



**Ben Jonson House**

**The City of London Corporation**

**External Fire Risk Assessment**

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

**Site information**

<b>Building Name</b>	Ben Jonson House
<b>Building Ref</b>	
<b>Division</b>	Department of Community & Children's Services.
<b>Estate</b>	Barbican Estate
<b>Property Name</b>	Ben Jonson House
<b>Property Ref</b>	

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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: - Russell Peacey  
Townsend**

**Department name: Turner &**

**Telephone:**

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**Email address: Russell.peacey@turntown.co.uk**

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**Date of the assessment** : 30.06.2022

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

**Date when finalised** : **19/08/2022**

**Date sent to premises controller:** : 19/08/2022

**Date of next assessment** : 30.06.23

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**Report Signed by Assessor**

Signature: *Russell Peacey*

Print Name: Russell Peacey

Date: 19/08/2022

**Name of Assessors reviewer:**

Printed Name: Paul Boughton

**Signature of Assessor reviewer**

Signature: *Paul Boughton*

**Date of Review**

Date: 19/08/2022

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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

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 moderate risk. This is because the flat entrance doors and side cupboards which open into long corridors do not meet current standards, and the flat entrance doors are not fitted with effective self-closing devices.

## Overall risk assessment

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

**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 Russell Peacey on 30<sup>th</sup> June & 1<sup>st</sup> July 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.

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

**Note – there was no access to the level 04 service tunnel or individual resident store sheds. Refer to the separate FRA for the service tunnel.**

Flat entrance doors are to be surveyed as part of a separate Type 3 assessment.

Relevant documentation was inspected to check compliance with recommended testing and maintenance regimes for fire safety equipment and procedures.

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><b>No –</b></p> <p>Several fire doors to the stairway lobbies and stairs were found to be warped and / or have ineffective self-closers.</p> <p>Faulty / damaged doors were noted–</p> <ul style="list-style-type: none"><li>• By EDB SC63</li><li>• By flat 367</li><li>• Level 2 west stair – door handle broken</li></ul> <p><b>See Action 1</b></p>
<p>Emergency lighting units are charging (diodes normally green or red are illuminated).</p>	<p><b>No</b></p> <p>Self-contained luminaires seen in plant areas and stair lobbies display green LEDs.</p> <p>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.</p>

	<p>It is understood that CoL are commissioning an emergency lighting survey.</p> <p><b>See action 2</b></p>
<p>Escape routes not blocked &amp; clearly marked.</p>	<p><b>No</b></p> <p>The way finding signage from the accommodation corridors via the stair lobbies is considered inadequate and may lead to confusion as to what door to use and delay evacuation, particularly for visitors who may be unfamiliar with the building.</p> <p>Wayfinding signage in the stairways below podium level is also considered inadequate. The direction to the fire exits are not always clearly signed which may cause persons to continue pass the exit level to lower levels from which there is no exit.</p> <p>It has been confirmed by CoL that a fire safety signage project is in progress for this estate.</p> <p><b>See Action 3</b></p> <p>Housekeeping on the areas of the escape balconies that were visible appeared to be satisfactory.</p> <p>CoL has confirmed that the management strategy for the secondary means of escape is as follows - <i>All 9 miles of balcony are formally inspected once</i></p>



*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.*

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

	<p>overall improvement to the buildings fire strategy as the travel distance is well in excess of 15m.</p> <p><b>See action 16</b></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>	N/A
<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>	Yes
<p>Is there any neighboring fire risk that could significantly impact on the future fire safety of the building?</p>	None known.
<p>During the inspection did you identified any cladding which was not already provided to you from the client documentation?</p>	<p>No. The building has a concrete façade.</p> <p>Therefore, a PAS9980 Fire Risk Assessment External Wall (FRAEW) is not considered to be required.</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</p>

