

City of London Corporation Committee Report

Committee: Housing Management and Alms Houses Sub-Committee – For information	Dated: 27 January 2026
Subject: Quarterly Fire Safety Status Report	Public report: For Information
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes • provides statutory duties 	
Does this proposal require extra revenue and/or capital spending?	No, spending is within existing budgets or, where indicated, through capital bids.
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain’s Department?	n/a
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City of London Corporation’s Corporate Plan 2024-2029

Diverse Engaged Communities: Across our residents, workers, businesses, and visitors, everyone should feel that they belong. Connecting people of all ages and backgrounds will help build diverse, engaged communities that are involved in co-creating great services and outcomes.

Vibrant Thriving Destination: Attracting businesses and people to a safe, secure, and dynamic location is vital to our future. A world-leading culture and leisure offer is integral to creating a vibrant, thriving destination where everyone prospers.

Providing Excellent Services: Supporting people to live healthy, independent lives and achieve their ambitions is dependent on excellent services. Vital to that continued pursuit is enabling access to effective adult and children’s social care, outstanding education, lifelong learning, quality housing, and combatting homelessness.

Flourishing Public Spaces: From our markets and cultural icons, such as the Barbican, to our world-famous bridges and amazing green spaces, we are stewards of unique national assets. Major capital investment into our civic fabric will secure flourishing public spaces, enabling a more successful London overall.

Summary

The purpose of this report is to provide members with a quarterly oversight of the status and outcomes of fire safety management in the Corporation's social housing.

The report covers the fire risk assessment programme, the fire strategy programme, the introduction of a new software platform for an improved high-level overview of progress on actions arising from the programme and updates on fire safety management in respect of the Corporation's high-risk buildings (HRBs) within social housing.

The report responds to items and questions raised by the committee at its previous meeting on 26th November 2025.

Recommendation(s)

Members are asked to note the report.

Main Report

Background

1. The fire safety management programme is spearheaded by third party risk assessments. Actions arising from assessments that are recommended to eliminate or reduce risks to the lowest level reasonably practicable are the spine of the programme.
2. Actions arising from fire risk assessments are assigned to respective heads of service across social housing, depending on the nature of remediation needed. This includes actions to major works, repairs and maintenance, housing management, new builds and special projects, plus health and safety.
3. Actions are currently tracked on a Microsoft Excel spreadsheet and progress scrutinised by the director of housing and social housing heads of service at a fortnightly meeting.
4. In addition to fire risk assessments, monthly fire safety inspections are carried out by estate supervisors across the portfolio. Actions arising from these inspections are tracked through repairs and maintenance compliance.

Current Position

5. Responses to the points and questions raised by the committee at its previous meeting held 26 November 2025, are as follows:

- The committee asked that links to relevant legislation quoted in the status report be added to the report. This has been included in this report and will be in future quarterly fire safety status reports.
- The committee enquired what fire safety training is provided for estate supervisors. Estate supervisors must complete the corporate fire safety awareness course, which is delivered online and part of the SAP programme. They additionally complete fire door inspection training (basic level) for quarterly inspection of communal fire doors and practical use of fire extinguisher training.
- The committee enquired how did fire safety management affect the contractual agreement with leaseholders. The home ownership team advise that a standard clause on the lessee's fire safety responsibilities is included in every lease.
- The committee enquired on how long it would take to rectify the high number of actions outstanding from fire risk assessments and what a 'good state' of affairs would look like. Bulk actions earmarked for major works programmes will show a reduction in the number of outstanding actions over a period of five years. For example, the rolling programme of fire door replacement across the portfolio. Elsewhere, an anticipated new health and fire safety team will be instrumental in reducing outstanding actions in areas such as external wall assessment, structural assessment, full implementation of Residential Personal Emergency Evacuation Plans (RPEEPS), Person Centred Fire Risk Assessments (PCFRAs), site plans being up to date and retrospective fire strategies being in place and actioned across the HRA portfolio. A steady state would be achieved once these key actions currently in progress have been completed. Additionally, there is also the recent appointment of a multidisciplinary consultant that will provide technical support in the development of a long-term fire safety planned maintenance programme. A timeframe is indicated in the overall action plan for DCCS alignment to the Corporation safety management framework. A copy of the action plan is available from the DCCS head of health and fire safety and is pending approval CCS and CSC committees.
- The committee asked for more information on timescales for completing priority actions as this was under review. Following the review with Corporate Health and Safety, it was agreed that no change to the timescales on fire risk assessment action priorities will take place. Therefore, action priority timescales shown in current fire risk assessment reports and future reports until further notice will remain as before. These timescales are given at Appendix 1, where a code for each action timescale is also shown.
- Fire risk assessment completion rates to date within Q3 (FY 2025 - 2026) are 4.32%, which shows a slowing down of actions completed in this quarter so far compared to Q1 and Q2 combined. There have been 27 new actions added so far in Q3.
 - As of 23 December 2025, there were 45 high priority actions, 646 medium priority actions and 537 low priority actions outstanding.

