

Bunyan Court

Barbican Estate

The City of London Corporation

External Fire Risk Assessment

Prepared by: Turner & Townsend

One New Change, London EC4M 9AF

Site information

Building Name Bunyan Court
Building Ref
Division Department of Community & Children's Services.
Estate Barbican Estate
Property Name Bunyan Court
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: - Mobile: Department name Contractor

Telephone

Email address:

Date of the assessment : 09.01.2025

Date of first draft reviewed : 28/01/2025

Date when finalised : 20/02/2025

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

Date of next assessment : (Use aide-mémoire 2) 09/01/2026

Report Signed by Assessor

Signature:

Print Name:

Date: 04/02/2025

Name of Assessors reviewer:

Printed Name:

Signature of Assessor reviewer

Signature:

Date of Review

Date: 28/01/2025

Table of Contents

Minor amendment history.....	4
Preamble	4
Executive Summary	5
Overall risk assessment	5
Survey Methodology	6
Specific Site Survey Information.....	6
Description of site.....	13
Use of Site.....	14
Passive Fire Precautions	14
Active Fire System	17
Fire Ignition Sources.....	17
Fire Training.....	18
Make an assessment of the fire risk.....	18
Formulate and document an action plan.....	18
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

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. Individual resident storage “sheds” were not accessed.

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 - see Fire Door question below.

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

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

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

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

- *Escape routes not blocked & clearly marked.*

Escape Signage

The directional signage from the accommodation corridors via the lift lobbies to the stairwell is considered inadequate and may lead to confusion as to what door to use to escape which could delay evacuation, particularly for visitors who may be unfamiliar with the building.

Within the escape stair, directional escape signage is considered to be inadequate as persons escaping could potentially continue to escape down past the exit level from which there is no escape (service tunnel level). **See Action 2**

Privacy Screens along secondary means of escape balconies

6th floor – a privacy /exit screen on the external escape balcony (nearest the stairway) was checked and could not be opened. **See Action 12**

Escape Balconies

Storage is obstructing the secondary means of escape by the 7th floor lift motor room. **See Action 19**

Secondary Means of Escape between flats

Several of the flats have secondary means of escape via shared balconies and which rely on residents accessing their neighbours flat via doors fitted with break glass type fittings. The viability of these means of escape could not be confirmed. **See Action 25**

Other than where identified, housekeeping along areas of the external escape balconies visible from the common areas was considered to be satisfactory. It is understood that residents are advised not to obstruct these balconies and it is understood that the balconies are monitored by Barbican Estates as follows –

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

- *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 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 18**

- *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?*

Non-secured 240v “cleaners’ sockets” are located in the communal corridors – 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. **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 15**

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

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

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

The Fire Action Notices do not describe the Stay Put strategy. **See Action 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 23. Also see Action 24**

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

There is no ventilation at the head of the stairway. As per adjacent blocks at the Barbican Estate, it is understood that there would have originally been louvered doors at the head of the stair

leading onto the roof, but it appears that these original features may have been replaced by solid doors. **See Action 6**

Smoke Ventilation

In some areas the smoke ventilation appears to be below the expected levels, and considering the long corridors, it is not known if the Permanently Opening Vents would be effective. It could also not be confirmed if the vents have been periodically cleaned / maintained. **See Action 7**

The accommodation corridors are up to 52m long with a maximum travel distance of 24m. There are no cross-corridor fire doors, (as would be expected by current fire safety guidance).

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 of smoke affecting the whole of the corridor will be reduced by the installation of FD60S doorsets. In addition, cross corridors doors should also be considered to reduce the travel distance in these corridors which is currently more than 15 m advised in current fire safety guidance. **See Action 8**

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 16**

- *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 13**

- *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 all appear to be 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 26**

The door frames also incorporate Georgian Wired Glass fanlights.

It is understood that a programme is in place to replace all the flat entrance doors including the side cupboard doors and glazed fanlights, with certified FD60S door sets which are to be fitted with externally mounted overhead self-closing devices. **See Action 14**

Communal Fire Doors

6th lobby door does not fully self-close

Level 02 – The double fire door set at this level in the firefighting stair does not always self-close as one door obstructed the other. **See Action 21**

- *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?*

External 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.

Scissor flat layouts and flats and multi-floor designs (with floors in addition to their access level) can be confusing to fire fighters. It could not be confirmed Secure Information Box information is adequate to describe these designs and Wayfinding Signage for Fire fighters is non-compliant.

See Action 10

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

None known.

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

None seen.

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

None known.

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

None seen.

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

See Action 15 regarding generators.

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

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

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

Stay-put strategy applies.

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

N/A – Stay-Put strategy in place.

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

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

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

None known.

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

See Action 15

- *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)?*

Lift Door lights

There are light fittings above the lifts at each landing. Several of these are not adequately sealed / fire stopped. In other blocks on the Barbican Estate, similar light fittings were found to be not have adequate separation from the adjacent riser. **See Action 17**

Floor Voids along the accommodation corridors.

No floor voids were accessed. It could not be confirmed if there is adequate compartmentation in any floor voids. **See Action 22**

- *How are contractors fire risk controlled locally?*

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

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

No PPM / statutory inspection records were provided. **See Action 15**

- *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.

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

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

Bunyan Court has 7 storeys above the podium. There are no flats below podium level.

Flats are accessed at the second, third and fifth floors off central corridors running from one end of the block to the other, with a single stairwell and a lift lobby at one end of the building and at the other end of the access corridor linking landings into John Trundle court which provides the building with a secondary means of escape.

Flats are a mixture of 1, 2 and 3 storey and incorporates “Scissor Flat” designs– it is understood that -

- The 3-storey flats accessed on one side of the corridor at the 5th floor are “scissor flats” (their upper floors extend over the single storey flats accessed on the other side of the 5th floor corridor).
- The 2-storey flats accessed on one side of the corridor at the 3rd floor are “scissor flats” (there upper floors extend over the single storey flats accessed in the other side of the 3rd floor corridor).
- The 2-storey flats accessed at both sides of the second floor corridor have their lower levels below their access level (i.e.at the first floor of the building).

The stairway is lobbied. At the second, third and fifth floors the lobbies contain an electric meter cupboard and Dry Riser outlet.

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

The linked landings between Bunyan Court and John Trundle Court provide access to resident's storage shed rooms.

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

Accommodation Corridors

The accommodation corridors are approximately 52m long with a maximum travel distance of approximately 24m. 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 3) 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.

Means of Escape:

The principal means of escape from the flats is via the internal corridors and the Bunyan Court stairway, or alternatively into John Trundle Court via the linked landings and down the stairway in the adjacent part of John Trundle Court. This arrangement provides escape in two directions.

Flats also have secondary means of escape via linking balconies which provide access back into the Bunyan Court stairway or John Trundle Court.

The 3-storey flats accessed from the 5th floor have secondary escapes on all levels, including via the roof, from one side of the flat, up a fixed ladder and across to flat roof areas providing access back to the stairway.

Use of Site

Purpose-built general needs residential block of flats.

Passive Fire Precautions

Flat entrance doors

For a building of this height where flats open directly into lobbies/corridors, but with extended travel distances, it is considered that the flat entrance doors should be at least nominal FD30S.

The flat entrance doors appear to be of a consistent type. They are considered to be “Notional” fire doors (as defined by Fire Safety in Purpose Built Blocks of Flats).

Flat entrance doors checked were fitted with spring-loaded hinge which are no longer effective self-closing devices. In the wall directly above each flat entrance doors, there is a long fanlight/fixed window fitted with wired glazing.

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 the side cupboard doors with certified FD60S door sets.

Communal fire doors.

Electric cupboard, stairway and lobby doors are considered to be notional fire doors and where glazed, are fitted with Georgian wired glass vision panels.

The communal fire doors were generally considered to be in a satisfactory condition.

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

Construction of flats

As mentioned above the building incorporates scissor flat designs.

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

Protection of stairway.

On the flat access levels, the stairway is separated from the lobbies by solid concrete/masonry construction, which should provide at least a notional 60 minutes fire resistance. There are two notional fire doors between the stairway 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) above the doors at the ends of the corridors opening to the outside (either directly to the outside at the John Trundle Court end, or via shafts above the lift lobbies at the Bunyan Court Stairwell end).

The Bunyan Court stairway is not vented (it is believed that it would have originally been vented by a louvered door(s) onto the roof). The lift lobby has POVs above the balcony access doors at the non-access-corridor floor levels.

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

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 the fire service

Site Information / Secure Information Box (SIB)

Scissor flats and flats with floors other than on the access levels can be confusing to fire fighters and it is therefore important that Wayfinding Signage for fire fighters and the layout plans contained in the Secure Information Box meet Fire Safety (England) Regulations requirements.

There is a SIB containing emergency contact numbers, site and building layout plans, located outside the firefighters' entrance. The SIB could not be opened as no key was provided but COL have confirmed that 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)

Dry Rising Main

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

Firemen's Lift

The building has a Firemen's Lift accessed at street level.

Wayfinding Signage for Fire Fighters

Floor level signage is provided in the stairwells, but it does not meet the requirements of the Fire Safety (England) Regulations 2022 – **See Action 9**

Fire Safety England (Regulations) 2022 - requirements

The Fire Safety (England) Regulations 2022 place additional requirements on CoL as a Responsible Person under the Regulatory Reform (Fire Safety) Order 2005. Although a Secure Inform Box is in place It was not confirmed whether the building plans meet LFB requirements, or whether they have been uploaded to LFB in electronic form - **See Action 9**

Fire Brigade Liaison

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

Fire Safety Signage

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

Fire Safety Signage should be improved in accordance with the “Barbican Fire Sign Strategy” completed by BB7. **See Action 24**

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.

Note - Manual call points at level 02 are part of the Bunyan Court car park fire alarm system.

Fire Shutters

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

Sprinkler System

A sprinkler system is fitted in the car park areas but is outside the scope of this report.

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/cupboards. Providing the fixed wiring and any portable appliances in the risers is appropriately maintained and the risers are kept sterile this is considered a tolerable risk.

Fire Training

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

Make an assessment of the fire risk.

Likelihood of fire occurring at the property

	Medium	
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Likelihood of fire spreading through the building

	Medium	
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Likelihood of loss of life due to fire

	Medium	
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Formulate and document an action plan.


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

CoL Specific Hazard identification and Action plan template


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

- *Location: Specific to the building area i.e. 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)		
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) 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</p>	<p>It is advised that a site wide survey should be undertaken of the emergency lighting systems in the building (and along external means of escape) by a competent person, to assess their adequacy with a “gap analysis” between the as installed standards and those required by BS5266 Part 1 2016.</p> <p>Any installations or enhancements or replacements</p>		Medium	D		

	<p>emergency lighting survey.</p>	<p>required should be in accordance with BS5266 Part 1 2016.</p> <p>Note, also see Action 1 of the John Trundle Court FRA with regard to emergency lighting on the connecting balconies.</p>					
<p>2</p>	<p>Escape Signage</p> <p>The directional signage from the accommodation corridors via the lift lobbies to the stairwell is considered inadequate and may lead to confusion as to what door to use to escape which could delay evacuation, particularly for visitors who may be unfamiliar with the building.</p> <p>Within the escape stair, directional</p>	<p>CoL signage project.</p> <p>Ensure directional escape signage clearly and unambiguously defines the means of escape and is compliant with BS5499.</p> <p>To increase visibility of the street level exits from the stairs, it is advised that consideration is given to using illuminated fire exit signage.</p>		<p>Medium</p>	<p>D</p>		

	<p>escape signage in considered to be inadequate as persons escaping could potentially continue to escape down past the exit level from which there is no escape (service tunnel level).</p> <p>It has previously been confirmed by CoL that a fire safety signage project is in progress for this estate.</p>						
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<p>3</p>	<p>Fire Door Signage</p> <p>Fire Door Keep Shut signage is missing from stairwell and corridor fire doors.</p> <p>It has been confirmed by CoL that a fire safety signage project is in progress for this estate.</p>	<p>Ensure communal fire doors such as the lobby and corridor doors are signed "Fire Door Keep Shut".</p>		<p>Low</p>	<p>D</p>		
<p>4</p>	<p>Fire Action Notices</p> <p>The Fire Action Notices do not describe the Stay Put strategy.</p>	<p>The Fire Action Notices (FANS) should be replaced with signs that describe the Stay Put Strategy. FANS should at least be displayed at all the entrances to the building. It is understood this will be completed as part of the CoL signage project.</p>		<p>Low</p>	<p>D</p>		

<p>5</p>	<p>Signage to indicate the firefighter's entrance is small and faded. It may not be obvious to firefighters how to access the building.</p>	<p>Clear signage should be provided to the firefighting entrance, from the access road and ramp.</p>		<p>Low</p>	<p>D</p>		
<p>6</p>	<p>Stairwell Smoke Vents</p> <p>There is no ventilation at the head of the stairway. As per adjacent blocks at the Barbican Estate, it is understood that there would have originally been louvered doors at the head of the stair leading onto the roof, but it appears they have been</p>	<p>1m² of openable smoke ventilation should be provided by replacing the solid doors at the head of the stair with louvered doors as it is understood would have originally been installed.</p> <p>As an interim measure (before the change above is made) it is advised that the keys to the roof doors are</p>		<p>Medium</p>	<p>D</p>		

