Compliance Report Q4 25/26

On behalf of
Department of Community and Children's Services



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1.0 Dashboard

Gas Safety		
Element	*End of Q4%*	*Trend*
Commercial Installations	100%	↔
CO Detection	100%	↔

Asbestos		
Element	*End of Q4%*	*Trend*
Communal Re-Inspections	100%	↔
Asbestos Management Plans	54%	↓

Lifts		
Element	*End of Q4%*	*Trend*
Passenger Lifts – LOLER	100%	↑
Immediate Defects	100%	↔
Timed Defects	100%	↔

Water Hygiene		
Element	*End of Q4%*	*Trend*
Legionella Risk Assessments	100%	↑
Cold Water Storage Tanks	93%	↑

Fire Safety Systems		
Element	*End of Q4%*	*Trend*
Fire Detection & Alarms (Block)	89%	↑
Fire Detection & Alarms (Domestic)	81%	↑
Extinguishers	100%	↔
Sprinklers	100%	↑
Signage	100%	↑
Lightning Protection	100%	↑
Dry Risers	100%	↑
Wet Risers	100%	↑

Electrical Safety		
Element	*End of Q4%*	*Trend*
Communal EICRs	100%	↔
Domestic EICRs	81%	↑
Emergency Lighting (3hr)	100%	↑
Emergency Lighting (Monthly)	100%	↑
Backup Generator	100%	↔
PAT Testing	100%	↑

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 Q4.

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 Quarter

- Works pending commencement
- 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 in accordance with Gas Industry Unsafe Situations Procedure (GIUSP).
- Two boilers in the Barbican Estate Office have been isolated and made safe in line with GIUSP.

Actions for Next Quarter
- 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 currently below target due to outstanding Asbestos Management Plans (AMPs) updates. All scheduled communal asbestos re-inspections have been completed.

Updates to the 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.

Due to resourcing constraints and competing operational pressures, Eton Environmental has been granted a one-year extension on existing terms in line with the Delegated Authority process. A full tender exercise will be undertaken in late 2026, with a new contract intended to be in place by April 2027.

Changes Since Last Quarter
- No change to the asbestos re-inspections
- Increase in the number of outstanding AMP updates required
- 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 staff within the Barbican Estate Office have completed UKATA Asbestos Awareness training.
- AMP updates are being prioritised based on risk.

Actions for Next Quarter
- Complete outstanding AMP updates.
- Continue routine monitoring and re-inspection scheduling
- Maintain interim contract arrangements with the current supplier, with asbestos management services to be tendered in 2027.

2.3 Lifts

Current Position
Lifts remain fully compliant with 100% compliance across all passenger lifts at the end of Q4. All LOLER inspections are in date, and there are no outstanding defects.

Changes Since Last Quarter

- LOLER compliance has been maintained within the range of 98% to 100%, reflecting periods where some lifts were out of service.
- One new defect identified in February
- All identified defects closed within required timeframes

Risk and Mitigation

Residual risk associated with lifts remains 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 Kleemann.

Actions for Next Quarter

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

2.4 Water Hygiene

Current Position

A new water hygiene contractor (TDK M&E) is now in place and operational across the estate. The contractor is undertaking the required monthly, quarterly and annual inspections, testing and planned preventative maintenance for the estate's water storage systems.

All Legionella Risk Assessments (LRAs) were completed and in date at the end of Q4 25/26. However, overall compliance remains below target due to outstanding Cold Water Storage Tank (CWST) inspections. This is being addressed by the new contractor, and the position is expected to return to full compliance by the end of May 2026. Asset verification and visual inspections have been completed, with no immediate concerns identified.

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

Changes Since Last Quarter

- New supplier mobilised
- Improved inspection and maintenance regime in place
- Maintained compliance levels throughout demobilisation and mobilisation period
- No water hygiene incidents or adverse sampling results reported
- Asset verification and visual inspections completed.
- Finalised validation of inspection records and associated compliance data.

Risk and Mitigation

The primary risk at the end of Q4 remains incomplete CWST inspection coverage, resulting in a temporary shortfall in overall compliance. This is now being addressed through the mobilisation of the new contractor and the implementation of an improved inspection and maintenance regime. Mitigations in place include:

- All LRAs completed and in date
- Improved inspection and preventative maintenance regime in place
- No immediate concerns identified during asset verification and visual inspections
- No known high-risk systems
- Interim controls maintained through existing water hygiene arrangements

- No water hygiene incidents or adverse sampling results reported

Actions for Next Quarter
- Bring all outstanding CWST inspections up to date and return the service to full compliance.
- Embed the new contractor's inspection and maintenance regime across the estate.
- Complete and implement Legionella Management Plans.
- Maintain routine monitoring and assurance of water hygiene compliance.

2.5 Fire Safety Systems

Current Position
We have seen a significant improvement in fire safety compliance in Q4 25/26. The principal remaining issue relates to block fire detection and alarm systems, due to the age and complexity of the systems, although our contractor performance has improved and further improvement is expected, with block fire detection systems projected to reach 100% compliance by the end of May 2026. We also now hold the relevant asset data for the domestic smoke alarms due to our EICR programme and will have these fully compliant at the end of Q1 26/27.

Changes Since Last Quarter
- Significant improvement across the board
- Block fire detection and alarm system compliance improved from 56% end of Q3 to 89% end of Q4.
- Sprinkler testing achieved 100% compliance
- Signage survey achieved 100% compliance
- Lightning protection achieved 100% compliance
- Wet riser testing maintained 100%; the February result reflected a data issue rather than an operational issue.
- Asset verification for Automatic Opening Vent systems has been completed and are now under Sureserve Compliance Fire's contract and are expected to be fully compliant by the end of Q1 26/27
- Domestic smoke alarm compliance improved from 38% in January to 81% in March; further remedial works are required to achieve full compliance by end of Q1 26/27

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
- Incomplete compliance across domestic smoke alarms, with remedial works still required to achieve full compliance.
- Data quality and assurance risks where reported compliance does not reflect operational performance, as seen with the February wet riser position.
- Significant issues with Wet Risers were identified during inspections. A programme for the replacement of the wet riser heads went to MWPB in November 2025. Asbestos issues were identified, which has required alternative solutions to be developed

Mitigation measures in place include:
- Block fire detection and alarm systems still being closely monitored, with compliance expected to hit 100% end of May 2026
- A remedial works programme remains in place for domestic smoke alarms, with priority works being progressed to achieve full compliance by the end of Q1 26/27
- Automatic Opening Vent systems have now been added to Sureserve Compliance Fire's contract and asset verification has been completed. Expect full compliance end of Q1 26/27

- Pre inspections ongoing to progress Wet Riser remedial works

Actions for Next Quarter

- Work with contractor to achieve 100% compliance across block fire detection and alarm systems and continue targeted performance management with the contractor
- Progress all remaining domestic smoke alarm remedial works to achieve full compliance by the end of Q1 26/27
- