



# Fire Risk Assessment

For Centre Point



## Centre Point, Avondale Square Estate, London, SE1 5NS

### FIRE RISK RATING

LIKELIHOOD **MEDIUM**

SEVERITY **MODERATE HARM**

**RISK MODERATE**

### EVACUATION STRATEGY

Stay-put

CLIENT City of London

ASSESSED BY [REDACTED]  
ASSESSED ON 17/07/2025

APPROVED BY [REDACTED]  
APPROVED ON 15/08/2025

ASSESSMENT REF. RB-MEW8HW

RECOMMENDED REVIEW DATE 17/07/2026

VERSION 1



# CERTIFICATE OF CONFORMITY

## LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Turner & Townsend Project Management Ltd (BAFE NSI00672) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

Assessors draw on a variety of methodologies (including PAS79), guidance, and statutory legislation. In this assessment the assessor has paid specific attention to: Regulatory Reform (Fire Safety) Order 2005.

### ASSESSMENT AND CERTIFICATE REFERENCE

RB-MEW8HW

### PRODUCED FOR

City of London

### ASSESSED ON, BY

17/07/2025, [REDACTED]

### RESPONSIBLE PERSON

City of London (CoL)

### APPROVED / VALIDATED ON, BY

15/08/2025, [REDACTED]

### SPECIFICATION CONFORMS TO

Our own internal quality system.

### RECOMMENDED REVIEW DATE

17/07/2026

### ASSESSMENT SCOPE

Type 1 FRA - The fire risk assessment included a physical survey of the building, during which all means of escape were walked to verify their availability. Flat entrance doors were externally inspected to assess their condition; however, this did not constitute a full, detailed inspection, and no performance guarantee can be provided. Where possible, internal inspections (with the door in the open position) were carried out on approximately 10% of the flat entrance doors. Compartmentation was assessed as far as reasonably practicable without conducting intrusive investigations.

### FINDINGS

31 Actions / 57 Controls

## Assessed Property

### PROPERTY NAME

Centre Point

### ADDRESS

Centre Point  
Avondale Square Estate  
London  
SE1 5NS

### PROPERTY REFERENCE

RB-QDRAFU

### FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

### ASSESSING / ACCREDITED ORGANISATION

Turner & Townsend Project Management Ltd  
1 New Change, London, EC4M 9AF  
www.turnerandtowntsend.com



### THIRD PARTY CERTIFICATION BODY

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

## Approver Remarks

Flats [REDACTED] and [REDACTED] entrance doors were checked in the open position. At the time of completing this FRA. Turner & Townsend had completed a draft Retrospective Fire Strategy for the three "Point Blocks" which has provided recommendations for several improvements to fire safety precautions. See separate Retrospective Fire Strategy Report.

# 2 PROPERTY

## Address

### PROPERTY NAME

Centre Point

### PROPERTY REFERENCE

RB-QDRAFU

### OCCUPANT TYPES

Contractors, Residents, Staff, Visitors

### ADDRESS

Centre Point  
Avondale Square Estate  
London  
SE1 5NS

## Property Details

### General Details

#### Responsible Person

City of London (CoL)

#### Building Description

Centre Point is 20-storey purpose-built general needs residential block of flats. The building has a total of 74 flats. It is a HRRB as defined by the Fire Safety (England) Regulations 2022.

#### Construction Description

The building appears to be constructed with concrete frame, floors, and stairs. The façade is largely concrete with infills below windows. The building has a flat roof. Studio flats have recessed concrete balconies, which were designed to provide a secondary escape into the enclosed stairway. It is understood that the building was constructed in the 1960s.

#### Fire History

None stated to the assessor

#### Emergency Access

Fire-fighter access would be via Avondale Square.

#### Building Classification

Purpose Built Sleeping Accommodation

#### Balconies

Yes

#### Cladding

Yes

#### Number of Flats

74

#### Types of Flats

Single Storey Flats

#### Number of Staircases

2

#### Number of Storeys

20

#### Approx Building Height

18m and over

#### Is this Building a High-Rise Residential Building (HRRB)?

Yes

#### Number of Final Exits

3

#### Lifts

Other (See Description)

#### Means of Escape

Other (See Description)

#### Bin Chutes

Yes

#### Lobbied Stairwells

Yes

Flats / Lifts Open Onto Lobby  
Yes

Smoke Ventilation Strategy  
Other - See Report

#### Executive Summary

This assessment been rated moderate on the basis of false/nuisance alarm issues, defective communal fire doors and some defective fire stopping with consideration of the positive mitigation provided by the new sprinkler system.

## Occupancy Details

Building Usage & Occupancy  
Purpose-built general needs residential block of flats.

Location and Neighbours  
Other residential blocks.

Operating Hours  
N/A residential premises.

Site Contacts & Key Personnel  
[REDACTED] (Estates Supervisor)

## Fire Precautions

Emergency Lighting  
Some

Extinguishers  
Some

#### Fire Detection

The building has a fire detection system with automatic detection in communal lobbies and also in plant rooms and the bin room. This system is connected to a alarm receiving centre (ARC) to facilitate the early attendance of the fire and rescue service. There are no sounders in the communal areas. The fire alarm control panel for the fire detection system is in the main entrance to the building. The flats have domestic Grade D LD1 alarm systems which are also linked to the ARC.

#### Smoke Vents

Whilst one stairway is permanently ventilated by virtue of being open to the air, the internal stair is not ventilated other than by several small permanently open vents (POV) at the roof top level.

The lobbies may have originally been ventilated by POVs above the doors to the open stair, but this could not be confirmed (such POVs are only now in-situ on the first floor). Now the only ventilation is by narrow gaps above the doors to the open stair. This is considered a satisfactory arrangement as there is a short travel distance from the flat entrance doors to both stairways (less than 4.5m) and the open stairway is well ventilated.

Lightning Protection  
Yes

Other Devices (eg, shutters, risers)  
Sprinkler System, Evacuation Alert System/EACIE

Evacuation Strategy  
Stay-put

#### Evacuation Strategy Notes

The building is provided with an Evacuation Alert System (in accordance with BS 8629:2019), with Evacuation Alert Control and Indicating Equipment (EACIE) installed on the ground floor. This system can be used by the fire service to override the Stay Put strategy and initiate a simultaneous evacuation of the building.

# City of London

## Action Priority Codes and Timeframes

Priority Action AA - Immediate action taken whilst on site - (P1) 2-hour attendance.

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Priority Action B - Action required in the short term - (P3) 4 Days

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Priority Action D - Remedial action required in the long term - 3 Months

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Priority Action H/S - Health & Safety Information - (P2) Action 24 hrs.

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P3A over weekend when attendance will wait until Monday for attendance not warranting a 24hr P2.

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Priority Action A - Immediate action required - (P2) 24 Hours

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Priority Action C - Action required in the short term - (P4) 28 Days

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Priority Action E - Action to be consider when refurbishing - Project Planning Stage

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### 3 BUILDING LAYOUT

The ground floor has an externally accessed electrical intake room, pump room, two bin stores and a sub-station (no access). There are entrances to the front and rear of the tower which provide access to the lift lobby. There are two passenger lifts, one of which is provided with a fire fighters switch.

The 2nd-19th floors are arranged with two lobbies either side of the lift shaft. Each lobby contains doors to two flats and a bin chute hatch. The lobbies provide egress to an internal stairway that descends to the ground floor. The lobbies also provide egress to a second stair that is open to air. The open stair descends to an exit on the first floor. The exit opens onto a podium with stepped access to the ground floor level.

The first floor has a similar arrangement but with only one flat per lobby. There is an exit from the left-hand lobby directly onto the podium, or via the internal stair.

The roof top level is accessed from the internal stairway. A landing area provides access to a lift motor room. A door opens onto the roof and provides access to two water tank rooms.

The internal stairway contains a Dry Rising Main with outlets on every other floor. The Dry Riser inlet is located internally on the ground floor of the internal stair.

A telecoms riser is accessed next to the lift on each floor. Electric boards are located at some levels within a riser accessed from the internal stairway landings.

# 4 FINDINGS

4

**4 negative answers**  
Out of a total of 58

31

**31 actions to complete**  
Identified in this assessment

57

**57 controls describe existing measures**  
Identified in this assessment

SUMMARY OF ACTIONS

Severity ▶ ▼ Timescale	Recommended	Low	Medium	High
No Timescale	1	0	0	0
Priority Action D	0	5	8	1
Priority Action C	0	3	13	0

## Site Security & Housekeeping

5 Controls

Are suitable security arrangements in place?

YES

The building has a controlled access system on the main entrance doors.

No obvious signs of anti-social behaviour on the day of the assessment.

Are outside areas kept free of combustible items that may be considered an arson risk?

YES

There was no fire loading of any concern outside the building.

Are internal areas (including plant rooms and non-communal areas) kept free of ignition sources, including items that may be combustible or impede escape?

YES

It is understood that communal areas are periodically inspected by cleaners to ensure that residents comply with policies (especially those relating to item storage in communal areas).

No issues identified at the time of the assessment.

## Heat & Ignition Sources

3 Actions 5 Controls

Are reasonable measures taken to prevent electrical fires?

NO

Confirm that a fixed wiring test has been undertaken in the last 5 years and that the system was certified as being in a 'Satisfactory' condition. If the fixed wiring was found to be 'Unsatisfactory', the necessary remedial actions should be undertaken so that the system is maintained in a 'Satisfactory' condition.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

No evidence was seen to confirm if the status of the system is rated as 'Satisfactory'.

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-CH92HR DUE 12/09/2025  
LOCATION Site-wide  
CATEGORY City of London: Inspection & Maintenance

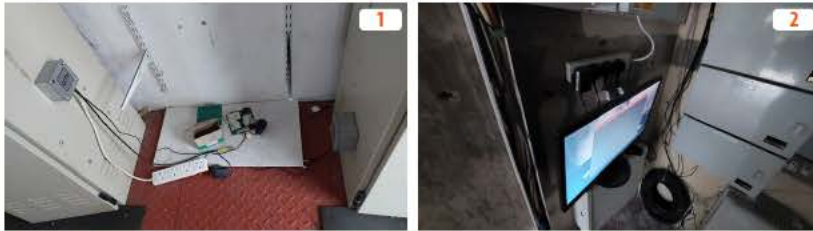
Ensure that all Portable Electrical Appliances in the communal areas of the building are appropriately maintained (Portable Appliance Tested) in line with the organisation's policy and/or appropriate guidance.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
LOW

The portable electrical appliances within the lift motor room are not being inspected in line with frequencies specified in the policy or appropriate guidance.

REFERENCE RB-6NR474 DUE 12/09/2025  
LOCATION Lift Motor Room  
CATEGORY City of London: Inspection & Maintenance



Within the common parts the most significant ignition source in the building is the electrics/cabling located within the risers. Providing the fixed wiring is appropriately maintained and the risers are kept sterile this is a tolerable risk.

A telecoms riser is accessed next to the lift on each floor. Electric boards are located at some levels within a riser accessed from the internal stairway landings.

Are reasonable measures taken to prevent fires starting as a result of smoking?

YES

Small 'No Smoking' symbol was installed at the entrance lobby.

Smoking is prohibited in the communal areas of the building.

CATEGORY Housekeeping and Policy: Smoking

Does the lightning protection (LP) system appear to be in good condition and is it appropriately maintained?

NO

The buildings Lightning Protection system (LP) should be tested and maintained at intervals not exceeding 12 months. The LP testing should be undertaken in accordance with the requirements of BS EN 62305.

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
MEDIUM

No evidence was seen that the lightning protection had been tested within the last 12 months. Additionally the lightning protection installed on the rooftop was seen to be loose, slightly twisted and unclipped from its brackets to suitably secure it.

REFERENCE RB-62TBNU DUE 15/11/2025  
LOCATION Site-wide  
CATEGORY City of London: Inspection & Maintenance



Where applicable are heat sources and heating appliances regularly maintained and kept clear of combustible items?

NO COMMUNAL HEAT SOURCES

Are suitable precautions taken to prevent fires starting as a result of cooking?

THERE ARE NO COMMUNAL COOKING FACILITIES.

Are flammable or hazardous substances suitably managed and controlled?

NO SIGNIFICANT QUANTITIES OF FLAMMABLE OR HAZARDOUS SUBSTANCES IDENTIFIED

Are there suitable risk mitigation measures for the charging of electric vehicles?  
No electrical vehicle charge points.

N/A

Avoidance of e-bikes, e-scooters or mobility scooters being stored or charged in the communal areas?

YES

No issues identified at the time of the assessment.

Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?  
No photovoltaic cells identified.

N/A

## Means of Escape

5 Actions 6 Controls

Are travel and escape distances appropriate for the building?

YES

Travel distances in communal areas and in plant rooms are considered to be acceptable.

Is the number and location of final fire exits suitable and are they easy to open?

NO

Advised that a thumb turn lock is fitted to the escape side of the door which will enable those working on the rooftop or lift motor room to open the gate without the use of a key.

TIMESCALE  
PRIORITY ACTION D

The security gate at the top of the stair can only be secured with a key. If locked when working on the rooftop/lift motor room, a key would be necessary to unlock the gate and escape.

SEVERITY  
MEDIUM

REFERENCE RB-T6NX57 DUE 15/11/2025

LOCATION Internal staircase, gate to the rooftop.

CATEGORY City of London: Means of Escape



Ensure the door handles are repaired and in good working condition.

The communal door handles to the internal staircase doors were quite loose, this may result in it becoming faulty and hinder an effective evacuation.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

REFERENCE RB-3PUQ3W DUE 12/09/2025

LOCATION 9th, 5th, 2nd and Ground floor.

CATEGORY City of London: Means of Escape



The City of London (CoL) should confirm whether the final exit doors are configured to operate on a fail-safe system that allows them to automatically release in the event of a power failure. This arrangement should be reviewed, and where necessary, break-glass override units should be installed adjacent to the exits to ensure safe egress during emergencies if required.

No break-glass override units were observed adjacent to the final exit doors, and it was not known whether a fail-safe system is in place to allow the doors to release in the event of a power failure.

REFERENCE RB-QW2MCE DUE 15/11/2025

LOCATION Final Exits

CATEGORY City of London: Means of Escape



TIMESCALE  
PRIORITY ACTION D

SEVERITY  
MEDIUM

The escape routes were clear. At the time of the assessment the common areas were found to be well managed with an acceptable standard of housekeeping

Does the building have a suitable smoke ventilation & control system and is it maintained?

NO

Whilst one stairway is permanently ventilated by virtue of being open to the air, the internal stair is not ventilated other than by several small permanently open vents (POV) at the roof top level. The lobbies may have originally been ventilated by POVs above the doors to the open stair, but this could not be confirmed (such POVs are only now in-situ on the first floor). Now the only ventilation is by narrow gaps above the doors to the open stair. This is considered a satisfactory arrangement as there is a short travel distance from the flat entrance doors to both stairways (less than 4.5m) and the open stairway is well ventilated.

Are escape staircases adequately protected from the spread of fire and smoke?

Also see Internal Fire Spread section below.

YES

The lobbies and stairwells are protected by a concrete/masonry wall which if imperforate would provide at least a notional 60 minutes fire resistance.

The doors to both stairways are notional FD30 with wired glass vision panels and wired glass side panels (where fitted).

Are there appropriate evacuation arrangements in place for vulnerable persons (i.e. persons with cognitive or physical impairments)?

YES

The Responsible Person must ensure that prior to 6th April 2026 they have suitable arrangements in place to implement RPEEPs arrangements as required by The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025. This will include identifying any relevant residents and where necessary completing Person Centred Fire Risk Assessments, implementing any reasonable & proportionate mitigation measures, completing Emergency Evacuation Statements, completing Building Emergency Evacuation Plans and providing Information about relevant residents to the Fire & Rescue Service

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
MEDIUM

The building is over 18m in height so is a specified residential building as defined by The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

REFERENCE RB-ARIDSA DUE 15/02/2026

LOCATION Site-wide

CATEGORY City of London: Documentation Policy & Procedures

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 RAG rated "Emergency Assistance 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".

This is reviewed at six monthly intervals with the last review being undertaken in July 2025. The list identifies 2 residents who may require assistance to evacuate the building.

Are flats & maisonettes provided with a suitable secondary means of escape?

YES

It is recommended that CoL complete a Type 3 fire risk assessment in a sample of flats to update the previous Type 3 assessments and confirm the means of escape and fire alarm systems in the flats are satisfactory.

TIMESCALE  
NO TIMESCALE

SEVERITY  
RECOMMENDED

Type 3 Fire Risk Assessments have previously been completed in a sample of flats, but subsequently the secondary means of escape may no longer be viable. Col has also completed works in the flats such as the addition of sprinklers and upgrade of fire alarm systems.

REFERENCE RB-W6J31W DUE Recommendation

LOCATION Flats

Previous Type 3 FRAs had identified that studio flats were constructed with secondary means of escape. The flat balconies have a half height wired glass door that provides access into the internal stairway via an approximate 1m drop. It was also found that the single bedroom flats were designed with bypass doors from the bedroom to entrance hall via the wardrobes. It is understood that these were installed to enable residents to bypass the lounge and kitchen areas. The viability of these secondary means of escape is not known and is outside the scope of this Type 1 FRA.

In addition to the items already covered within this section, is the design of the means of escape considered to be suitable?

NO ADDITIONAL RISKS  
IDENTIFIED

## Internal Fire Spread

7 Actions 8 Controls

Is there suitable internal compartmentation to prevent the spread of fire and smoke?

NO

Any breaks in compartmentation in the electrical intake room and sprinkler room should be sealed using appropriate proprietary fire stopping materials to provide a minimum of 60 minutes fire resistance.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

There appear to be breaks in compartmentation where sprinkler pipework and cabling passes through the compartment wall of the electrical intake room and adjacent wall.

REFERENCE RB-RXL23B DUE 12/09/2025

LOCATION Externally accessed, Electrical Intake room.

CATEGORY City of London: Compartmentation & Fire Stopping



The purpose of the air transfer grills requires further investigation. It should be insured the ATGs don't provide a route for fire to enter from the flats into the common areas. For example, if ATGs are necessary for ventilation such as a gas main, the pipe should be within an internal riser which provides 60 minutes fire resistance or as a minimum the ATGs should have a fire damper.

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
LOW

There are air transfer grills (ATGs) between the flats and internal stair. There was no access in the flats to check these installations and confirm if they are suitably fire protected. The vents are possibly connected to the gas supply to these flats.

REFERENCE RB-RVRE72 DUE 15/11/2025

LOCATION 1st floor, internal stair landing

CATEGORY City of London: Compartmentation & Fire Stopping



It is advised that damaged glazing is replaced with a glass providing at least 30 minutes fire resistance.

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
MEDIUM

Some of the glazing between the residents' balconies and the internal escape staircase had signs of damage/cracks so may not achieve 30-minutes fire integrity.

REFERENCE RB-FEC29M DUE 15/11/2025

LOCATION Internal stair landings

CATEGORY City of London: Compartmentation & Fire Stopping



Ensure a competent passive fire protection specialist reviews all areas where new sprinkler and fire alarm services are breaching compartment walls to identify unsealed or poorly sealed service penetrations. Where found necessary, remedial fire stopping works should be undertaken to ensure the compartments provide a minimum of 60 minutes fire resistance.

TIMESCALE  
PRIORITY ACTION C

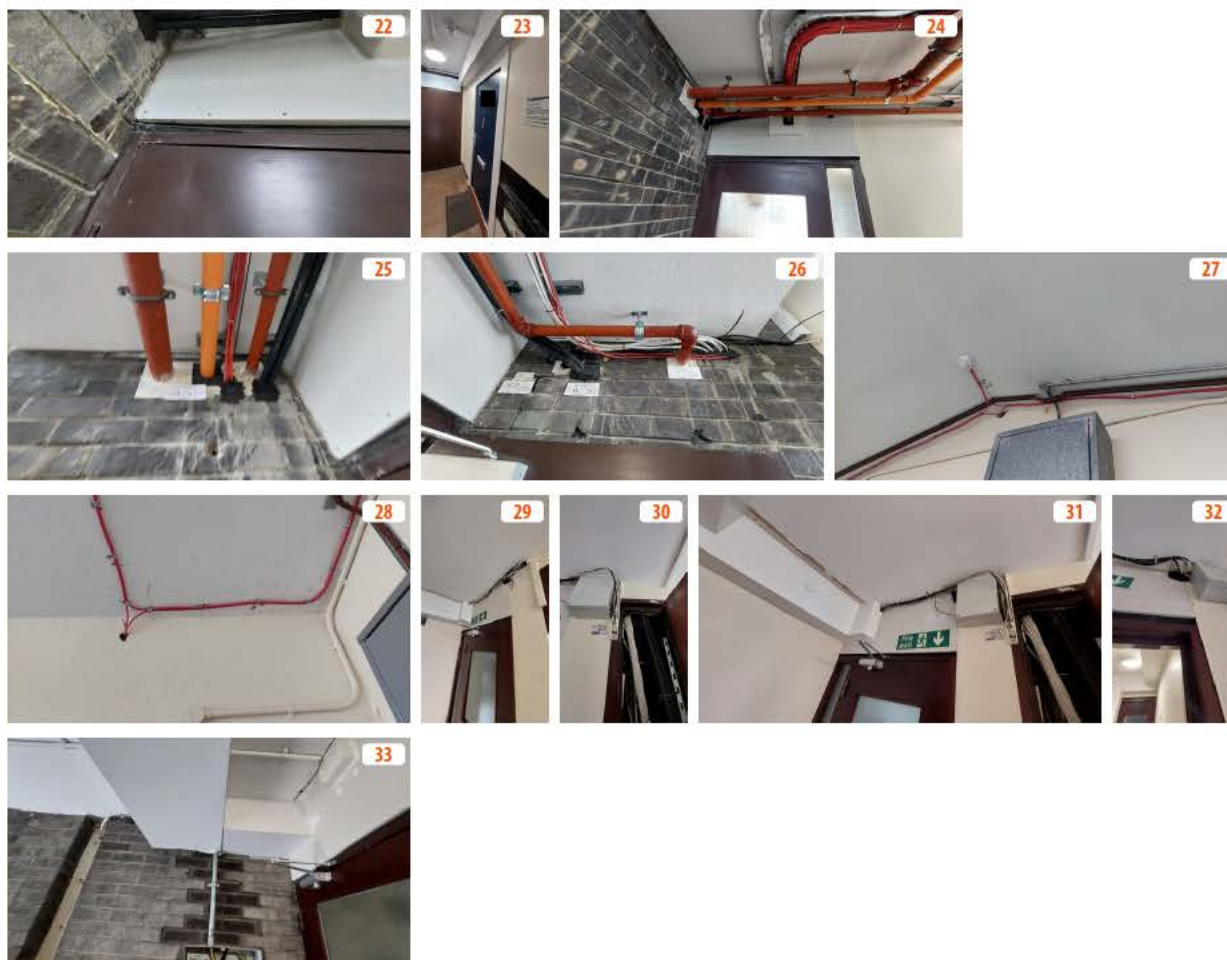
SEVERITY  
MEDIUM

A sprinkler system and fire detection system have recently been installed within the premises. During the assessment, it was noted that the sprinkler pipework and detection cables penetrate through multiple compartment walls and ceilings, with either no fire-stopping in place, or poorly installed fire-stopping in several areas. These deficiencies may significantly compromise the integrity of the compartmentation, which is intended to provide 60 minutes of fire resistance. Some areas of the installation are boxed in, so it was not possible to inspect them.