	<p>who may require assistance in an evacuation, they are generally recorded on a Vulnerability List (see below).</p>
<p>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>	<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 they monitoring ongoing consultations / guidance regarding PEEPs and “Emergency Evacuation Information Sharing”.</p>
<p>Are there inductions for staff and contractors?</p>	<p>It is understood that CoL complete inductions for staff and contractors.</p>
<p>Is there arrangement in place for the safe evacuations of visitors?</p>	<p>N/A for a purpose-built residential block of flats.</p>
<p>Is there a Building Fire Strategy and a Fire Management Plan of the building?</p>	<p>None provided.</p>
<p>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?</p>	<p>Housekeeping and storage was considered satisfactory. No unsafe practices noted.</p>
<p>Is there evidence of up-to-date electrical PAT testing in place?</p>	<p>No portable appliances seen in the communal areas.</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</p>

	<p>system in the residential areas.</p> <p>Fire alarm systems in 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>The Fire Action Notices do not describe the Stay Put strategy.</p> <p><b>See action 4</b></p>
<p>Are there adequate sign to maintain the exit routes e.g. keep clear, floor marking etc.?</p>	<p>Some fire doors are not signed e.g. Fire Door Keep Closed, or Fire Door Keep Locked, as applicable. It is understood that this is being address by the estate signage project.</p> <p>Floor level signs are displayed in the stairways, but they do not meet current standards – also flat numbering is not included on these signs.</p> <p><b>See action 5</b></p>
<p>Are the existing active Fire Protection Measures sufficient for the buildings use</p>	<p>Current systems include the Emergency Lighting (covered above) and also the fusible link fire shutters.</p> <p>In some areas the smoke ventilation appears to be below the expected levels and it could also not be confirmed if the system(s) have been periodically cleaned / maintained.</p> <p><b>See Action 6</b></p>

<p>Is there evidence on site of regularly fire door inspections?</p>	<p>It is understood that periodic checks are made of the escape doors from the balconies.</p> <p>Its also understood that the stairway and stairway lobby doors are periodically inspected and where necessary repairs undertaken.</p> <p>It is understood that there is no specific planned preventative maintenance regime for the glazed privacy doors along the linking balconies.</p> <p><b>See Action 7</b></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 8</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><b>No</b></p> <p>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. Therefore, the flat entrance doors to</p>

	<p>not comply with current standards and guidance.</p> <p>It is understood that a programme is in place to replace all the flat entrance doors including spandrel panels and side cupboard doors with certified FD60S door sets fitted with external overhead self-closing devices.</p> <p><b>See Action 9</b></p>
Is there evidence of regularly local checks and annual testing by competent?	A PPM schedule was provided, to demonstrate that fire safety systems are subject to a suitable maintenance regime.
Has the site identified emergency responders' routes and fire hydrants and documented these?	<b>Yes</b> – Hydrants and Rising Mains are identified on site plans located in the PIB.
Are there any known neighboring 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.
Were there any significant gaps identified in the compartments (please list details)?	<b>Yes</b> In several of the electric meter rooms there are holes or service penetrations that are not fire stopped or are sealed using inappropriate materials. <b>See Action 11</b>  <b>Floor Voids</b> Floor Voids along the accommodation corridors. No floor voids were accessed. It could not be confirmed if there is

	<p>adequate compartmentation in any floor voids.</p> <p><b>See action 12</b></p> <p><b>Lift Landing lights</b></p> <p>There are light fittings above the lifts. In some areas there is no/inadequate separation between the riser and light so there is effectively no compartmentation between the riser and lobby.</p> <p><b>See Action 13</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</p>



Mains, Fire Extinguishers, Back-up Generators, Lightning Protection, Sprinklers, Wet Risers, Wet Riser Pumps, Emergency Lighting, Fixed Electrical System, Portable Appliances, Smoke Ventilation, Gas, Firefighting Lifts, Fusible Link Fire Shutters, electric vehicle charging.

