City of London Corporation Committee Report

Committee: Housing Management and Alms Houses Sub-Committee	**Dated:** 01July 2026
Subject: Quarterly Fire Safety Status Report.	**Public report:** For Information and Discussion
This proposal: • **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
Report of:	Judith Finlay, Chief Officer DCCS
Report author:	Paul Barton, Interim Head of Health and Fire Safety DCCS

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, and uses data from the software platform Risk Base that provides a high level overview of progress on high priority actions arising from the fire risk assessment programme, as well as an update on fire safety management in respect of the Corporation's higher risk buildings (HRBs) in social housing.

Recommendation

Members are asked to note the report.

Main Report

Background

The Corporation produces a quarterly Fire Safety Status Report to give Members clear oversight of fire safety performance across its social housing portfolio. The report supports delivery of the Corporate Plan 2024–29 and fulfils statutory duties by summarising progress in key areas of fire safety management, including the fire risk assessment (FRA) programme and the developing fire strategy programme.

It also sets out the current position on emerging legislative responsibilities—such as the introduction of Residential Personal Emergency Evacuation Plans (RPEEPs) and Person-Centred Fire Risk Assessments (PCFRAs) and offers an overview of fire safety arrangements within higher-risk buildings. Together, these elements provide Committee with a structured and transparent update on compliance, risk, and ongoing improvement work across the housing stock.

Current position

1. Fire risk assessment

Fire risk assessment incomplete actions on 4 June stood at 1,187. This compares with 1,999 in March. The marked difference of 812 is due to some actions being duplicated at the inception of Risk Base from data transfer of spreadsheets, plus the historical generation of the assessments on the system by the assessor showing as an action. Furthermore, new actions from the 2026 FRA programme have been entered onto the system.

Now that these anomalies have been sifted out, a truer overall picture can be reported to Committee.

Fourteen high priority actions have been completed in the last quarter and new high priority actions have arisen from the latest assessments carried out; leaving 42 incomplete high priority actions 5 June. This shows an additional 7 incomplete high priority actions since March.

An analysis table of incomplete high priority actions on 5 June is shown at Appendix 1 for information.

Actions currently awaiting completion are as follows: 42 high category (compared to 35 last quarter), 602 medium category (compared to 598 last quarter), 461 low category (compared to 458 last quarter), 74 recommended (compared to 64 last quarter), 8 no severity (compared to 44 last quarter).

Action tracking since 31 March 2026 (Q1 26/27 to 7 June).

- 97 actions completed (218 in Q4 25/26)
- 57 actions commenced and still work in progress. (32 in Q4 25/26)
- 222 actions added since 31 March 2026

2. Resident safety engagement strategy draft
A resident safety engagement strategy (RES) was approved by this committee and is on Commonplace for resident's comments on the format and style. The RES for Petticoat Tower will be submitted to the Building Safety Regulator at the end of June as part of our building assessment application (BAC). The RES for Petticoat Tower will be shared on Monday 22 June.

3. Person centred fire risk assessments (PCFRAs) and Residential personal emergency evacuation plans (RPEEPs)
Information was sent to all residents offering PCFRAs and inviting RPEEPs for those that cannot self-evacuate their homes in the event of an emergency.
A new training package on PCFRAs and RPEEPs for customer facing employees is nearing completion. It is an in-house training package which will be added to the Corporation's learning and development system: SAP Success Factors.

4. Fire safety incidents since 13 April 2026.
No fire incidents or fire related near misses have occurred in social housing since the last HMASC on 13 April 2026.

5. Retrospective fire strategies
Fire strategies in high-rise residential buildings are designed to protect life, property, and emergency responders by controlling how a fire develops and how occupants escape or remain safe. They set out key principles such as compartmentation to contain fire and smoke within a limited area, means of escape (including protected stairwells), and 'stay put' or evacuation policies. Fire strategies also define fire detection and alarm systems, smoke control measures, firefighting access, and facilities for fire services. Overall, they ensure that the building's design, systems, and management work together to reduce fire spread, maintain tenable conditions for occupants, and support safe and effective firefighting operations.

The 10 blocks on Golden Lane Estate have now completed retrospective fire strategies. The strategies will inform the major works programme and fire safety management.

The Major Works team is also commissioning retrospective strategies for 33 non-HRB mid-rise and low-rise housing blocks.

The health and fire safety team is commissioning strategies for the other HRBs that require them. A strategy has been completed for Longland Court on Avondale Square Estate, and the report is expected in the next few weeks.

Corporate and strategic implications

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 fire fatality at one their housing properties Council fined over fatal fire | Fire Protection Association.

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.

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 common law duty of care to residents.

Conclusion

This report has provided oversight of the status and outcomes of fire safety management in the Corporation's social housing, including updates on Fire risk assessment actions, the draft resident safety engagement strategy, PCFRAs and RPEEPs, and fire safety incidents since 13 April 2026.

Appendices

Appendix 1. High priority action analysis table.
Appendix 2. Medium and low actions outstanding per building 27.03.2026

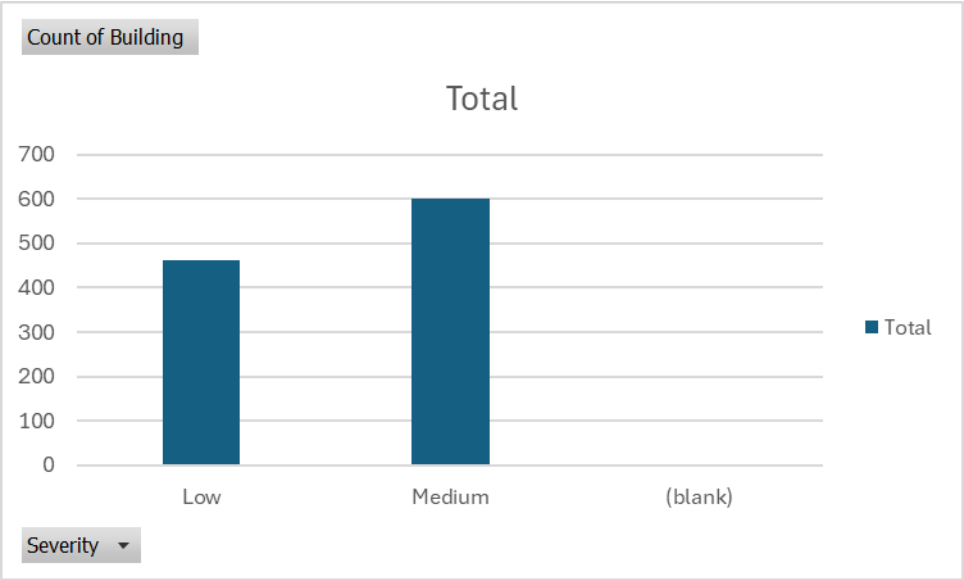
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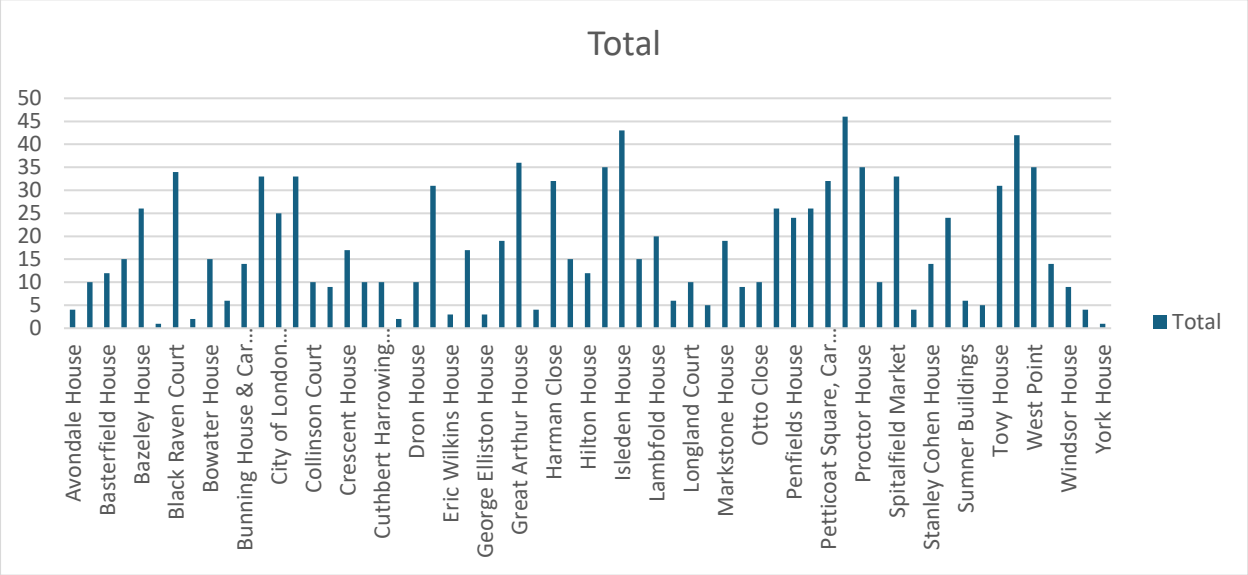
Appendix 1 High priority action analysis below:

Address	Ref.	Works required to discharge	Mitigation	Cost	Due	Schedule	Status Name	Status Date	Teams Assigned	Timescale	Category	Comment at June 2026
Crescent House	RB-72FCXY	Fit overhead door closers to 151 flats	Cyclical fire door inspections carried out to best endeavours	30,000.00	11/07/2025	31/12/2026	In Progress	20/02/2026 09:33	Repairs & Maintenance	Priority Action D	Flat Entrance Doors	Cyclical inspections. R&M to source minor works surveyor, subject to recruitment permissions, to commission and coordinate closers as a single project for action by Q2 26/27. Workloads of contractor and sub-contractor are a significant consideration.
Stanley Cohen House	RB-S8BMZ3	Fit overhead doorclosers to 32 flats opening directly onto escape staircases.	Cyclical fire door inspections carried out to best endeavours	6,500.00	14/07/2025	31/12/2026	In Progress	20/02/2026 09:35	Repairs & Maintenance	Priority Action D	Flat Entrance Doors	Cyclical inspections. R&M to source minor works surveyor, subject to recruitment permissions, to commission and coordinate closers as a single project for action by Q2 26/27. Workloads of contractor and sub-contractor are a significant consideration.
Cullum Welch House	RB-PTGE1N	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.		11/07/2025		In Progress	05/03/2026 08:45	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Great Arthur House	RB-RHA22Y	Fit overhead door closers to 66 flats	Regular inspection of fire doors / Phased evacuation / Alternative escape from flats / Detectors in flats	13,000.00	13/06/2025	31/12/2026	In Progress	20/02/2026 09:31	Repairs & Maintenance	Priority Action C	Flat Entrance Doors	Cyclical inspections. R&M to source minor works surveyor, subject to recruitment permissions, to commission and coordinate closers as a single project for action by Q2 26/27. Workloads of contractor and sub-contractor are a significant consideration.
Great Arthur House	RB-KHU4AA	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.		16/08/2025		Not Started	16/05/2025 13:22	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Kinefold House	RB-IMDL2U	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.	2,081.73	02/09/2025	31/07/2026	In Progress	02/03/2026 17:08	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Kinefold House	RB-WIBNN	Thumb turn lock release and handles required on escape doors from 8th floor escape balcony and ease door at far end.	Stay put strategy in flats with detectors. Regular inspection of 8th floor escape balcony to ensure no sources of ignition or combustible materials left.		30/06/2025		In Progress	03/06/2026 15:56	Repairs & Maintenance	Priority Action C	Means of Escape	One escape door has been fitted with a thumb-turn; however, the handle was installed on the internal side instead of the external balcony side. The alternative escape door on the opposite side was not fitted with a thumb-turn, did not have an exit sign above it, and appeared to be in poor condition. Property services works order raised for responsive repair.
Penfields House	RB-T2PSMP	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.	2,081.73	02/09/2025	31/07/2026	In Progress	02/03/2026 16:27	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Lambfold House	RB-TVFR8M	Thumb turn lock release and handles required on escape doors from 8th floor escape balcony	Stay put strategy in flats with detectors. Regular inspection of 8th floor escape balcony to ensure no sources of ignition or combustible materials left.		30/06/2025		In Progress	02/06/2026 10:50	Repairs & Maintenance	Priority Action C	Means of Escape	Property services works order raised for responsive repair.
Lambfold House	RB-WRSMFT	Remove scaffolding from car park that is obstructing fusible link fire shutter.	Fire door to lower ground floor lobby has recently been repaired. (No parking sign on bay nearest exit has been affixed to maintain escape width into car park.) Higgins advise scaffolding will be removed by July.		06/06/2025	26/02/2026	In Progress	20/02/2026 12:47	New Developments & Special Projects	Priority Action B	Compartmentation & Fire Stopping	Door closer repaired. Higgins advise that scaffolding is to be removed in July.