REFERENCE RB-LQ8U19 DUE 12/09/2025

LOCATION Site-wide

CATEGORY City of London: Compartmentation & Fire Stopping



Ensure the identified areas are suitably repaired by a competent fire protection specialist to restore and maintain a minimum of 60 minutes of fire resistance. Ensure the fire door installation and filling material has been signed off and certified by a competent fire door installer.

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
LOW

Damage to the wall next to Flat [redacted] and damage above Flat [redacted] where a filler has been used. These defects may compromise the integrity of the compartmentation and increase the risk of smoke spread in the event of a fire.

REFERENCE RB-DT1RMH DUE 15/11/2025

LOCATION Flats [redacted]

CATEGORY City of London: Compartmentation & Fire Stopping

ACTION CONTINUES...



A previous fire risk assessment identified that the walls between the internally accessed flats and protected means of escape are concrete/masonry which if imperforate would provide at least a notional 60 minutes fire resistance.

Is compartmentation sufficient within the roof void?

Flat roof. No roof voids were identified.

N/A

Are mechanical or passive ductwork and ventilation systems (including those linking flats) provide with appropriate features to prevent fire and smoke spread e.g fire dampers or shuntducts?

NO VENTILATION SYSTEM OBSERVED

Is it considered that there is a reasonable limitation of linings to escape routes that might promote fire spread?

YES

The internal linings to the communal walls and ceilings appeared to provide a B-s3, d2 fire rating for the surface spread of flame.

CATEGORY Housekeeping and Policy: Escape Routes

Are flat entrance doors suitably maintained, fire-resisting and fitted with self-closers?

NO

All of the flats have recently been replaced with FD60s Gerda fire doors with internally mounted overhead closers.



For the 12 monthly flat entrance door check, CoL have indicated that two contractors will undertake the checks on CoL's behalf. One contractor for the new Gerda doors and the other contractor for existing door types until new flat entrance door installations are complete.

The Gerda entrance doors to flats No [redacted] and [redacted] were checked and found to be installed with effective overhead self-closers.

Are other communal and ancillary area fire doors suitably inspected/maintained, fire-resisting and fitted with self-closers?

Many of the lobby fire doors opening into the internal staircase have deficiencies. Defects include doors not fully self-closing, being warped, and damaged beading around the glazing. It is understood that these door will be replaced as part of the ongoing fire safety improvement works on the Avondale Estate.

NO

Ensure a competent passive fire protection specialist reviews all riser fire doors to assess their condition. Where necessary, remedial works should be undertaken to ensure the doors are in a maintained, fully functional condition, capable of providing a minimum of 30 minutes fire resistance.

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
MEDIUM

Several riser cupboards were identified with defects, including doors not sitting flush within their frames, visible damage to the door leaf and frame, and locks that did not function properly, preventing the doors from being securely closed and locked. These deficiencies could compromise fire compartmentation.

REFERENCE RB-QUHGT8 DUE 15/11/2025

LOCATION Site-wide

CATEGORY City of London: Communal Fire Doors



Ensure a competent passive fire protection specialist reviews all communal fire doors, particularly those serving the internal staircase and flat entrances, to assess their condition. Where necessary, remedial works should be undertaken to ensure the doors are in a maintained, fully functional condition, capable of providing a minimum of 30 minutes fire resistance.