The PPM audit found Barbican Estates were able to demonstrate suitable maintenance regimes for the majority of systems, but also identified the following concerns:

- Fire alarm function tests are currently planned at 2-week intervals but sometimes the tests are not being completed due to resourcing issues. It is understood that this is under review and that COL will require a weekly testing regime.
- No 6-month Visual Inspection regime for Rising Mains
- Several months delay in obtaining certificates for Annual Dry Riser Test, Lightning Protection, and sprinkler systems.

	<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> <li>• No PPM regime for most smoke control systems, i.e. Openable Vents (OVs) and Permanently Open Vents (POV) / smoke shafts. This is also covered by a separate action.</li> </ul>
<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> <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>Not at present but should be included in the void checks.</p> <p>For any actions, refer to the Type 3 assessment.</p>

## Description of site

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

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

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

Flats are accessed at the second\*, third and fifth floors off central corridors running from one end of the block to the other, with stairs and lifts at either end and in the middle of the building. \*(Flats accessed at the second floor have lower floors at the first floor).

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

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

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

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

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

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

### **Means of Escape:**

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

Flats have secondary means of escape via linking balconies which provide access back into the stairway lobbies. The linking balconies have openable glazed partitions between each flat.

It's understood that all 9 miles of balcony at the Barbican Estate are formally inspected once per year by the House Officer team. Obstructions are labelled with an orange sticker and residents are given a week to remedy. Items if still present, are then removed.

This inspection also reports any faults found. Additionally, the window cleaning contractors clean all windows every 6 weeks. They are tasked with fault and obstruction reporting as well.

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

### **Accommodation Corridors**

The accommodation corridors are up to 60m long with a maximum travel distance of 30m. There are no cross-corridor doors, so this would not meet current fire safety guidance. However, it is understood that this design would have been justified under historic design standards (CP3 Chapter 4) as the flats have secondary means of escape in two directions via linking balconies. The risk will be reduced by the installation of FD60S doorsets. However, it is also considered that cross corridors doors should be considered as part of an overall improvement to the buildings fire strategy as the travel distance is well in excess of 15m.

## Use of Site

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. For more information pertaining to these doors refer to the Type 3 assessment.*

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

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

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

### **Communal fire doors.**

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

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

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

### **Construction of flats**

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

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

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

### **Protection of stairway.**

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

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

### **Smoke ventilation.**

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

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

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

### **Facilities for fire fighters**

#### **Firefighting Access**

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

The fire fighting shafts appear to be fitted with Fire Lifts as would have been required by CP3 Chapter IV.

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

Each stairway has a PIB containing emergency contact numbers, site and building layout plans.

### **Dry Rising Mains**

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

### **Fire Brigade Liaison**

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

### **Fire Signage**

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

## **Active Fire System**

### **Fire Alarms**

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

### **Fire Shutters**

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

### **Sprinkler System**

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

### **Emergency Lighting (EML)**

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

The adequacy of the emergency lighting could not be confirmed.

## Fire Ignition Sources

Within the common parts the most significant ignition sources are the electrics/cabling located within the electric meter rooms and 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

	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

<b>Ref No. Location:</b>	<b>Observations</b>	<b>Recommended further action</b>	<b>Risk Rating</b> Low Medium High	<b>Priority Level</b>  (please refer to table 1)	<b>Action by Whom &amp; When</b>  (Person task with action by premise controller)	<b>Date Completed</b>
1.	<p>Several fire doors to the stairway lobbies and stairs were found to be warped and/ or have ineffective self-closers.</p> <p>Faulty / damaged doors were noted–</p> <ul style="list-style-type: none"> <li>• By EDB SC63</li> <li>• By flat ???</li> <li>• Level 2 west stair – door handle broken</li> </ul>	<p>Ensure all the fire doors to the stairway lobbies/ stairs are checked and where necessary the doors are eased and adjusted to ensure they fully self-close into their frames when released from any angle.</p>	Low	D		
2.	<p>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.</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>	Medium	D		

