



Breton House
Barbican Estate

The City of London Corporation
External Fire Risk Assessment

Prepared by: Turner & Townsend

One New Change, London EC4M 9AF

Site information

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

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

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

Name of the responsible person (Building Manager)

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

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

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

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

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

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

Name of Contractors. N/A

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

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

Direct contact details: - **Department name**

Office xxxx **Mobile:** xxxxxx

Email address:

Assessor details

Name of the person: -

Department name Contractor

Telephone

Mobile:

Email address:

Date of the assessment : 29.01.25

Date of first draft reviewed : 03.03.2025

Date when finalised : 03.03.2025

Date sent to premises controller: : 03.03.2025

Date of next assessment : (Use aide-mémoire 2) 29.01.26

Report Signed by Assessor

Signature:

Print Name:

Date: 03.03.2025

Name of Assessors reviewer:

Printed Name:

Signature of Assessor reviewer

Signature:

Date of Review

Date: 03.03.2025

Table of Contents

Minor amendment history.....4

Preamble4

Executive Summary5

Overall risk assessment5

Survey Methodology6

Specific Site Survey Information.....6

Description of site.....12

Use of Site13

Passive Fire Precautions13

Active Fire System15

Fire Ignition Sources.....15

Fire Training.....15

Make an assessment of the fire risk.....16

Formulate and document an action plan.16

Fire Risk Assessment reviews (CoL use only)44

Minor amendment history

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

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

Preamble

Relevant Legislation –

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

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

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

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

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

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

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

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

Executive Summary

The building has been rated as a moderate risk. This is because the notional flat entrance doors are not fitted with effective self-closing devices. Also, where fire doors open directly into the common stairs, current fire safety guidance for purpose-built blocks of flats, requires that these flat entrance doors should have smoke seals installed.

Overall risk assessment

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

Survey Methodology

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

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

A sample inspection of service risers was completed.

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

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

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

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

No access areas - It was also not possible to access the flat balconies which are used as secondary means of escape.

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.

Block 1-39 – 7th floor roof exit door / vent - One of the louvered doors on the top floor has hazard tape across it. – **See Action 22**

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

Self-contained emergency lighting is located in the main plant room and some of the stairways. LEDs were illuminated.

Some of the emergency lighting in the building is provided by “Standby Lighting” (as defined by BS5266 Part 1). e.g. within the stairways, with an alternative power supply provide by a generator. It was not possible to confirm the full locations and adequacy of these installations as part of the fire risk assessment survey. It is understood that CoL are commissioning an emergency lighting survey. **See Action 1**

- *Escape routes not blocked & clearly marked.*

Plant Room – Means of Escape - The maximum travel distance in the plant room is considered to be excessive. The gangways in the plant room are obstructed and require climbing over or squeezing around services/tanks to exit some of the areas. **See Action 2**

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 3**

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 balconies. Weather conditions can affect the door and fixings, and therefore the ease of operation of escape device. **See Action 7**

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”.

- *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 19**

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

None known.

- *Are there inductions for staff and contractors?*

No site-based staff.

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

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

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

A draft Fire Management Plan has been developed.

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

Power Sockets - Non-secured 240v power sockets for the use of cleaners are located in the communal areas – these could easily be used by residents to charge electric bikes, scooters, and mobility scooters which are a potential fire hazard and should not be charged in communal areas.

See Action 20

- *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 13**

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

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

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

Fire Action Notices - The Fire Action Notices do not describe the Stay Put strategy. At least one Fire Action Notice was partially obstructed by other notices or had pin marks to indicate notices had previously been pinned over it. **See Action 4**

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

Lift Signage - The lifts in the building are not signed to indicate that they should not be used in the event of a fire. **See Action 21**

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

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

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

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

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

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 10**

Also, where fire doors open directly into the common stairs, current fire safety guidance for purpose-built blocks of flats, requires that these flat entrance doors should have smoke seals installed.

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 9**

Firefighting Stairs –

The fire doors / partitions protecting the firefighting stairs are considered to be notional fire doors only and are fitted with Georgian wired glass transoms and side panels. Several of these door sets have excessive gaps between the meeting edges, and / or do not fully self-close into their frames. In some cases, “slam pads” have been fitted to the door sets which prevent the doors fully self-closing and are likely to have warped them over time. **See Action 11**

Firefighting Stairs

In the fire firefighting stairs, the double fire door sets below podium level are rebated so may not always self-close in sequence. At the time of the assessment the doors were found to be ajar and not closing fully into the frame. **See Action 12**

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

Fire Extinguisher test labels seen were in date (11/24).

- *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.

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

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

None known

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

None known

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

None known

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

None known

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

No PPM records were provided. **See Action 13**

- *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?*

N/A – Stay-Put strategy in place.