Lambfold House	RB-46LQDT	Investigate master Gerda key for SIB that will fit all the service riser cupboards.	Service risers are 60FDS protected. DRN is signed.		30/06/2025		Not Started	02/06/2026 10:53	Estate Services	Priority Action C	Firefighters Access, Facilities & Information	BSM to be involved and assist Estates as necessary.
Lambfold House	RB-PFUNZ7	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.		02/09/2025		Not Started	02/06/2025 10:37	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Horace Jones House	RB-1WXACZ	An fire risk assessment of the external wall brick slips and wooden balconies is required.	Letter to all residents w/c 8JUN of H,H banning items on the balconies and use of any sources of ignition on the balconies .		27/09/2025		Not Started	27/06/2025 15:26	Health & Safety	Priority Action D	External Walls / Cladding	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Horace Jones House	RB-MHTE8C	Communication to all residents instructing them to remove all stored items from wooden balconies and not to use any sources of ignition on them.	Letter to all residents w/c 8JUN of H,H banning items on the balconies and use of any sources of ignition on the balconies .		01/07/2025		Not Started	27/06/2025 15:28	Housing Management	Priority Action B	Combustible & Flammable Materials	Letter drop to be followed with regular inspections.
Proctor House	RB-U2L2UD	Flat xx door breached and needs to be replaced.	Detectors in flat. Firefighters lift.		25/07/2025	31/03/2026	In Progress	20/02/2026 11:28	Repairs & Maintenance	Priority Action C	Flat Entrance Doors	Work progressing on gaining entry.
Harman Close	RB-9G62NZ	Upgrade fire alarm system to standard BS5839 parts 1 and 6, (e.g. grade, category, design, siting)	Waking watch in place and RAK check on individual flats in office hours. Some additional detectors have been fitted to the existing system. Major works programme underway.		04/11/2025	31/07/2026	In Progress	20/02/2026 09:51	Major Works	Priority Action D	Active Fire Safety Systems	Works onsite with Ventro Ltd. Expected completion end of 2026.
Harman Close	RB-QNFTYA	Replacement of analogue fire and telecare alarm system to ARC.	Waking watch in place and RAK check on individual flats in office hours. Some additional detectors have been fitted to the existing system. Major works programme underway.		04/11/2025	31/07/2026	In Progress	20/02/2026 09:56	Major Works	Priority Action D	Other	Works to renew the Warden Call system are underway. Appointed contractor Ventro Ltd. Expected completion end of 2026.
Centre Point	RB-IRG4J1	Works to fire alarm panel to prevent nuisance alarm activations. Return the block to full stay-put strategy and remove / isloate the detectors in the communal zones. Both these detectors and those in the flats are linked to an ARC.	Retrospetive fire strategy for West point complete (all three blocks are uniform). Alarms linked to ARC.		15/11/2025	31/03/2026	In Progress	20/02/2026 11:13	Health & Safety	Priority Action D	Active Fire Safety Systems	Following advice from legal, work between Special Projects and H&Sto return system to stay-put strategy is authorised to proceed. (Legal dispute with sprinkler installation contractor in progress).
West Point	RB-VKCFDZ	Reinstate the self closer to the flat door, disconnected by someone.	PCFRA offered to all residents. Recent letter to all residents reminding them on fire procedure. Detectors in flats,		12/09/2025		Not Started	15/08/2025 14:12	Repairs & Maintenance	Priority Action C	Flat Entrance Doors	Reassigned to R&M team. This is a single door closer requiring reinstatement.
West Point	RB-UAM2JC	Works to fire alarm panel to prevent nuisance alarm activations. Return the block to full stay-put strategy and remove / isloate the detectors in the communal zones. Both these detectors and those in the flats are linked to an ARC.	Retrospetive fire strategy for West point complete (all three blocks are uniform). Alarms linked to ARC.		15/11/2025	31/03/2026	In Progress	20/02/2026 11:14	Health & Safety	Priority Action D	Active Fire Safety Systems	Following advice from legal, work between Special Projects and H&Sto return system to stay-put strategy is authorised to proceed. (Legal dispute with sprinkler installation contractor in progress).
