



## Compliance Report (November)

On behalf of  
Department of Community and Children's Services

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## 1.0 Dashboard

Gas Safety		
Element	Nov %	Trend
Commercial Installations	100%	↔
CO Detection	100%	↔

Asbestos		
Element	Nov %	Trend
Communal Re-Inspections	100%	↔
Asbestos Management Plans	62%	↔

Lifts		
Element	Nov %	Trend
Passenger Lifts – LOLER	100%	↑
Immediate Defects	100%	↔
Timed Defects	100%	↔

Water Hygiene		
Element	Nov %	Trend
Legionella Risk Assessments	100%	↑
Cold Water Storage Tanks	89%	↑

Fire Safety Systems		
Element	Nov %	Trend
Fire Detection & Alarms	56%	↔
Extinguishers	100%	↔
Sprinklers	86%	↓
Signage	91%	↔
Lightning Protection	94%	↔
Dry Risers	100%	↑
Wet Risers	100%	↔

Electrical Safety		
Element	Nov %	Trend
Communal EICRs	100%	↔
Domestic EICRs	32%	↑
Emergency Lighting (3hr)	67%	↑
Emergency Lighting (Monthly)	83%	↓
Backup Generator	100%	↔
PAT Testing	0%	↔

## 2.0 Breakdown

### 2.1 Gas Safety

#### Current Position

Gas remains compliant with 100% compliance across all commercial gas installations and associated carbon monoxide (CO) detectors. There are no overdue statutory inspections due at the end of November.

Three boilers were classified as At Risk (AR) following inspections due to the flue termination positions not meeting manufacturer's instructions. This does not change the compliance status, as a Landlord Gas Safety Record may remain compliant where an AR appliance is appropriately managed

Both affected locations are currently provided with battery-operated CO alarms. While compliant, this arrangement is no longer considered best practice and requires upgrading.

#### Changes Since Last Month

- Three boilers classified as AR due to flue termination arrangements
- Remedial works scoped and programmed for early 2026
- No change to statutory compliance status

#### Risk and Mitigation

The primary risk relates to legacy flue arrangements that do not meet manufacturer's instructions. Mitigations in place include:

- One boiler in Frobisher has been isolated and made safe Gas Industry Unsafe Situations Procedure (GIUSP).
- Two boilers in the Barbican Estate Office have been isolated and made safe in line with GIUSP.



### **Forward Actions**

- Replacement of flue in Frobisher
- Replacement of boiler at the Barbican Estate Office
- New hard-wire CO alarms to be installed in both boiler rooms

## **2.2 Asbestos**

### **Current Position**

Asbestos compliance is partial. All scheduled communal asbestos re inspections have been completed

Updates to the Asbestos Management Plans (AMPs) are currently in progress following the completion of the 2025 re-inspection programme. While this does not present an immediate risk, the AMP update backlog means the overall asbestos position is non-compliant until these are received.

### **Changes Since Last Month**

- No change to the asbestos re inspections
- No change to the number of outstanding AMP updates
- No asbestos incidents or uncontrolled disturbances reported

### **Risk and Mitigation**

The primary risk relates to a delay in the documentation being produced. Mitigations in place include:

- Valid and up-to-date asbestos survey information available for all common parts
- ACMs remain in stable condition with no material change in risk
- Interim controls in place through existing AMPs and contractor awareness
- Front-line Barbican Estate Office have undertaken UKATA Asbestos Awareness training.
- AMP updates are being prioritised based on risk.

### **Forward Actions**

- Complete outstanding AMP updates
- Continue routine monitoring and re-inspection scheduling
- Asbestos management contract going to tender in early 2026

## **2.3 Lifts**

### **Current Position**

Lifts remain compliant with 100% compliance across all passenger lifts at the end of November. All LOLER inspections are in date, and there are no outstanding defects

### **Changes Since Last Month**

- LOLER compliance improved from 99% to 100%
- No new defects identified
- All previously identified defects closed within required timeframes

### **Risk and Mitigation**

Residual risk associated with lifts are low. Mitigations still in place include:

- LOLER inspections undertaken through CoL insurance arrangements
- Compliance data and inspection records maintained through BES portal
- Weekly performance meetings with BES.
- Monthly performance meetings with Kleeman.

### **Forward Actions**

- Maintain LOLER inspection and defect management regime
- Continue monitoring compliance



## 2.4 Water Hygiene

### **Current Position**

All legionella risk assessments (LRAs) are now complete and in date at the end of November, providing assurance that legionella risks have been assessed. However, compliance remains below the threshold due to outstanding Cold Water Storage Tank (CWST) inspections and the need to complete and implement a Legionella Management Plan.

There are no identified high-risk systems, and no legionella related incidents have been reported.

### **Changes Since Last Month**

- Legionella Risk Assessment compliance improved to 100%
- Significant improvement in CWST inspection completion since October
- September CWST performance issues confirmed as a data failure linked to supplier portal, not operational non-compliance.
- No water hygiene incidents or adverse sampling results reported

### **Risk and Mitigation**

Specific risks include:

- Incomplete CWST inspection coverage at period end
- Contractor underperformance affecting inspection delivery and data reliability

Mitigations in place include:

- All LRAs completed
- Interim control measures maintained in line with existing water hygiene arrangements
- No known high-risk systems identified
- Underperforming contractor exited with new contractor mobilising 05/01/2026
- These measures ensure water hygiene risks are currently controlled, pending completion of inspections and management documentation.