TIMESCALE  
PRIORITY ACTION D

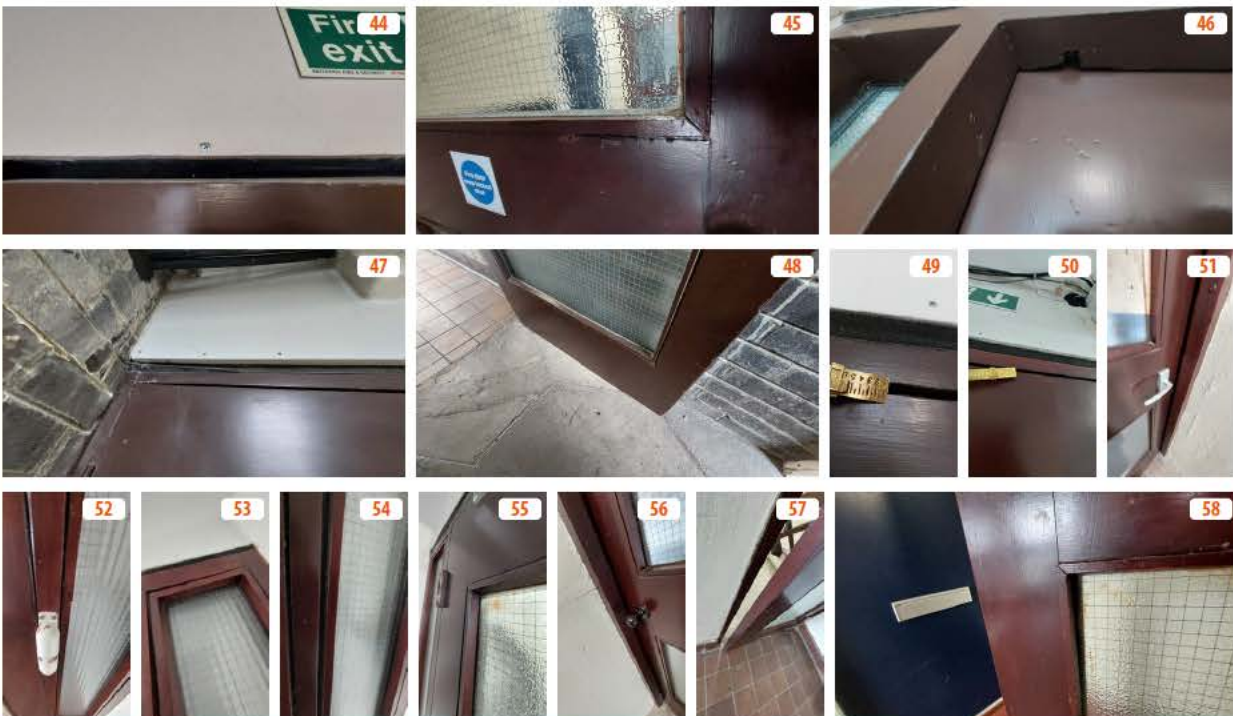
SEVERITY  
MEDIUM

A significant number of communal fire doors, particularly those located between the flats and the internal staircase, were found to have multiple defects. Issues included loose glazing, loose beading around glazing, doors not sitting flush within the frame, failure to latch properly, self-closing devices causing doors to slam, doors self-wedging to the ground and excessive gaps around the door edges. These deficiencies undermine the ability of the doors to provide effective fire and smoke resistance along the means of escape.

REFERENCE RB-7QLUPC DUE 15/11/2025

LOCATION Site-wide

CATEGORY City of London: Communal Fire Doors



ACTION CONTINUES...

...ACTION CONTINUED



CoL have confirmed that all communal doors are checked on a 3 monthly basis and recorded on iAuditor. In addition, as all blocks have a daily walk through and cleaning, any identified defect in communal doors are raised immediately with the Estate Supervisor and Repairs.

Notional 30-minute fire doors with Georgian wired glazing have been installed between the flats and the lobbied internal staircase, as well as between the flats and the external staircase. Additionally, notional glazed partitions comprising Georgian wired glass in timber frames have been installed between the residents' balconies and the internal staircase. Notional 30-minute fire doors have also been installed to riser cupboards throughout the building.



Where hold-open devices / free swing door closers are used within the building, are these appropriately configured?

YES

No fire doors held open with electrical hold open devices.

## Ancillary Accommodation

### 4 Controls

Are basements and underground car parks adequately protected and ventilated?

N/A

Are fire safety provisions in plant rooms adequate?

However see Is there suitable internal compartmentation to prevent the spread of fire and smoke? relating to fire stopping issues.

NO

Are bin rooms and bin chutes adequately protected and ventilated?

YES

The premises has two bin storage areas which are locked and secured behind a shutter, additionally other bins are stored externally away from the building.

As the bin rooms in the building has been upgraded with sprinkler protection, the absence of a fire damper at the base of each chute is considered tolerable.

The bin hoppers open directly into the internal flat/lift lobbies. As part of the recent sprinkler installation the bin rooms at the base of the two bin chutes have been fitted with sprinkler protection. There is also automatic fire detection in the bin rooms which is linked to the building's communal fire detection system. The existing ventilation in the access lobbies providing access to the bin chute hoppers is approximately 0.2m<sup>2</sup> which is in line with current guidance.

The bin hoppers open directly into the internal flat/lift lobbies. As part of the recent sprinkler installation the bin rooms at the base of the two bin chutes have been fitted with sprinkler protection. There is also automatic fire detection in the bin rooms which is linked to the building's communal fire detection system. The existing ventilation in the access lobbies providing access to the bin chute hoppers is approximately 0.2m<sup>2</sup> which is in line with current guidance.

## External Fire Spread

1 Action 1 Control

From a visual inspection of the building's facade, do the external walls warrant further investigation to determine the risk of external fire spread?

YES

From what can be ascertained from a visual non-intrusive observation from ground level, the building appears to have an external wall system (e.g., cladding, insulation) or "specified attachments" which could potentially increase the risk of external fire spread. The fire risk appraisal of the external walls and any cladding is excluded from the scope of this current fire risk assessment, as this is outside our expertise and/or there is insufficient information available. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building. This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html>). This assessment by specialists should be carried out in accordance with PAS 9980."

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
LOW

There appear to be coloured panels between the flat windows including on the annex which are designed to look similar to a composite spandrel panel. This FRA does not include a Fire Risk Appraisal External Walls (FRAEW) as defined by PAS9980. Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise.

REFERENCE RB-G3H3JV DUE 15/11/2025

LOCATION External Facade

CATEGORY City of London: External Walls / Cladding

Are there any balconies or external attachments that require further investigation?

THE BALCONIES OF THE BUILDING APPEAR TO BE OF CONCRETE CONSTRUCTION

Studio flats have recessed concrete balconies.

## Wayfinding Provision

4 Actions 2 Controls

Is there suitable emergency escape lighting and is it maintained?

NO

Ensure that the emergency lighting system is maintained/tested at monthly and annually frequencies in accordance with BS: 5266-1.

TIMESCALE  
PRIORITY ACTION C

No records provided to show that the emergency lighting is being appropriately maintained/tested.

SEVERITY  
MEDIUM

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-82VYYJ DUE 12/09/2025  
LOCATION Site-wide  
CATEGORY City of London: Inspection & Maintenance

EML is fitted throughout the common areas (stairways and lobbies) and appeared to be satisfactory. EML is also provided in the plant rooms.

Is there a suitable level of fire safety signage and notices?

NO

Advised that, the dry riser sign is replaced. It is also recommended that the text on the sign is amended to state the inlet is in the staircase enclosure or a dry riser sign placed on one of the fire doors between the entrance lobby and the internal staircase (which is where the inlet is located).

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
LOW

The dry riser inlet sign is damaged/faded. Also, within the entrance lobby there is no additional signage indicating the exact location of the dry riser inlet.

REFERENCE RB-KPX7HP DUE 15/11/2025  
LOCATION Entrance to the building  
CATEGORY City of London: Signage



To prevent confusion as to whether this inlet is for the dry riser or the sprinkler system, the inlet should be clearly signed to indicate which system it is connected to. If not already undertaken, The FSM plans for the building should also be updated to include this inlet position.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

The newly installed external inlet to the side of the building is not signed to indicate its purpose. It is suspected that this is an inlet for the fire service to boost the building's sprinkler system. However, it could easily be mistaken for the dry riser inlet which is located within the entrance to the building.