Bean Tree Court (Pre-Occ.)	RB-GTEE7X	PPM required for smoke extraction system and additional maintenance systems needed to ensure smoke control functions (e.g. on closer mechanisms) effectively throughout the systems lifespan.	Corridors compartmented. Stay put strategy notified to residents in letters April 2026 and those taking up residence.				In Progress	21/04/2026 14:18	New Developments & Special Projects	No Timescale	Inspection & Maintenance	Started on 21/04/26. Any outstanding actions will be addressed as snagging or through the defects management system from handover.
Bowater House	RB-AKHBHJ	Upgrade alarms in maisonettes to D1 LD1 in all rooms except bathrooms . Fire strategy pending.			01/01/2022		Not Started	02/03/2026 18:02	Repairs & Maintenance	No Timescale	Active Fire Safety Systems	Investigating mitigations with SureServe for about 40 maisonettes. Anticipated completion 31/12/2034 or sooner depending on advice from strategy.
Collinson Court	RB-FM3WVM	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.		06/05/2025		Not Started	02/03/2026 18:03	Health & Safety	No Timescale	Uncategorised	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Collinson Court	RB-ESYU29	Rectify fixed electrical system as per EICR	Detectors in flats.		04/04/2025	29/03/2029	Not Started	02/03/2026 18:03	Major Works	No Timescale	Uncategorised	
Harman Close	RB-R4IWMK	Replace all existing communal corridor and cross corridor fire doors with at least certified FD30S door sets and partitions. This will include the transom panels above the cupboard doors. It is advised that a FD60S fire door is fitted to the bin store.	Waking watch in place and RAK check on individual flats in office hours. Some additional detectors have been fitted to the existing system. Major works programme underway.		01/06/2024	30/09/2026	Not Started	02/03/2026 18:04	Major Works	No Timescale	Uncategorised	Cross corridor doors have been replaced, only bin store door remains pending contract variation
Isleden House	RB-3HQZ1	Rectify faults with Telecare system and keep logbooks up to date.	Waking watch in place and RAK check on individual flats in office hours.		01/02/2024	31/07/2026	In Progress	16/03/2026 15:28	Major Works	No Timescale	Uncategorised	Works underway to renew fire alarm nd warden call systems with Ventro Ltd. Expected completion date 3rd July 2026
Isleden House	RB-HJEP8S	Two first floor flats to have entracne doors replaced with FD30S	Detectors in flats . Waking watch in place.		01/02/2024	31/12/2026	In Progress	16/03/2026 15:23	Major Works	No Timescale	Uncategorised	Contracts signed with Gerda to upgrade flat entrance doors to FD30s. Works to take place in 2026 - detailed programme to be agreed with contractor
Longland Court	RB-RY1GX	Retrospective fire strategy to advise on closed off smoke ventilation on 2nd floor communal corridor.	Detectors in flats. Stay-put evacuation strategy.	£14,000	01/06/2024		In Progress	08/04/2026 11:13	Health & Safety	No Timescale	Uncategorised	05/06/2026. Strategy complete. Awaiting final report.
Spitalfield Market	RB-U7GHFD	Repair damaged or replace missing self-closers on flats doors			01/11/2024		Not Started	03/03/2026 08:34	Repairs & Maintenance	No Timescale	Uncategorised	R&M to source minor works surveyor subject to recruitment permissions to commission and coordinte closers by end of Q2 2026/2027. Workloads of contractor and sub-contractor are a significant consideration.
Spitalfield Market	RB-H3NAT6	Upgrade fire alarm systems in flats to type Grade A type LD2.	Current alarm wiring passed 2026 BICR inspection.		01/11/2024		Not Started	03/03/2026 08:34	Repairs & Maintenance	No Timescale	Uncategorised	Major works to upgrade the system commencing Spring 20261.