	It is understood that CoL are commissioning an emergency lighting survey.	Any installations or enhancements or replacements required should be in accordance with BS5266 Part 1 2016.				
3.	<p>The way finding signage from the accommodation corridors via the stair lobbies is considered inadequate and may lead to confusion as to what door to use and delay evacuation, particularly for visitors who may be unfamiliar with the building.</p> <p>Wayfinding signage in the stairways below podium level is also considered inadequate. The direction to the fire exits are not always clearly signed which may cause persons to continue pass the exit level to lower levels from which there is no exit.</p> <p>It has been confirmed by CoL that a fire safety signage project is in progress for this estate.</p>	<p>CoL signage project.</p> <p>Ensure wayfinding signage clearly and unambiguously defines the means of escape and is compliant with BS5499.</p> <p>It is advised that illuminate fire exit signs are installed at the exits below podium level.</p>	Medium	D		
4.	The Fire Action Notices do not describe the Stay Put strategy.	<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>	Low	D		

		It is understood this will be completed as part of the CoL signage project.				
5.	Floor level signs are displayed in the stairways, but they do not meet current standards – also flat numbering is not included on these signs.	<p>As part of the signage project, it is advised that floor level number and flat number signage is brought in line with current standards i.e. Approved Document B 2019 ed. incorporating 2020 amendments – “Wayfinding signage for the fire service”.</p> <p>The requirement is:</p> <p>To assist the fire service to identify each floor in a block of flats with a top storey more than 11m above ground level, floor identification signs and flat indicator signs should be provided.</p> <p>The floor identification signs should meet all of the following conditions.</p> <p>a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.</p> <p>b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that</p>	Low	D		

		<p>designates the floor number should be at least 75mm.</p> <p>c. The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.</p> <p>d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.</p> <p>e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.</p>				
6.	In some areas the smoke ventilation appears to be below the expected levels, and it could also not be confirmed if the system(s) have been periodically cleaned / maintained.	<p>It is advised that CoL commission an expert appraisal of the smoke control systems as part of an overall retrospective fire strategy for the building.</p> <p>The retrospective fire strategy / smoke control appraisal strategy should review the smoke control systems function, adequacy, condition/status, and any required planned preventative maintenance regime.</p>	Low	D		
7.	It is understood that there is no specific planned preventative	It is advised that a planned preventative maintenance regime is	Low	D		

	<p>maintenance regime for the glazed privacy escape doors/screen along the linking balconies.</p> <p>Weather conditions can affect the door and fixings, and therefore the ease of operation of escape device.</p>	<p>put in place to ensure that the glazed privacy escape doors/screens remain openable at all times i.e., fixings / bolts remain in a good and easily openable condition. It is recommended the doors are inspected at least annually.</p>				
8.	<p>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>	<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		
9.	<p>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. Therefore, the flat entrance doors to not</p>	<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</p>	Medium	E		

	<p>comply with current standards and guidance.</p> <p>It is understood that a programme is in place to replace all the flat entrance doors including spandrel panels and side cupboard doors with certified FD60S door sets fitted with external overhead self-closing devices.</p>	<p>flat entrance doors self-close by installing overhead self-closers the flat entrance doors.</p>				
10.	<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>• No 6-month Visual Inspection regime for Rising Mains</li> <li>• Several months delay in obtaining certificates for Annual Dry Riser Test, Lightning Protection, and sprinkler systems.</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</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>• Six-monthly visual inspection of Rising Mains (per BS9990)</li> <li>• It is advised that a PPM regime is developed for Smoke control systems i.e. Openable Vents (OVs) and Permanently Open Vents (POV) / smoke shafts</li> <li>• It is advised that a programme of remedial works is developed for fixed electrical systems that are considered to be unsatisfactory</li> <li>• It is advised that Barbican Estates liaise with their</li> </ul>	<b>Medium</b>	<b>C</b>		