	<p>replaced by solid doors.</p>	<p>provided in the Secure Information Box (SIB) with a written instruction / drawing provided in the SIB clearly indicating that fire fighters can open this door to ventilate the staircase.</p>					
<p>7</p>	<p>Smoke Ventilation</p> <p>In some areas the smoke ventilation appears to be below the expected levels, and considering the long corridors, it is not known if the Permanently Opening Vents would be effective. It could also not be confirmed if the vents have been periodically cleaned / maintained.</p>	<p>It is advised that CoL commission an expert appraisal of smoke control in this building.</p> <p>The smoke control appraisal should review the smoke control systems adequacy (i.e.. Permanently Opening Vents), condition and the planned preventative maintenance regime.</p> <p><i>NB – it is anticipated that such an appraisal may be considered</i></p>		<p>Low</p>	<p>E</p>		

		<i>necessary as part of the Safety Case required under the Building Safety Act 2022.</i>					
8	<p>The accommodation corridors are up to 52m long with a maximum travel distance of 24m. There are no cross-corridor fire doors, (as would be expected by current fire safety guidance).</p> <p>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.</p> <p>The risk of smoke affecting the whole of the corridor will be reduced by the installation of FD60S door sets. In</p>	<p>It is advised that mid-point cross corridor doors (FD30S) are installed as part of any future fire safety improvement works to reduce the travel distance.</p> <p>This should be reviewed by a competent person in conjunction with action 7 above to ensure it does not adversely affect the current smoke control strategy.</p>		Low	E		

	<p>addition, cross corridors doors should also be considered to reduce the travel distance in these corridors which is currently more than 15 m advised in current fire safety guidance.</p>						
9	<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</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</p>		Medium	C		

	<p>meet LFB requirements, or whether they have been uploaded to LFB in electronic form.</p> <p>Wayfinding Signage (floor level) for Fire Fighters is not compliant.</p>	<p>storeys), responsible persons must:</p> <p>share electronically with their local fire and rescue service</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 					
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		<ul style="list-style-type: none">• install wayfinding signage for fighters in all high-rise buildings which is visible in low light conditions.• establish a minimum of monthly checks on lifts which are for the use of firefighters in high-rise residential buildings and on “essential items of firefighting equipment”.• 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.					
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		<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 fire doors and annual checks on flat entrance doors.• 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</p>					
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		Fire Safety (England) Regulations 2022 (accessible) - GOV.UK					
10	<p>Scissor Flats</p> <p>Scissor flats and flats with floors other than on the access levels can be confusing to fire fighters.</p>	<p>Ensure that the single page building plan contained in the Secure Information Box illustrates the split level scissor design of the flats (where applicable) and clearly show their access level. This information is required by the Fire Safety (England) Regulations 2002</p> <p>Guidance can be found here - PIBS Guide 06-21_V2.pdf</p>		Medium	C		

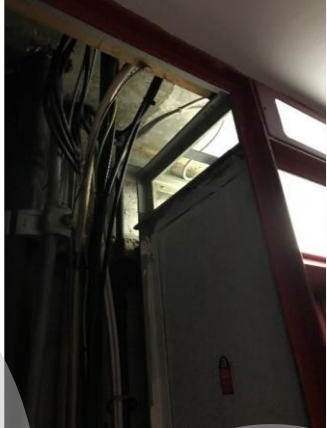
<p>11</p>	<p>Privacy Screens on secondary means of escape.</p> <p>It is understood that there is no specific planned preventative maintenance regime for the glazed privacy/escape screen along the external linking balconies.</p> <p>Weather conditions can affect the door and fixings, and therefore the 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>Medium</p>	<p>D</p>		
<p>12</p>	<p>Privacy Screens along secondary means of escape balconies</p> <p>6th floor –a privacy /exit screen on the external escape balcony (nearest the stairway) was checked and could not be open.</p>	<p>The latch to the screen must be adjusted or where necessary replaced to ensure that screen is immediately openable in an emergency.</p>		<p>Medium</p>	<p>B</p>		


<p>13</p>	<p>Fire 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, lobby doors, meter cupboard doors and riser/service cupboard doors.</p>		<p>Medium</p>	<p>C</p>		
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<p>14</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>. They have Georgian Wired Glass fanlights.</p> <p>It is understood that a programme is in place to replace all the flat entrance doors including the side cupboard doors and glazed fanlights with certified FD60S door sets fitted with external overhead self-closing devices.</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>		
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<p>15</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 Systems (including Thermographic imagine where required) • Emergency Lighting (and any back-up generator) • Dry Risers • Firemen’s Lift • Fusible Link Fire Shutters • Lightning Protection 		<p>Medium</p>	<p>C</p>		
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<p>16</p>	<p>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.</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>		<p>Medium</p>	<p>D</p>	<div style="background-color: #4F81BD; width: 100%; height: 100%;"></div>
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17	<p>Lift landing lights</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>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>Also, check and ensure any services running from the riser into the lobby ceiling void have been fire stopped using appropriate proprietary materials.</p>		Low	D		
18	<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</p>		Advice	Advice		

		<p>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>					
<p>19</p>	<p>Escape Balconies</p> <p>Storage is obstructing the secondary means of escape by the 7th floor lift motor room.</p>	<p>Any storage/waste obstructing the secondary means of escape should be removed to an appropriate storage area which does not obstruct the means of escape or disposed of.</p> <p>It is advised that residents who are responsible for storage in these areas, are reminded of the importance of keeping the escape balconies clear.</p>		<p>Medium</p>	<p>B</p>		

20	<p>Cleaners Sockets</p> <p>Non-secured 240v “cleaners’ sockets” are located in the communal corridors – 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>It is advised that the communal electric sockets are fitted with 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>		Advice	Advice		
21	<p>Communal Fire Doors</p> <p>6th lobby door does not fully self-close</p> <p>Level 02 – The double fire door set at this level in the firefighting stair does not always self-close</p>	<p>Ensure the fire doors are adjusted so that they fully self-close into their frames when released from any angle.</p> <p>The double doors should be adjusted so that they fully self-close leaving a gap no greater than 4mm</p>		Medium	C		

	as one door obstructed the other.	between the meeting edges. To achieve this, it may require the installation of door selector arms.					
22	<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>	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.		Low	D		
23	<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>	The lifts should be signed so that it is clear to those in the communal areas that they should be used in the event of a fire.		Low	D		
24	<p>Fire Safety Signage</p> <p>In some areas, fire safety escape</p>	Fire Safety Signage should be improved in accordance with the "Barbican Fire		Medium	D		

	<p>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.</p>	<p>Sign Strategy” completed by BB7.</p>					
<p>25</p>	<p>Secondary Means of Escape between Flats</p> <p>Several of the flats have secondary means of escape via shared balconies and which rely on residents accessing their neighbours flat via doors fitted with break glass type fittings. The viability</p>	<p>It is recommended that the escape doors and break glass and opening mechanisms are periodically checked to confirm the secondary means of escape remain viable.</p>		<p>Advice</p>	<p>Advice</p>		

	of these means of escape could not be confirmed.						
26	<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		

Action time frame in accordance with CoL service level agreements

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

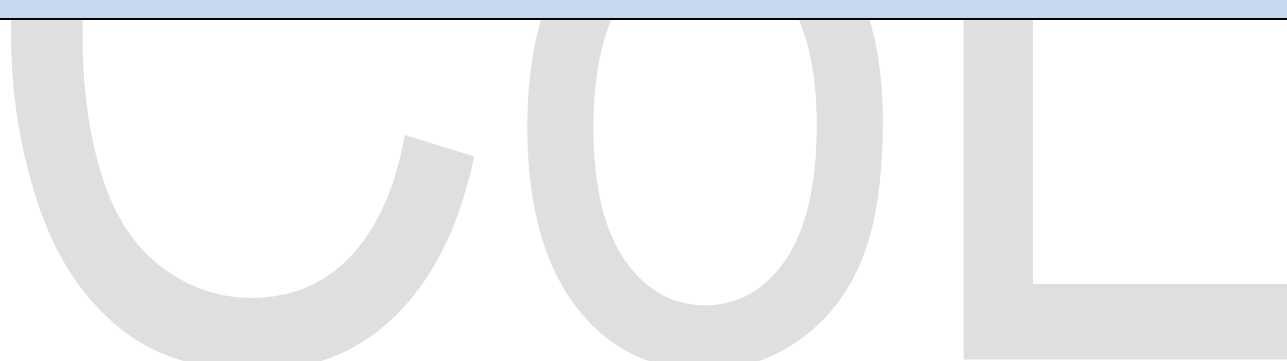
Recommend priority code

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 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:

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

Not Provided.

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 Signature • 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>). 	Client Confidential
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	