### **Forward Actions**

- Outgoing contractor to complete all remaining CWST inspections in December
- Undertake a full asset verification across all water hygiene systems by the end of January
- Mobilise the new contractor and complete validation of December inspection data
- Finalise and implement Legionella Management Plan

## 2.5 Fire Safety Systems

### **Current Position**

Fire Safety Systems are non-compliant, with compliance below the 95% threshold.

Non-compliance is mainly driven by:

- Fire Detection Systems (block)
- Domestic Smoke Alarms (inside City of London owned properties)
- Automatic Opening Vents
- Signage

There have been no fire incidents or identified immediate life-safety failures

### **Changes Since Last Month**

- No improvement in fire detection and alarm system compliance
- Dry Riser testing achieved 100%
- Sprinkler system compliance reduced following overdue quarterly inspections
- Signage and lightning protection improved but remain below acceptable threshold



### **Risk and Mitigation**

Specific risks include:

- Incomplete inspection and servicing of fire detection and alarm systems
- Outstanding inspections of automatic opening vent systems following the transfer from in-house provision to an external contractor
- Minor remedial works outstanding to lightning protection systems

Mitigation in place include:

- Domestic smoke alarms to be verified and captured through domestic EICR programme, scheduled for completion end of March 2026. Failed alarms will be replaced whilst on site as part of the contract.
- Fire Detection and Alarm System performance under active review, with improvement actions being addressed with contractor senior management
- Sprinkler system and fire signage inspections programmed for completion in December
- Dry and wet riser systems are fully complaint.

### **Forward Actions**

- Improve compliance across fire detection and alarm systems through targeted contractor action
- Complete inspection and onboarding of AOV systems into the fire safety contract
- Complete outstanding sprinkler and fire signage inspections in December
- Complete lightning protection remedial works
- Complete domestic EICR programme to validate smoke alarm provision
- Complete wet riser major modernisation in April.

## **2.6 Electrical Safety**

### **Current Position**

Electrical safety is non-compliant, with compliance below the 95% threshold.

Non-compliance is mainly driven by:

- Domestic EICR
- Emergency Lighting tests
- UPS inspection and servicing
- Vehicle charging points
- PAT Testing (BEO / Concierge / CPA)

Communal block EICRs remain compliant, with all EICRs in date and no reported electrical incidents have been received.

### **Changes Since Last Month**

- Communal EICR compliance remains at 100%
- Domestic EICR contract instructed and mobilised – expected completion by March 2026
- Emergency lighting compliance remains below threshold pending asset verification
- Electrical backup generators remain fully compliant
- Non-performing contractors removed from scope for UPS and PAT testing.

### **Risk and Mitigation**

Specific risks include:

- Incomplete Domestic EICRs, pending completion of programme.
- Incomplete emergency lighting testing, awaiting asset verification and completion.
- Contractor failure affecting UPS inspection and PAT testing.

Mitigations in place include:

- All communal electrical installations tested and compliant



- Domestic EICR contract instructed and mobilised, with full compliance by end of March 2026
- Emergency lighting asset verification underway to ensure full test coverage
- UPS assets transferred to a new specialist contractor, with inspection, and remedial works expected early 2026.
- Electric vehicle charging points transferred to new supplier, with replacement works planned for early 2026
- PAT testing re-programmed for January 2026 following contractor withdrawal and failure to deliver in 2025

### **Forward Actions**

- Complete the domestic EICR programme and achieve full compliance by the end of March 2026
- Complete emergency lighting asset verification and testing
- Ensure UPS have complete inspection and remedial works
- Replace and recommission vehicle charging points under the new contract
- Complete PAT testing for offices, CPAs, and concierge areas in January 2026

### **3.0 Data**

Category	Type	Total Assets or Actions	% Compliant Sep	% Compliant Oct	% Compliant Nov
Gas	Gas Commercial Installation	2	100%	100%	100%
	Commercial CO Detection	2	100%	100%	100%
Asbestos	Communal Reinspection	26	100%	100%	100%
	Asbestos Management Plan	26	62%	62%	62%
Lifting Equipment	Passenger Lifts LOLER	81	98%	99%	100%
	Passenger Lift - Immediate (defects)	Varies	100%	100%	100%
	Passenger Lift - Timed (defects)	Varies	100%	100%	100%
Fire Equipment	Domestic Smoke alarms (Mains & Battery)	TBC	TBC	TBC	TBC
	Fire Detection Systems and Alarm Systems (Blocks)	9	78%	56%	56%
	Extinguishers (PFE)	17	100%	100%	100%
	Automatic Opening Vent	TBC	TBC	TBC	TBC
	Sprinklers System (Quarterly)	7	100%	100%	86%
	Signage Survey	22	86%	91%	91%
	Lightning Protection System	16	88%	94%	94%
	Dry Risers (Pressure Test)	13	92%	92%	100%
Electrical	West Riser System Service	3	100%	100%	100%
	EICR Communal Installation (Block)	21	100%	100%	100%
	EICR Domestic Installation (CoL Owned Property)	41	20%	20%	32%
	Emergency Lights (3Hr Test)	18	39%	61%	67%
	Emergency Lights (Monthly F/Test)	18	94%	94%	83%
	Emergency Backup Generator	7	100%	100%	100%
	Uninterrupted Power Supply	TBC	TBC	TBC	TBC
	Vehicle Charging points (Car Park)	TBC	TBC	TBC	TBC
Water	PAT Test (Office CPA/Conciergerie)	11	0%	0%	0%
	Legionella Risk Assessment	22	18%	45%	100%
	Cold Water Storage Tanks	271	3%	79%	89%