Spitalfield Market	RB-JYDAJH	Resident cables have been installed between stairway and their flat. Investigate appropriate materials were used for fire stopping			01/11/2024		Not Started	03/03/2026 08:34	Repairs & Maintenance	No Timescale	Uncategorised	05/06/2026. Works order raised to check installtion to 18th edition and to verify aptness of fire stopping.
St James Mansions	RB-KPD362	Type 4 FRA required to establish adequate compartmentation to support a stay-put policy.	Detectors in flats		06/05/2025		Not Started	03/03/2026 08:34	Health & Safety	No Timescale	Building and Compartmentation Works	Type 4 FRA to be commissioned here and at other odler blocks on this estate.
St James Mansions	RB-M32SC4	Rectify as per EICR	Detectors in flats		04/04/2025	29/03/2029	Not Started	03/03/2026 08:35	Major Works	No Timescale	Uncategorised	Urgent actions to be picked up by Guardian as part of Electrical Upgrade Programme (Communal Landlord Supplies), remaining electrical upgrades will be carried out as part of William Blake Estate Essential and Electrical works project - overall completion March 2029
Tovy House	RB-Y1982U	Repair or replace forced front door of flat XX			01/06/2024		Not Started	03/03/2026 08:35	Repairs & Maintenance	No Timescale	Uncategorised	Programmed replacement of doors in Tovy House complete and out of defects period. Remedial work to correct forced entry damage to a single door will sit with R&M team.
Pakeman House	RB-F6X3MD	Update emergency list for PIB	Information to residents on PCFRA and PEEPS in April newsletter and individualt letters to flats.		26/06/2026		Not Started	27/05/2026 11:25	Estate Services	Priority Action C	Documentation Policy & Procedures	Assigned to Estate Services to review
Marlstone House	RB-Y8EML	Update emergency list for PIB	Information to residents on PCFRA and PEEPS in April newsletter and individualt letters to flats.		26/06/2026		Not Started	27/05/2026 14:09	Estate Services	Priority Action C	Firefighters Access, Facilities & Information	Assigned to Estate Services for review and actioning
Bazeley House	RB-A1MPUI	Remove rubbish from the old laundry room. It is increasing the fire loading and sources of ignition are potentially in these rooms at times.	Doors to room are fire rated.		26/06/2026		Not Started	27/05/2026 14:38	Estate Services	Priority Action C	Combustible & Flammable Materials	Assigned to Estate Services for actioning and monitoring
Bazeley House	RB-1RG775	Update emergency list for PIB	Information to residents on PCFRA and PEEPS in April newsletter and individualt letters to flats.		26/06/2026		Not Started	27/05/2026 14:38	Estate Services	Priority Action C	Firefighters Access, Facilities & Information	Assigned to Housing Management for actioning
Isleden House	RB-F6VJBC	Replace fire stopping in vertical partitions in roof and in concrete slab floors leading to wall cavities.	Detectors in some flats. Waking watch in sheltered flats		27/08/2026		Not Started	27/05/2026 17:23	Repairs & Maintenance	Priority Action D	Compartmentation & Fire Stopping	Assigned to Repairs & Maintenance for review and actioning
Isleden House	RB-A1DMY	Gas meter cupboard to be fitted with a FD30S door. Lounge double doors to be fuitted with a hold-open device.	Detectors in some flats. Waking watch in sheltered flats.		27/08/2026		Not Started	27/05/2026 17:23	Repairs & Maintenance	Priority Action D	Communal Fire Doors	Assigned to Repairs & Maintenance for review and actioning
Stopher House	RB-PKEDN3	Update emergency list for PIB	Information to residents on PCFRA and PEEPS in April newsletter and individualt letters to flats.		29/06/2026		Not Started	01/06/2026 14:01	Estate Services	Priority Action C	Vulnerable Persons	Assigned to Compliance - Housing for review

Appendix 2. Medium and low actions outstanding at 08/06/2026



2.1 Total medium and low actions outstanding



2.2 Number of low and medium actions outstanding per building.

All actions have been assigned to teams within Housing and progress is reported at the monthly Fire Risk Assessment Tracking meeting, attended by all Housing Heads of Service.