- *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?*

No PPM records were provided. **See Action 13**

- *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)?*

Fire Stopping in Risers - There are inadequately fire stopped service penetrations in several of the riser cupboards running up through the stairway lobbies, and also in the telecom's cupboard at level 01 in the firefighting stair. **See Action 14**

Lift Landing Lights - There are light fittings above the lifts. Sample checks identified that several of these are not adequately sealed / fire stopped, or ACM boards were displaced or inappropriately sealed with expanding foam. As with other blocks on the Barbican Estate, some of these lights were found to be not have adequate separation from the adjacent riser. **See Action 15**

Flat door side cupboard doors. Several side cupboard doors were found to have been left open. It is important that these are kept closed to maintain the compartmentation between the flats and common areas. **See Action 23**

- *How are contractors fire risk controlled locally?*

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

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

No PPM records were provided. **See Action 13**

- *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.

Breton House was completed in 1972. It is a residential tower located on the Barbican Estate. The building is of "Brutalist" architecture and is Grade II* listed. The building is of concrete construction (floors, stairways and walls), and has a flat roof. Breton House is connected at a right-angle to Ben Johnson House.

The residential accommodation sits above plant areas, a cinema and restaurants (levels 01 & 02), with a carpark at level 03. These areas are beyond the scope of this FRA.

There are seven residential floors above podium level, including 12 two storey penthouse flats accessed at the 6th floor. There are no flats below podium level. The building contains 99 flats and 12 duplexes. The 8th floor contains lift motor rooms and a plant room (ventilation plant and water tanks).

Steps off the podium level lead to three separate stairways (1-39, 40-78,79-111). Stair 79-111 is a firefighting stair. In 1-39 and 40-78, due to the configuration of the secondary means of escape via Ben

Johnson House, on level 6 flats are accessed via protected lobbies, but on other levels they open direct to the stairways. In 79-111 the firefighting stairway is protected by Georgian wired glass fire doors at each level.

On the 7th floor level there is access to the lift motor rooms, a plant room containing water tanks and communal ventilation plant (accessed at the 8th floor landing of 79-111).

Below podium level, the three stairways provide fire exits at street level (02) and descend to the car park levels (03) and finally to the service tunnel at Level 04.

The stairways provide access to telecoms cupboards at the mid-landings.

Means of Escape:

The principal means of escape from the flats is via the internal communal stairwells that descend to the podium or level 02.

Breton House is connected to Ben Johnson House with linking fire escape balconies. These balconies provide a secondary means of escape for some levels of Breton House into Ben Johnson House.

The flats on other levels have secondary means of escape via linking balconies that provide access back into the three stairways.

Use of Site

Purpose-built general needs residential block of flats.

Passive Fire Precautions

Flats entrance doors

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

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

Construction of flats

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

Protection of stairways.

In two of the stairways, the flats exit directly into the stairs, other than at the 6th floor where the flats are accessed via lobbies. This does not meet current standards but will be addressed by the provision of FD60S door sets.

The fire doors / partitions protecting the firefighting stair do not comply with current standards (which require 120 minute partitions with FD60S doors). These doors are considered to be notional fire doors only and are fitted with Georgian wired glass transoms and side panels. Several of these door sets have excessive gaps between the meeting edges.

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

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.

Smoke Ventilation:

The stairways of 39 & 40-78 are vented via louvered doors onto the seventh-floor balconies.

The lobbied firefighting stair - 79-111 – has a permanently open vent at the head of the stair with manually openable doors into a smoke shaft at each landing. There are also permanently open vents over one of the lift lobby doors on each level that provide access to the escape balconies.

There are ventilated lobbies between the car park and stairwells.

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.

Facilities for fire fighters

Firefighting Access

Firefighting access is at street level via the Barbican Road tunnel (Beech Street), and Golden Lane. The fire-fighters entrance is accessed via a bin store area, next to the ramp leading down to the Breton car park.

See Action 5

See Action 6

See Action 17

Secure Information Box (SIB)

There is SIB located at the top of the car park ramp. It could not be opened as no key was provided but COL have confirmed that the SIBs contain –

- Anonymised PEEP information for estate.
- Map of estate
- Map of all risers and what they feed
- Block plans for the blocks they serve
- Information about flat types.

- Flat plans
- Contact telephone numbers of all car park boxes and towers (24/7 staff on site)

See Action 16

Dry Rising Mains

The firefighting stair is fitted with a Dry Rising Main with outlets on the stairway landings. The inlet is accessed at street level by the firefighter entrance in the store area.

Fire Brigade Liaison

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

Active Fire System

Fire Alarms

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

Fire Shutters

There is an automatic fire shutter activated by fusible links protecting the firefighting stairwell from the carpark.

Emergency Lighting (EML)

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

The adequacy of the emergency lighting could not be confirmed.

Fire Ignition Sources

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

Fire Training

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

Make an assessment of the fire risk.

Likelihood of fire occurring at the property

	Medium	
--	--------	--

Likelihood of fire spreading through the building

	Medium	
--	--------	--

Likelihood of loss of life due to fire

	Medium	
--	--------	--

Formulate and document an action plan.


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

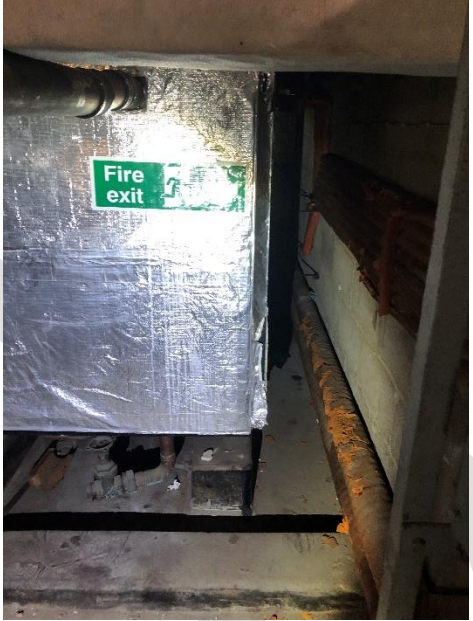
CoL Specific Hazard identification and Action plan template

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

- *Location: Specific to the building area i.e. 2nd floor north wing room A23 (use of the standard door marking for monthly testing is good practice as a location point)*
- *Observations: Controls in Place - a list of what controls are in place to control the fire hazard, subjective appraisal*
- *Missing Controls / Problem - an explanation of any missing controls or safety problems identified during the risk survey to include thumbnail photographs where they help to clarify the problem & further action required - the individual actions that should be taken to control the hazards and put corrective actions in place.*
- *Risk Priority - The assessor's opinion of how urgent the action is, that needs to be taken to reduce risk to a tolerable level. This is subjective and is based on the CoL Matrix below.*
- *CoL Service level: Time frame for contractors to attend in hours / days as our service level agreement with service providers.*
- *Actioned by: The CoL member on the site who reports the defects.*
- *PSD: Property service desk number given when reporting (undertaken by CoL staff when assessor informs them whilst on site)*
- *Completed date or date followed up (Maximum 28 days for items to be followed up and recorded in the table)*
- *When possible, the assessor is to place a photo below the concerns A9 size 37mm x 52mm.*


Ref No. Location:	Observations	Recommended further action	Observation Pictures	Risk Rating Low Medium High	Priority Level (please refer to table 1)	Action by Whom & When (Person task with action by premise controller)	Date Completed
1	<p>Emergency Lighting</p> <p>Much of the emergency lighting in the building is provided by “Standby Lighting” (as defined by BS5266 Part 1). e.g. within the stairways, with an alternative power supply provide by a generator. It was not possible to confirm the full locations and adequacy of these</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		



	<p>installations as part of the fire risk assessment survey.</p> <p>It is understood that CoL are commissioning an emergency lighting survey.</p>	<p>Any installations or enhancements or replacements required to the emergency lighting should be in accordance with BS5266 Part 1.</p>					
<p>2</p>	<p>Plant Room – Means of Escape</p> <p>The maximum travel distance in the plant room is considered to be excessive. The gangways in the plant room are obstructed and require climbing over or squeezing around services/tanks to exit some of the areas.</p>	<p>In the short term:</p> <p>It is advised that contractors working in the plant room should be made familiar with the obstructions and constraints within the plant room prior to any works commencing so they can consider this in their Risk Assessment and Method Statements to cover the fire safety/evacuation arrangements when working in this location.</p>		<p>Medium</p>	<p>D</p>		

	<p>The plant room is remote from the residential areas and persons working in the plant room may not be aware of a fire elsewhere in the building, which could potentially compromise their means of escape.</p>	<p>It is advised that an access permit is implemented for the plant room that requires:</p> <ul style="list-style-type: none"> • no lone working. • Plant room induction <p>In addition, the escape signage in the plant room should be improved to ensure the route to the nearest exit is clearly sign posted from all areas.</p> <p>Longer term, it is advised that -</p> <ul style="list-style-type: none"> • An L5 fire alarm fire alarm system is installed (as defined by BS5839 Part 1) with automatic detection in the plant room, lift motor rooms, 				
--	--	--	--	--	--	--

		<p>and the heads of the stairways, with Visual Alarm devices (VADs) installed in the plant room and lift motor rooms.</p> <ul style="list-style-type: none"> • Illuminated (maintained) exit signs are installed at the plant room exits. <p>Luminous escape plans showing the escape routes are displayed by the main exits from the plant room.</p>					
3	<p>Fire Safety Signage</p> <p>In some areas, fire safety escape signage is considered to be inadequate. This had previously been identified and</p>	<p>Fire Safety Signage should be improved in accordance with the “Barbican Fire Sign Strategy” completed by BB7.</p>		Medium	D		

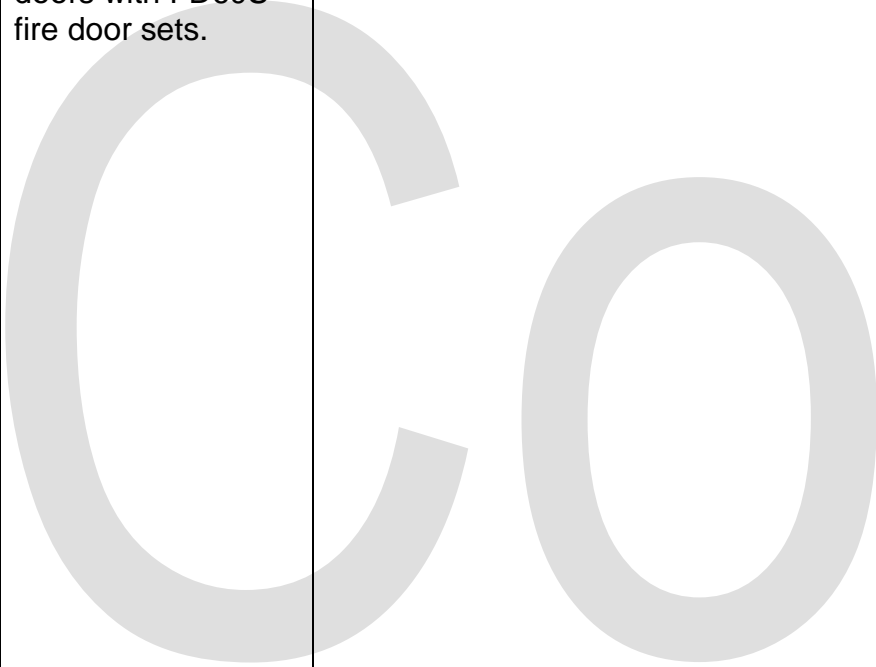
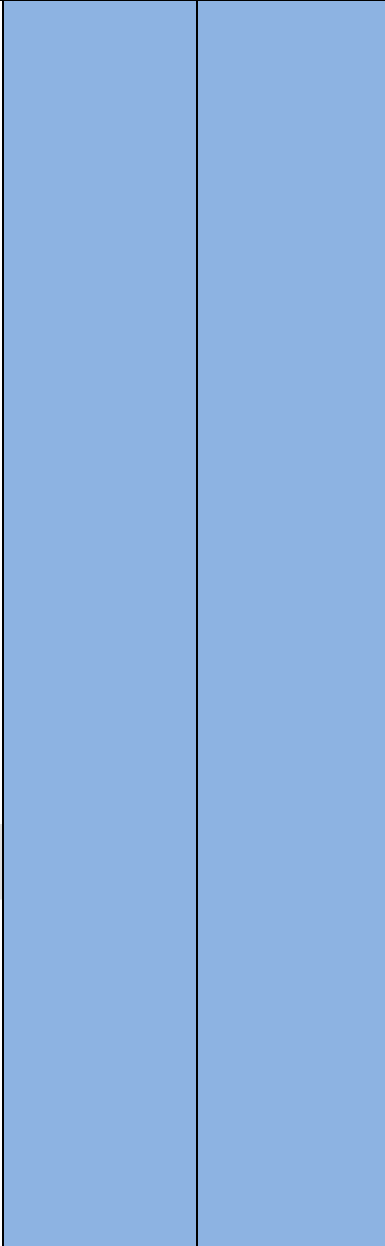
	<p>a “Barbican Fire Sign Strategy” was completed by BB7 in October 2021. This detailed strategy highlights the deficiencies and provides recommendations for new signage but does yet appear to have been actioned.</p>						
<p>4</p>	<p>Fire Action Notices</p> <p>The Fire Action Notices do not describe the Stay Put strategy.</p> <p>At least one Fire Action Notice was partially obstructed by other notices or had pin marks to indicate notices had previously been pinned over it.</p>	<p>The Fire Action Notices should be replaced with signs that describe the Stay Put Strategy. Fire Action Notices should at least be displayed at all the entrances to the building.</p> <p>It is understood this will be completed as part of the CoL signage project.</p> <p>Ensure Fire Action Notices are</p>		<p>Low</p>	<p>D</p>		

		displayed at all entrances to the building and that all Fire Action Notices are visible and not obstructed by other notices.					
5	<p>Firefighting Access</p> <p>Although it is understood that LFB are familiar with the site, the firefighters entrance via the locked gate to the bin store area is not clearly signed from the street which could potentially delay access.</p> <p>Also the SIB for Breton House is located on the adjacent entrance to the adjacent car park.</p>	<p>Clear signage should be provided to the firefighting entrance, from the access road.</p> <p>Advised that this also details that the SIB for the Breton House Building is also located on the entrance to the adjacent car park.</p>		Low	D		


<p>6</p>	<p>Firefighting Access</p> <p>Doors leading into the firefighting stairs from the street are fitted with locks which will impede firefighters access. It is not known if keys to these doors are provided in the Secure Information Boxes (SIB).</p> <p>The Openable Vents (Ovs) to the smoke shafts within the firefighting stair require a T bar (Budget Key) to open the smoke vent.</p>	<p>If not already provided, it is advised that keys to the buildings access door(s) and any areas and equipment that firefighter may need to access / operate (For example, the smoke shafts) are provided in the Secure Information Boxes.</p>	 	<p>Low</p>	<p>C</p>		

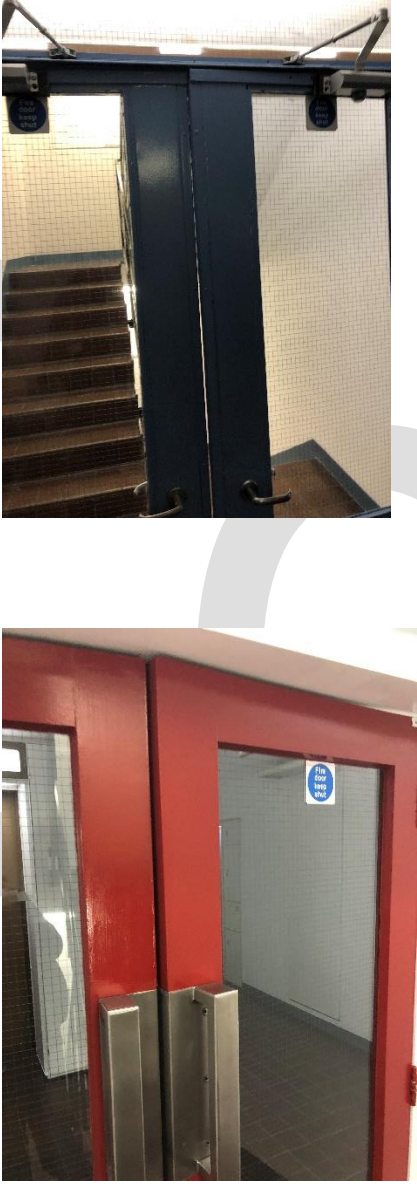
<p>7</p>	<p>Privacy Screens on secondary means of escape.</p> <p>It is understood that there is no specific planned preventative maintenance regime for the glazed privacy escape doors/screen along the linking balconies. Weather conditions can affect the door and fixings, and therefore the ease of operation of escape device.</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 the doors are inspected at least annually.</p>		<p>Low</p>	<p>D</p>	
-----------------	---	--	--	------------	----------	--

<p>8</p>	<p>Fire Entrance Door Inspections</p> <p>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</p>	<p>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.</p> <p>Communal fire doors requiring evidence of inspection include the stairway doors and lobby doors, riser/service cupboard doors.</p>		<p>Medium</p>	<p>C</p>	
-----------------	--	--	--	---------------	----------	--

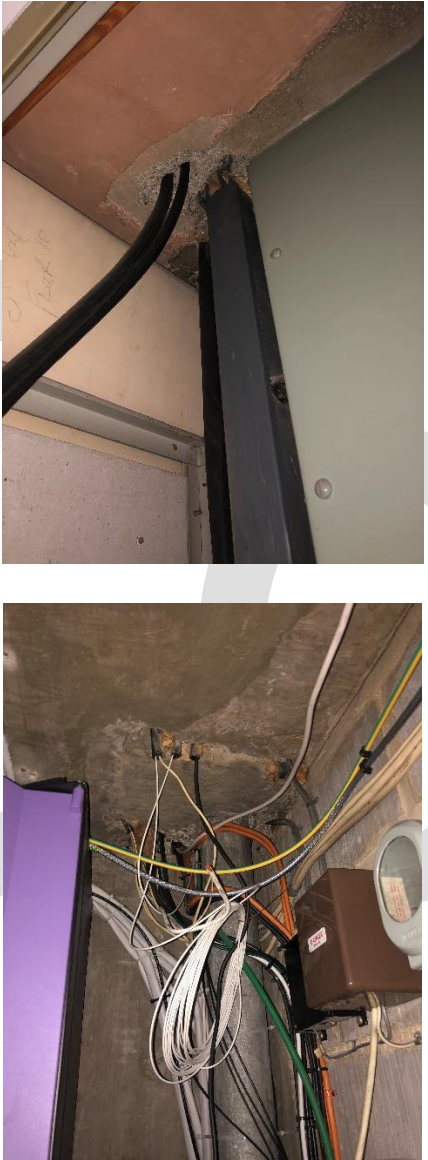
<p>9</p>	<p>Flat Entrance Doors</p> <p>The flat entrance doors appear to be of the same type. Based on sample checks in the open position and information previously provided they are considered to be notional fire doors, with <u>no effective self-closing device fitted</u>. Also, where fire doors open directly into the common stairs, current fire safety guidance for purpose-built blocks of flats, requires that these flat entrance doors should have smoke seals installed.</p> <p>It is understood that a programme is in place to replace all the flat</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>Medium</p>	<p>D</p>	
----------	--	--	---	---------------	----------	--


	entrance doors including the side cupboard doors with certified FD60S door sets fitted with external overhead self-closing devices.						
10	<p>Flat Entrance Doors - Self Closers</p> <p>Sample checks to the flat entrance doors identified that none are fitted with effective self-closing devices.</p>	<p>The existing flat entrance doors should be self-closing to minimise the risk of smoke entering the means of escape.</p> <p>All flat entrance doors must be fitted with effective self-closing devices (i.e. an overhead self-closer).</p>		High	C		
11	<p>Firefighting Stairs –</p> <p>The fire doors / partitions protecting the firefighting stairs are considered to be notional fire doors and are</p>	<p>It is understood that communal fire doors have already been identified as requiring replacement and will be renewed as part of CoL's fire door replacement programme.</p>		Medium	E		

