium	C		


		<ul style="list-style-type: none"> <li>Fusible Link Fire Shutters</li> <li>Lightning Protection</li> </ul>					
10	<p><b>Fire Safety England (Regulations) 2022 - requirements</b></p> <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>Although a Secure Inform Box is in place It was not confirmed whether the building plans meet LFB requirements, or whether they have been uploaded to LFB in electronic form.</p> <p>Wayfinding Signage (floor level) for Fire</p>	<p>CoL should ensure that they have suitable arrangements in place to discharge their responsibilities under the Fire Safety (England) Regulations 2022.</p> <p>In summary –</p> <p>For high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must:</p> <p>share electronically with their local fire and rescue service (FRS) information about the building's</p>		High	D		

	<p>Fighters is not compliant.</p>	<p>external wall system and provide the FRS with electronic copies of floor plans and building plans for the building.</p> <ul style="list-style-type: none"> <li>• keep hard copies of the building's floor plans, in addition to a single page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters</li> <li>• install wayfinding signage for fighters in all high-rise buildings which is visible in low light conditions.</li> </ul>					
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		<ul style="list-style-type: none"> <li>• establish a minimum of monthly checks on lifts which are for the use of firefighters in high-rise residential buildings and on “essential items of firefighting equipment”.</li> <li>• inform the FRS if a lift used by firefighters or one of the items of essential firefighting equipment will be out of order for longer than 24 hours.</li> </ul> <p>For multi-occupied residential buildings over 11 metres in height, responsible persons must:</p>					
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		<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> <p>Guidance on these duties is available here - <a href="#">Check your fire safety responsibilities under the Fire Safety (England) Regulations 2022 (accessible) - GOV.UK</a></p>					
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11	<b>Communal ventilation system –</b> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 90%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 80%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 85%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 85%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 85%;"></div>	<p>It is advised that a survey of the communal ventilation system is undertaken by a competent person to appraise whether the system incorporates suitable features to restrict the risk of smoke spread between flats, and whether any remedial measures are necessary.</p> <p><i>NB – it is anticipated that such an appraisal may be considered necessary as part of the Safety Case required under the Building Safety Act 2022.</i></p>		Medium	D		
12	<b>Vulnerable Persons</b> Additional legislative requirements and guidance relating to	City of London should ensure that they remain up to date with and implement the		Advice	Advice		


	vulnerable persons are expected to be introduced in 2025.	<p>relevant requirements of legislation and guidance relating to vulnerable persons (persons with cognitive or physical impairments).</p> <p>There are no specific physical provisions in the building for Persons with Restricted Mobility. The need for such provision may need to be reviewed in accordance with the new legislation.</p>					
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13	<p><b>Firemen's Lift</b></p> <p>During the site visit the firemen's lift was found to be out of service. This was reported immediately to CoL. It is not known if the fault was reported to London Fire Brigade (If necessary).</p>	<p>Ensure the fault with the firemen's lift has been rectified and (if necessary) the fault was reported to London Fire Brigade in accordance with the Fire Safety (England) Regulations 2022</p>		High	A	
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14	<p><b>Waste &amp; material storage on Secondary means of escape</b></p> <p>Some waste storage was noted along the secondary means of escape. This was minor but could cause an obstruction if not Managed and allowed to accumulate.</p> <p>[REDACTED]</p>	<p>Any storage/waste obstructing the secondary means of escape should be removed and appropriately disposed of.</p> <p>It is advised that the relevant residents are reminded of the importance of keeping the escape balconies clear.</p> <p>Ensure any cables along the secondary means of escape are not causing a potential trip hazard.</p>		Low	C	
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15	<b>Fire Extinguishers</b>  A Co2 Extinguisher outside the Engineer's storeroom/workshop – Level 02 had an out-of-date inspection label.	Ensure all fire extinguishers have been annually inspected in accordance with BS5306 Part 3.			Low	C		



16	<b>Firestopping</b>  Minor fire stopping issues, including an inappropriate use of pink foam, noted in the service cupboards accessed via the [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	The service penetrations should be sealed with an appropriate proprietary fire stopping material as part of any future refurbishment.		Low	E		
17	<b>Firestopping</b>  [REDACTED] [REDACTED] (no access into this room).  These penetrations appear to be small and due to their remote location, the wider compartmentation and	The service penetrations should be sealed with an appropriate proprietary fire stopping material as part of any future refurbishment.		Low	E		

	the two staircases are considered tolerable in the shorter term.						
18	<b>Lift Signage</b>  The lifts in the building are not signed to indicate that they should not be used in the event of a fire.	The lifts should be signed so that it is clear to those in the communal areas that they should be used in the event of a fire.		Low	D		
19	<b>Fire Safety Signage</b>  In some areas, fire safety escape signage is considered to be inadequate. This had previously been identified and a “Barbican Fire Sign Strategy” was completed by BB7 in October 2021. This detailed strategy highlights the deficiencies and provides recommendations for new signage but does yet appear to have been actioned.	Fire Safety Signage should be improved in accordance with the “Barbican Fire Sign Strategy” completed by BB7.		Medium	D		