	<p>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> <ul style="list-style-type: none"> <li>No PPM regime for most smoke control systems, i.e. Openable Vents (OVs) and Permanently Open Vents (POV) / smoke shafts. This is also covered by a separate action.</li> </ul>	<p>suppliers to ensure PPM certificates are provided in a timely manner, in order to demonstrate compliance to relevant stakeholders</p>				
11.	<p>In several of the electric meter rooms there are holes or service penetrations that are not fire stopped or are sealed using inappropriate materials.</p>	<p>Check all meter rooms and ensure that all holes / unsealed service penetrations in the walls are fire stopped using appropriate proprietary materials to provide 60 minutes fire resistance.</p>	Low	D		
12.	<p>Floor Voids along the accommodation corridors.</p> <p>No floor voids were accessed. It could not be confirmed if there is adequate compartmentation in any floor voids.</p>	<p>It is advised that sample checks are completed in any floor voids along the corridors to confirm that there is imperforate compartmentation between these voids and flats.</p>	Low	D		
13.	<p><b>Lift landing lights</b></p>	<p>Where gaps are identified they should be sealed to ensure that there is at least 30 minutes imperforate</p>	Low	D		

	<p>There are light fittings above the lifts. In some areas there is no/inadequate separation between the riser and light so there is effectively no compartmentation between the riser and lobby.</p> <p><i>Note the photo is from Bunyan Court which is of similar design.</i></p>	<p>compartmentation between the riser and lift lobby.</p> <p>Also, check and ensure any services running from the riser into the lobby ceiling void have been fire stopped using appropriate proprietary materials.</p>				
14.	<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.</p> <p>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 high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must:</p> <ul style="list-style-type: none"> <li>• share electronically with their local fire and rescue service (FRS) information about the building's external wall system and provide the FRS</li> </ul>	Medium	D		



		<p>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 in all high-rise buildings which is visible in low light conditions</li><li>• establish a minimum of monthly checks on lifts which are for the use of firefighters in high-rise residential buildings and on essential pieces of firefighting equipment</li><li>• inform the FRS if a lift used by firefighters or one of the pieces of firefighting equipment is 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> <ul style="list-style-type: none"><li>• undertake quarterly checks on all communal fire doors</li></ul>				
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		<p>and annual checks on flat entrance doors</p> <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>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.</p>				
15.	<p>The firefighting access door is fitted with a lock. No keys are provided in the Premises Information Box PIB).</p> <p>It is understood that a secure Gerda box is due to be fitted to replace the current PIB.</p>	<p>It is advised that keys for the access door(s) are provided in the new secure premises information box to facilitate fire fighter's access.</p> <p>The PIBs should be labelled with the building name.</p>	Low	D		
16.	<p>The accommodation corridors are up to 60m long with a maximum travel</p>	<p>The addition of mid-point cross corridor doors should be considered as part of</p>	Low	E		

	<p>distance of 30m. There are no cross-corridor doors, so this would not meet current fire safety guidance. However, it is understood that this design would have been justified under historic design standards (CP3 Chapter 4) as the flats have secondary means of escape in two directions via linking balconies. The risk will be reduced by the installation of FD60S door sets. However, it is also considered that cross corridors doors should be considered as part of an overall improvement to the buildings fire strategy as the travel distance is well in excess of 15m.</p>	<p>any future retrospective fire strategy / fire safety improvement works.</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>Ref Number:</i></p> <p><i>Location:</i></p>	<p><i>Previous/Outstanding Action</i></p>	<p><i>Turner &amp; Townsend Comments</i></p>
<p><b>2.1</b></p>	<p>Evidence was not available to Priority confirm relevant electrical equipment C such as communal area heating appliances: are subject to PAT. Ensure relevant equipment is subject to a robust PAT by a competent person.</p>	<p>No Portable Appliances seen in the communal areas. Communal heaters are hard wired so would be inspected as part of the 5-year electrical inspection.</p>
<p><b>2.4</b></p>	<p>Evidence was not available to Priority confirm the fixed wiring installation is C subject to an appropriate programme of periodic testing. Ensure relevant installations are subject to a regime of 5 year testing and certification by a competent person.</p>	<p><b>See Action 10 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 survey should be undertaken by a competent person; with any identified issues being rectified to ensure the system complies with BS 5266.</p>	<p>It was not possible to confirm the adequacy of the emergency lighting, particularly any standby lighting.</p> <p><b>See Action 2 in this FRA</b></p>
<p><b>15.1&amp;15.2</b></p>	<p>The flat entrance door is consistent with those throughout the block. It does not comply with current standards. • It appears to be of substantial construction, without substantial rebates, smoke strips or intumescent seals, hinges x3 do not appear to be of fire resisting standard. The centre hinge appears to be of spring loaded 9 design, to assist with door closing; however it was noted that this arrangement did not result in the door self-closing</p>	<p>This is still the same. City of London has confirmed that all flat entrance doors will be replaced.</p> <p><b>See Action 9 in this FRA</b></p>