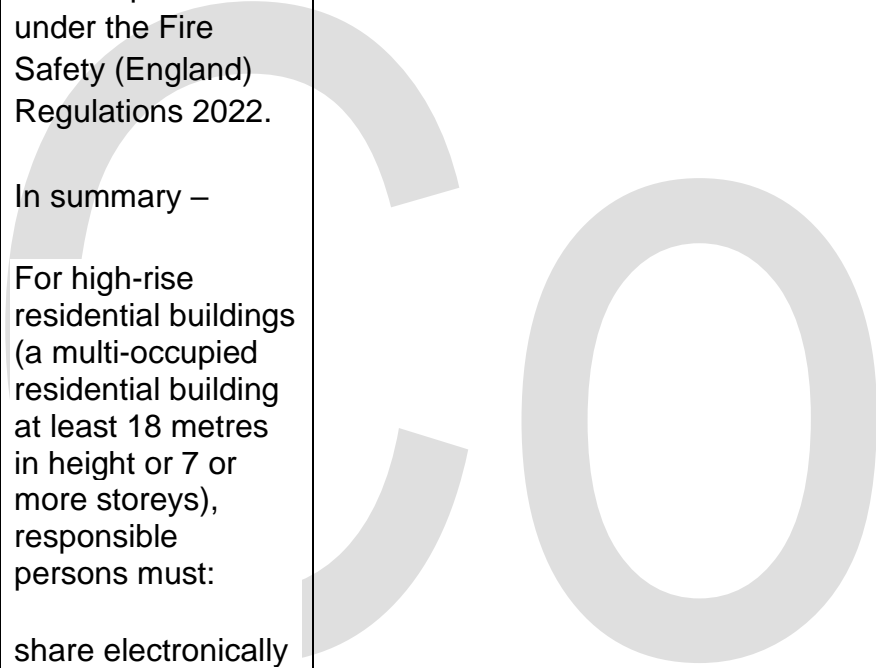
	<p>fitted with Georgian wired glass transoms and side panels. Several of these door sets have excessive gaps between the meeting edges, and / or do not fully self-close into their frames. In some cases “slam pads” have been fitted to the door sets which prevent the doors fully self-closing and which over time are likely to have warped the timber fire doors.</p>	<p>It is advised that FD60S doors are fitted with at least REI 60 rated side panels and transoms to the partitions that separate the firefighting stair from the lift/accommodation lobbies.</p> <p>Whilst this does not meet current fire safety guidance (the transom panel would need to be achieve an REI 120-minute rating) it will be a significant betterment over the existing door sets.</p>				
--	---	---	--	--	--	--

<p>12</p>	<p>Firefighting Stairs</p> <p>In the fire firefighting stairs, the double fire door sets below podium level are rebated so may not always self-close in sequence. At the time of the assessment the doors were found to be ajar and not closing fully into the frame.</p>	<p>The rebated fire doors should be adjusted so that they fully self-close leaving a gap no greater than 4mm between the meeting edges and they close in sequence. To achieve this, it may also require the installation of rebated door selector.</p>		<p>Low</p>	<p>C</p>	<div style="background-color: #4F81BD; width: 100%; height: 100%;"></div>
------------------	--	--	---	------------	----------	---

<p>13</p>	<p>Planned Preventative Maintenance (PPM)</p> <p>No PPM / statutory inspection records were provided.</p>	<p>Ensure the maintenance of the following systems is up to date:</p> <ul style="list-style-type: none"> • Fixed Electrical Wiring (including Thermographic imagine where required) • Emergency Lighting (and any back-up generator) • Dry Risers • Firemen’s Lifts • Fusible Link Fire Shutters • Lightning Protection 		<p>Medium</p>	<p>C</p>	
<p>14</p>	<p>Fire Stopping in Risers</p> <p>There are inadequately fire stopped service penetrations in several of the riser cupboards running up through the stairway lobbies, and also in the</p>	<p>If not previously completed, a compartmentation survey should be made of all service risers & cupboards to ensure that service penetrations are fire stopped using appropriate proprietary materials to provide</p>		<p>Medium</p>	<p>D</p>	