20	<b>Flat Entrance Doors - Self Closers</b>  Sample checks to the flat entrance doors identified that none are fitted with effective self-closing devices.	The existing flat entrance doors should be self-closing to minimise the risk of smoke entering the means of escape.  All flat entrance doors must be fitted with effective self-closing devices (i.e. an overhead self-closer).		Medium	D		

## Action time frame in accordance with CoL service level agreements

*Table One Priorities for remedial action listed below; -  
& time frame.*

*Recommend priority code*

Priority Action AA	Immediate action taken whilst on site attendance.	(P1) 2-hour
Priority Action A	Immediate action required	(P2) 24 Hours
Priority Action B	Action required in the short term	(P3) 4 Days
Priority Action C	Action required in the short term	(P4) 28 Days
Priority Action D	Remedial action required in the long term	3 Months.
Priority Action E	Action to be considered when refurbishing	Project Planning Stage
Priority Action H/S	Health & Safety Information	(P2) Action 24 hrs.
P3A over weekend when attendance will wait until Monday for attendance not warranting a 24hr P2.		

### Additional Comments to the assessment:



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

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

COOL

## Pre-Survey Questionnaire

<b>Information Required Pre-Site Visit (21 days)</b>	<b>Not provided.</b>
List of restriction applied by Building Control, Planning & Heritage interest impinging on the risk assessment.	
Salvage and Business Continuity of the building	
Structural alteration of the property, any project works being undertaken at the time of the assessment which could impinge on the assessment decision.	
Change of use of the property/process undertaken.	
Planning permission for new structures nearby.	
Structural use of decorative timber cladding/aluminum.	
Change in use of activities of the premises.	
Alcohol use on site by staff off duty or visitors.	
Unfamiliar surrounding for staff or visitors.	
Number of disabilities of staff/visitors.	
Surrounding risks which have the likelihood to affect business continuity of the premises.	
Building Fire Strategy for the site: <ul style="list-style-type: none"> <li>• Means of Warning and Escape</li> <li>• Emergency lighting and Signature</li> <li>• Internal Fire Spread (lining)</li> <li>• External Fire Spread (structure)</li> <li>• Fire Service Access</li> </ul>	
Fire Management Plan covering: <ul style="list-style-type: none"> <li>• How you manage fire safety day-to-day</li> <li>• PEEPS, particularly in housing the procedures for residents to follow in the event of Fire (stay put policy)</li> <li>• Number of Safety/Fire Marshall to cover site.</li> <li>• Method of calling the Fire Service</li> <li>• Full site evacuation plans, gas escape, planned and unplanned power failures.</li> <li>• Route for emergency service personnel and vehicles to the premise's day &amp; night with the expected pre-determined attendance time from local authority fire station and works fire service i.e. Heathrow Animal Reception Centre. (HARC).</li> </ul>	
Security onsite covering: <ul style="list-style-type: none"> <li>• anti-social behaviour</li> <li>• Protection from the threat of arson</li> <li>• CCTV-log</li> </ul>	

Secondary/Life Safety power generation on site	
Permit to work system: <ul style="list-style-type: none"> <li>• Hot work permits to (CoL guidance note)</li> <li>• Roof Access</li> <li>• Fire Stopping Register for (internal &amp; external contractor works/repairs)</li> <li>• Hazards introduced by contractors (<i>Acetylene cutting is not permitted on sites</i>).</li> </ul>	
Occupants in satellite buildings under the control of the site.	
Commercial Shop Units to detail areas of: <ul style="list-style-type: none"> <li>• Location</li> <li>• Floor area</li> <li>• Activities undertaken.</li> </ul>	
Listed building (grade 1 or 2 or code ABC)?	
Entertainment licences in force <ul style="list-style-type: none"> <li>• Seasonal activity undertaken by the site which affects the fire risk assessment</li> </ul>	
Fire Detection & Alarm Systems installed. Type and description including operation, fire detection and alarm interfaces with zone plan.	
List of enforcement/deficiency actions out-standing matters.	
AFA automatic fire alarms, AFA History of calls in rolling 12-month period of unwanted fire signals.	
Salvage /disaster recovery plans.	
Floor marking of wheelchairs in seating areas.	
Previous history of fires on the site over 20-year period	
Fire Safety arrangements which are in place including compromised fire safety due to external safety related event occurring (Terrorist Marauding) improvised devices.	
Fire Assembly Points suitable with alternative secondary available.	
Firefighting systems incorporated within the premises e.g. Pressurised staircases, Fixed installation water or gas systems, firefighting mains, Protection for Fire-Fighters	
COMAH sites within 800m	
COSHH cabinet on site Cleaning products	
Acetylene cylinders used within 250M	