- In major works, a cyclical fire door inspection regime has commenced for those doors being replaced on a rolling programme. The inspections are being undertaken by Guardian Consultancy Services, who are also suitably accredited to carry out remedial works to the GERDA™ manufactured doors which have been installed. All identified defects and repairs are recorded on the *Bolster* system, providing the Corporation with suitable transparency and a clear audit trail for the work undertaken. The rolling fire door replacement programme is now about to embark on Lot 4 (covering a defined number of estates within the portfolio) and the intention is for future cyclical fire door inspections to be procured as part of a defined programme, taking effect in 2026/27.

- The major works team has completed a procurement exercise and has appointed a multidisciplinary consultant to provide technical support in the development of a long-term fire safety planned maintenance programme. This commission will involve an estate-by-estate review referencing fire strategies, fire risk assessments and fire management plans to identify and prioritise major fire safety works — including alarm replacement, compartmentation, and fire-stopping — and to develop a five-year programme with indicative budget costs. Work will commence at the end of January 2026 and complete by July 2026.

- Health and Fire Safety has been working with Housing Management to encourage residents on Golden Lane Estate to remove stored items from balconies that act as a secondary means of fire escape. Residents in three blocks with this type of balcony arrangements were given 14-days to remove items that were obstructing their secondary means of escape (SME), having previously been given 28-days. Progress has shown improved compliance, but the blocks still had items stored on the balconies. The head of health and fire safety visited these residents on 22 December to explain the requirement to them and gave them a leaflet with photographs comparing a clear balcony with a cluttered one. These three blocks are the initial part of a wider programme to clear SME balconies across the remainder of Golden Lane and out to the rest of the HRA portfolio, thus reducing fire risk assessment actions for this identified hazardous practice.

- The Health and Fire Safety team continue work on a revised fire management plan template for residential blocks. The current format has been superseded by the need for a version more suited to multiple occupancy residential premises but also suited to a residential engagement strategy.
- Building plans contained in (premises) secure information boxes were audited by the head of health and fire safety for compliance with the Fire Safety (England) Regulations 2022 [The Fire Safety \(England\) Regulations 2022](#). The audit found that revised plans are now required for most blocks to meet the regulations. Plans recently prepared for Petticoat Tower are the acceptable 'yardstick' for the type and quality of plans now required. A quotation has been received for all remaining HRBs to have plans brought up to this standard.

6. There were two fire safety incidents in HRA homes reported during Q3:

- A frying pan fire in the Brixton almshouses was attended by LFB. The resident, who had lost consciousness during the incident was given first aid at the scene by London Ambulance and deemed well enough to remain at home.
 - Electrical intake switchgear was detected smouldering at Golden Lane Community Centre. The main supply was switched off, and repair work was prioritised. The centre was closed for a couple of days while remedial work to the electricity supply was carried out. There were no casualties.
7. A paper presented at Departmental Leadership Team (DLT) in July 2025 made recommendations for a fulltime fire safety professional team to support HRA and Barbican Residential Estate properties. The recommendation was supported in principle by DLT, and a business case will go to Community and Children's Services Committee with a recommendation for onward approval to Corporate Services Committee.
 8. A software database system for fire risk assessment monitoring has been approved and purchased. The system, called Risk Base provides functionality for dashboard reporting of progress on actions. And will mean that we are no longer reliant on spreadsheets. Reports from the system will be shared with this committee once the system is tested and embedded. We anticipate the system to go live during Q4 25/26 / Q1 26/27.

Corporate & Strategic Implications

9. **Financial implications.** The Corporation can face substantial fines, ranging from thousands to potentially millions of pounds, depending on severity and recurrence, for not complying with fire safety regulations. For example, Camden council were fined £500,000 for a fire fatality at one their housing properties [Council fined over fatal fire | Fire Protection Association](#).
10. **Resource implications.** The Corporation can suffer loss from direct property damage and service disruption, insurance premium increases, reputational harm and human costs from inadequately resourcing fire safety management.
11. **Legal implications.** By virtue of being a regulator health and safety at work, the Corporation is expected to be an exemplar of health and safety management. The implication of fire safety mismanagement is not only a breach of statutory duty, especially in relation to [The Regulatory Reform \(Fire Safety\) Order 2005](#), [Fire Safety Act 2021](#), [The Fire Safety \(England\) Regulations 2022](#) but also its common law duty of care to its residents.

Conclusion

12. This report has provided an oversight of the status and outcomes of fire safety management in the Corporation's social housing during Q3 25/26.

13. Updates were provided on the fire risk assessment programme, the fire strategy programme, the introduction of a new software platform for an improved high-level overview of progress on actions arising from the programme and updates on fire safety management in respect of the Corporation's higher risk buildings (HRBs) within social housing.
14. Items and questions raised by the committee at its previous meeting on 26th November 2025 were addressed in this report.

Appendix

Appendix 1.

Action priority codes and timeframes in HRA and Barbican Residential Estate fire risk assessment reports.

- Priority Action AA-Immediate action taken while on site-(PI) 2-hour attendance.
- Priority Action A-Immediate action required-(P2) 24 Hours
- Priority Action B -Action required in the short term-(P3) 4Days
- 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.

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