REFERENCE RB-8JBE4P DUE 12/09/2025  
LOCATION Entrance to the building  
CATEGORY City of London: Signage



The 'push to open' and 'fire exit keep clear' should be replaced so that it is clearly legible.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
LOW

The push to open sign on the exit door has delaminated so is no longer eligible. The rear 'fire exit, keep clear' sign was also faded and not legible.

REFERENCE RB-NIVHES DUE 12/09/2025  
LOCATION External Escape Stair, between 1st & 2nd floor level.  
CATEGORY City of London: Signage

ACTION CONTINUES...



The directional signage in the building is considered acceptable. The building has a simple means of escape via if an internal or external staircase, and both can be accessed directly from the flat entrance lobbies.

## Active Fire Precautions

5 Actions 7 Controls

Is there a suitable fire detection and alarm system to the common areas and is it maintained?

NO

Ensure the faults with the communal fire alarm system are rectified.

At the time of the assessment, the fire alarm panel was showing a fault, and a smoke detector was missing from the internal staircase at ground floor level

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

REFERENCE RB-EDJTYI DUE 12/09/2025

LOCATION Fire detection system, alarm control panel.

CATEGORY City of London: Active Fire Safety Systems



It is advised that the recommendations of the Retrospective Fire Strategy for the Avondale Towers are implemented in order to minimise the number of nuisance/false alarms and associated fire & rescue service response. This should help in restoring residents' and Fire & Rescue Service confidence in the building's fire alarm systems so that in the event of a real fire, the appropriate evacuation response is taken.

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
HIGH

It is understood that there has been a proliferation of nuisance / false alarms resulting in the Fire & Rescue Service having to make attendance even where there is no confirmed fire in the building. This is because the fire alarms in the flats and detection in the common areas are linked to an Alarm Receiving Centre (ARC). Activations due to cooking and smoking etc., are automatically sent to the ARC who will call the Fire & Rescue Service to attend to the building. These activations will inevitably cause frustration to residents and the Fire & Rescue Service leading to mistrust in the fire alarm systems and potential that in the event of a real fire, an inappropriate alarm response will be made. This issue has been addressed by the draft Retrospective Fire Strategy for the Avondale Towers.

REFERENCE RB-IRG4J8 DUE 15/11/2025

CATEGORY City of London: Active Fire Safety Systems

The communal fire alarm system should be tested and periodically maintained in accordance with the requirements specified in BS:5839, part 1 2025.

TIMESCALE  
PRIORITY ACTION C

No maintenance records provided to demonstrate that the communal fire alarm system is being appropriately maintained and tested.

SEVERITY  
MEDIUM

REFERENCE RB-1ADJHE DUE 12/09/2025

CATEGORY City of London: Inspection & Maintenance

The building has a fire detection system with automatic detection in communal lobby areas and also in plant rooms and the bin room. This system is connected to a alarm receiving centre (ARC) to facilitate the early attendance of the fire and rescue service. There are no sounders in the communal areas. The fire alarm control panel for the fire detection system is in the main entrance to the building. The flats have domestic Grade D LD1 alarm systems which are also linked to the ARC.

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

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

Is there suitable fire detection within the flats that were sampled?

YES

Fire Alarm systems within flats is beyond the scope of a Type 1 FRA. However, it is understood that as part of the fire improvement works which were completed in 2024, it is understood that all flats have internal fire detection systems providing Grade D LD1 coverage (automatic fire detection in all rooms/areas other than bathrooms/toilets). It is understood that these systems incorporate a hush button system which is configured so that, if it is not silenced within 30 seconds of an activation, it will alert of a fire the building's communal fire detection system/fire panel which will then notify a remote monitoring center of an activation within that flat.

Is there suitable provision of manual fire-fighting equipment, and was it accessible and maintained?

NO

Ensure the identified fire extinguisher is being serviced and maintained in accordance with BS5306-3.

TIMESCALE  
PRIORITY ACTION C

The fire extinguisher in the sprinkler room had not been serviced in the last 12 months and was dated as being inspected in 2017.

SEVERITY  
MEDIUM

REFERENCE RB-EQG4SP DUE 12/09/2025

LOCATION Lift Motor Room

CATEGORY City of London: Active Fire Safety Systems



Fire Extinguishers are provided in the plant room, external electrical cupboard and lift motor room.

Fire extinguishers are not provided in the common escape areas

Fire Extinguishers are not provided in the common areas of flats as residents are unlikely to be trained in their use and it could result in a potentially unsafe situation, where a resident exits the flat to retrieve a fire extinguisher and then re-enters the flat of fire origin putting themselves at increased risk. Any fire extinguishers present in plant areas are in place for competent and trained individuals who should have received the necessary fire extinguisher training from their employer to use them.

CATEGORY Maintenance: Fire Safety Servicing

Where required is a fire suppression system installed and is it appropriately maintained?

NO

CoL should ensure that the sprinkler system is maintained in compliance with BS 9251:2021.

No sprinkler system maintenance records provided.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

REFERENCE RB-8Q5VTB DUE 12/09/2025

LOCATION Site-wide

CATEGORY City of London: Active Fire Safety Systems

A comprehensive sprinkler system has been installed throughout the building with sprinkler protection in the flats, common lobbies, and plant rooms.

Are fire shutters appropriately tested and maintained?

N/A

## Fire Fighting Equipment & Additional Fire Service Provisions

3 Actions 4 Controls

Where necessary is there adequate fire service access, information, provisions and equipment on site. Also where fire service equipment is provided is it adequately tested/maintained?

- ✓ Dry Rising Main
- ✓ Secure Information Box
- ✓ Emergency Override Access
- ✓ Firemen's Lift
- ✓ Evacuation Alert System
- ✓ Smoke Control for Firefighting

Ensure the dry riser is subject to 6 monthly visual inspection and annual pressure test in accordance with BS:9990.