	effectively. • It was not possible to determine that the glazed transom above the final exit door provides adequate fire resistance. Due to the opportunity for means of escape in 2 directions; this situation is considered acceptable. Consideration should be given to upgrading/replacing doors on the means of escape routes; to current standards as part of any future refurbishment program. Consideration should be given to implementing a robust program of testing and servicing for spring loaded hinges; to ensure final exit doors close effectively_ . __	
<b>17.2</b>	It was noted that numerous doors to electrical intakes, service risers, plant rooms, stores and similar; within escape routes are not provided with 'fire door keep locked shut' signs. • Lobby doors are not provided with 'fire door keep shut signs'. • 'Do not use lift in case of fire' signs are not displayed adjacent to lift enclosures. 10 a Ensure appropriate signs are displayed.	This is still the case.  In some areas, particularly in the stairways below podium level, fire safety escape signage is considered to be inadequate. This had previously been identified and a “Barbican Fire Sign Strategy” was completed by BB7 in October 2021. This detailed strategy highlights the deficiencies and provides recommendations for new signage.
<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 4 in this FRA.</b>
<b>19.4</b>	It was noted that portable fire Priority extinguishers are provided within the communal areas. Typically fire extinguishers are not provided within this type of property as residents are unlikely to have been appropriately trained. Consideration should be given to their removal.	Fire extinguishers had been removed from the communal areas.



<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 10 in this FRA</b>
<b>20.6</b>	The emergency services box contained; 1) Estate block plan map. 2) Useful telephone numbers list. 3) Block plan. Consideration should be given to liaising with London Fire Brigade to rationalise/standardise the information contained within boxes.	The contents of the PIB boxes are under review by COL.
<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	City of London were completing a Fire Extinguisher survey, and ongoing servicing programme at the time of this assessment.

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

No known unintentional fires during the last two years.

## 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. 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	Covered by Bretton Carpark FRA.
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 – 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 10</b>
Portable appliance testing	N/A	No portable appliances noted in the communal areas.
Fire rated shutters	N/A	Fire shutters are considered to be in the car park so covered by a separate FRA.
Evacuation aids	N/A	There are no evacuation aids.

Firefighter's Lifts	N/A	No fire fighters lifts. The fire fighting shafts appear to be fitted with "Fire Lifts" as would have been required by CP3 Chapter IV.
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	No	6- Monthly Visual Inspection and Annual Pressure Test. <b>No 6M Visual Inspection Record– See Action 10</b>
<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	N/A	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	Yes	3-Monthly check of fire exit doors, especially on external doors not used for other purpose.
Emergency lighting	Yes	3-Monthly emergency lighting test. 1 Hour Duration.
Fire extinguishers	Yes	Fire extinguishers Routine check (location, pressure gauge and tags)
Fire sprinklers pump set weekly checks	N/A	Covered by Bretton Carpark FRA.

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.
New 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	Covered by Bretton Carpark FRA.
Evacuation Aids	N/A	