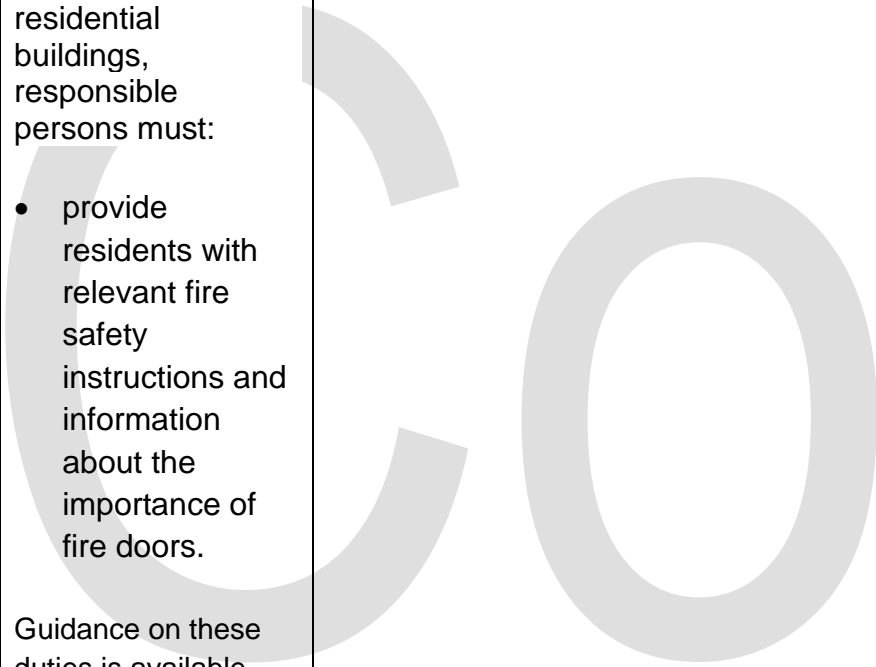
	<p>telecoms cupboard at level 01 in the firefighting stair.</p>	<p>a minimum of 60 minutes fire resistance.</p>				
--	---	---	---	--	--	--


<p>15</p>	<p>Lift Landing lights</p> <p>There are light fittings above the lifts. Sample checks identified that several of these are not adequately sealed / fire stopped, or ACM boards were displaced or inappropriately sealed with expanding foam.</p> <p>As with other blocks on the Barbican Estate, some of these lights were found to be not have adequate separation from the adjacent riser.</p>	<p>All of the lift landing lights should be checked and where gaps are identified they should be sealed to ensure that there is at least 30 minutes imperforate compartmentation between the riser and lift lobby.</p>		<p>Low</p>	<p>D</p>		

16	<p>Fire Safety England (Regulations) 2022 - requirements</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 external wall system and provide the FRS with electronic copies of floor plans and</p>		High	D	
----	--	---	---	------	---	--

	<p>Fighters is not compliant.</p>	<p>building plans for the building.</p> <ul style="list-style-type: none"> • keep hard copies of the building's floor plans, in addition to a single page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters • install wayfinding signage for fighters in all high-rise buildings which is visible in low light conditions. • establish a minimum of 					
--	-----------------------------------	--	--	--	--	--	--

		<p>monthly checks on lifts which are for the use of firefighters in high-rise residential buildings and on “essential items of firefighting equipment”.</p> <ul style="list-style-type: none"> 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. <p>For multi-occupied residential buildings over 11 metres in height, responsible persons must:</p> <ul style="list-style-type: none"> undertake quarterly checks on all communal 				
--	--	---	--	--	--	--


		<p>fire doors 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"> • provide residents with relevant fire safety instructions and information about the importance of fire doors. <p>Guidance on these duties is available here - Check your fire safety responsibilities under the Fire Safety (England) Regulations 2022 (accessible) - GOV.UK</p>					
--	--	---	---	--	--	--	--

<p>17</p>	<p>Firefighters Access</p> <p>The fire-fighters access, including access to the Dry Riser inlet is via a bin store area. The area is accessed via a locked gate but is open sided so is potentially vulnerable to arson or a discarded cigarette etc.</p>	<p>If not previously completed, it is recommended that LFB are consulted on this situation to confirm whether they are satisfied with the arrangement of the bins being stored in this area.</p> <p>It is advised that an alternative location is sought for the bin store, or the bins are physically segregated and protected from any external access.</p> <p>CoL should also monitor the area to ensure that at all times the access to the Dry Riser Inlet is kept clear.</p>		<p>Medium</p>	<p>D</p>	<div style="background-color: #4F81BD; width: 100%; height: 100%;"></div>
------------------	--	--	--	---------------	----------	---

18	<p>Communal ventilation system –</p> <p>The building is fitted with a communal ventilation system(s). It is understood that these systems link between all flat bathrooms and kitchens and are therefore a potential source of smoke/fire spread between flats. It could not be confirmed if suitable shunt ducts or dampers are fitted in the system and maintained.</p>	<p>It is advised that a survey of the communal ventilation systems is undertaken by a competent person to appraise whether the system incorporates suitable features to restrict the risk of smoke spread between flats, and whether any remedial measures are necessary.</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	
----	--	---	--	--------	---	--