No evidence were seen to confirm the dry risers are being inspected and maintained.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

REFERENCE RB-UHNMFA DUE 12/09/2025

LOCATION Site-wide

CATEGORY City of London: Inspection & Maintenance

Ensure that the Firemens Lift is subject to an appropriate maintenance regime in accordance with relevant standards.. This should include testing of firefighter switches, routine and periodic maintenance, and thorough examinations at six-monthly intervals.

No evidence was available to confirm that the 'firemen's' lifts provided is being serviced and maintained.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

REFERENCE RB-H3QSP5 DUE 12/09/2025

LOCATION Lifts

CATEGORY City of London: Inspection & Maintenance

Ensure all identified issues with the dry riser system are resolved by a competent specialist, including defects related to access, security, and physical condition of the outlets and inlets. The system should be maintained in accordance with BS:9990.

The internal dry risers are secured behind hatches using FB padlocks. However, on floor 16, the FB lock was found to be inoperable, preventing access. On floor 19, the dry riser outlet was observed to be missing a securing strap, leaving the valve unsecured.

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
LOW

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-C2CWPV DUE 12/09/2025  
LOCATION Floor 16 & 19  
CATEGORY City of London: Inspection & Maintenance



The tower is fitted with a Dry Rising Main with its inlet inside the building and outlets on every other floor. The outlets are located on the internal stairway landings.

A drop key switch is located at one of the main entrances to the building. This was tested and was working.

The building is fitted with one Firemens Lift fitted with a firefighters override.

The building is provided with an Evacuation Alert System (in accordance with BS 8629:2019), with Evacuation Alert Control and Indicating Equipment (EACIE) installed on the ground floor.  
This system can be used by the fire service to override the Stay Put strategy and initiate a simultaneous evacuation of the building.

## Procedures & Training

### 5 Controls

Are the organisation's management processes suitable and properly implemented at this site?

YES

A draft Fire Safety Management (FSM) plan for the building has been developed. It is understood that it is under review at the time of the assessment.

A draft Fire Safety Management (FSM) plan for the building has been developed.

Is the evacuation procedure clearly documented and suitable for the building?

YES - STAY-PUT

Fire Action Notices displayed in the communal areas and detail the correct evacuation arrangements for the building.



A purpose-built residential block of flats with a Stay Put evacuation A Stay Put evacuation strategy is considered to be appropriate.

Is there a suitable and regular routine to inspect the general fire safety precautions?

YES

Understood that maintenance records are held centrally.

Is the building regularly staffed (with the exception of maintenance/caretakers)?

NO

## Fire Safety (England) Regulations 2022 - (FSER)

4 Negative Answers 1 Action 6 Controls

Are appropriate arrangements and provisions to meet the requirements of the FSER?

- ✓ Information to Residents
- ✓ Communal Fire Door Checks
- ✓ Flat Entrance Door Checks
- ✗ Wayfinding Signage for Firefighters
- ✓ Secure Information Box
- ✗ Information on External Wall Construction
- ✗ Floor Plans and Single Page Building Plan
- ✗ Checks of Lifts and Essential Firefighting Equipment

CoL must ensure that they have suitable arrangements in place to discharge their responsibilities under the Fire Safety (England) Regulations 2022. In summary – For high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must 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 building plans for the building. > 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 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. For multi-occupied residential buildings over 11 metres in height, responsible persons must: > Undertake quarterly checks on all communal fire doors and annual checks on flat entrance doors. In all multi-occupied residential buildings, responsible persons must: > Provide residents with relevant fire safety instructions and information about the importance of fire doors. Guidance on these duties is available here - Check your fire safety responsibilities under the Fire Safety (England) Regulations 2022 (accessible) - GOV.UK

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. No records were provided to confirm FSER compliance.

REFERENCE RB-ZWVKML DUE 12/09/2025

CATEGORY City of London: Documentation Policy & Procedures

TIMESCALE  
PRIORITY ACTION C

SEVERITY  
MEDIUM

It is understood that a record of the design of the external wall system has been uploaded to the LFB high-rise portal in compliance with regulation 5 of the Fire Safety (England) Regulations 2022.

A SIB is located externally to the front of the building (FSER layout plans and the single page building plan had not been added).

It is understood that information residents has been provided.

It is understood that information residents has been provided.

It is understood that a fire door check regime is in place for flat entrance doors and communal fire doors though no records were seen.

It is understood that a fire door check regime is in place for flat entrance doors and communal fire doors though no records were seen.

## Other Significant Risks

2 Actions 3 Controls

Does the assessed property share a party wall or floor with a commercial tenant?

NO

As there is no access to the electrical substation it is advised that CoL request conformation from the energy provider that the compartmentation between the plant room and the residential accommodation is imperforate and that any plant and equipment is appropriately maintained and tested.

CoL do not have access to the Electrical Substation so access to this area of the building was not possible.

REFERENCE RB-MJLIR2 DUE 15/11/2025

LOCATION Ground floor, externally accessed plant room.

CATEGORY City of London: Other

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
LOW

Are there any other fire risks (including process hazards) that should be considered by this assessment?

YES

It is advised that Col develop a programme of works to implement the recommendations advised by the retrospective fire strategy developed by Turner & Townsend.

At the time of completing this FRA. Turner & Townsend had completed a draft Retrospective Fire Strategy for the three "Point Blocks" to identify areas for improvement.

REFERENCE RB-C4Z7SH DUE 15/11/2025

LOCATION Building.

CATEGORY City of London: Other

TIMESCALE  
PRIORITY ACTION D

SEVERITY  
MEDIUM

Understood that contractors are responsible for completing a hot works permit.

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.

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

## Other Actions and Controls

1 Control

Findings in this section have not been linked to a section or question.

No known fires at centre point, however, there was a recent fire in the East Point which was contained within the flat of fire origin.

# 5 PHOTOS



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





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