19	<p>Vulnerable Persons</p> <p>Additional legislative requirements and guidance relating to vulnerable persons are expected to be introduced in 2025.</p>	<p>City of London should ensure that they remain up to date with and implement the relevant requirements of legislation and guidance relating to vulnerable persons (persons with 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>		Advice	Advice		
20	<p>Cleaners Sockets</p> <p>There are non-secured 240v</p>	<p>It is advised that the electric sockets in the communal areas are fitted with</p>		Advice	Advice		

	<p>power sockets located in the communal areas. – These can easily be used by residents to charge electric bikes, scooters, and mobility scooters which are a potential fire hazard and should not be charged in communal areas.</p>	<p>locks to prevent them being used by unauthorised persons, and specifically so they are not used to charge equipment which utilise Lithium-Ion Batteries, in communal areas.</p>					
21	<p>Lift Signage</p> <p>The lifts in the building are not signed to indicate that they should not be used in the event of a fire.</p>	<p>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.</p>		Low	D		

<p>22</p>	<p>Block 1-39 – 7th floor roof exit door / smoke vent</p> <p>One of the louvered doors on the top floor has hazard tape across it.</p>	<p>Check the door to confirm why it is taped over. Conform the door is in a satisfactory condition.</p>		<p>Low</p>	<p>C</p>	
<p>23</p>	<p>Flat door side cupboard doors.</p> <p>Several side cupboard doors were found to have been left open. It is important that these are kept closed to maintain the compartmentation between the flats and common areas.</p>	<p>Ensure that residents understand that the cupboard doors by their flat entrance doors should be kept shut. This should be monitored.</p>		<p>Low</p>	<p>C</p>	

Action time frame in accordance with CoL service level agreements

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

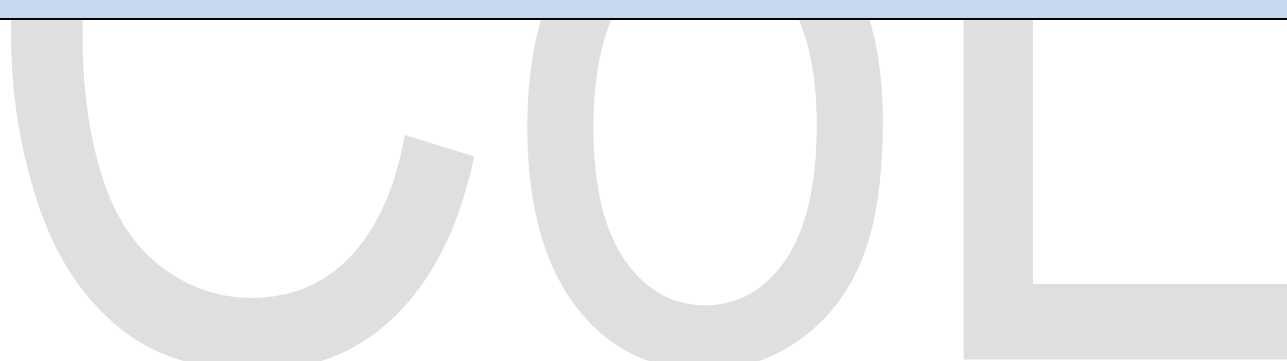
Recommend priority code

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



Appendix One

Pre-Survey Questionnaire

Information Required Pre-Site Visit (21 days)

List of restriction applied by Building Control, Planning & Heritage interest impinging on the risk assessment.	
Salvage and Business Continuity of the building	
Structural alteration of the property, any project works being undertaken at the time of the assessment which could impinge on the assessment decision.	
Change of use of the property/process undertaken.	
Planning permission for new structures nearby.	
Structural use of decorative timber cladding/aluminum.	
Change in use of activities of the premises.	
Alcohol use on site by staff off duty or visitors.	
Unfamiliar surrounding for staff or visitors.	
Number of disabilities of staff/visitors.	
Surrounding risks which have the likelihood to affect business continuity of the premises.	
<p>Building Fire Strategy for the site:</p> <ul style="list-style-type: none"> • Means of Warning and Escape • Emergency lighting and Signage • Internal Fire Spread (lining) • External Fire Spread (structure) • Fire Service Access 	
<p>Fire Management Plan covering:</p> <ul style="list-style-type: none"> • How you manage fire safety day-to-day • PEEPS, particularly in housing the procedures for residents to follow in the event of Fire (stay put policy) • Number of Safety/Fire Marshall to cover site. • Method of calling the Fire Service • Full site evacuation plans, gas escape, planned and unplanned power failures. • Route for emergency service personnel and vehicles to the premise's day & night with the expected pre-determined attendance time from local authority fire station and works fire service i.e. Heathrow Animal Reception Centre. (HARC). 	
<p>Security onsite covering:</p> <ul style="list-style-type: none"> • anti-social behaviour • Protection from the threat of arson • CCTV-log 	
Secondary/Life Safety power generation on site.	
Permit to work system:	

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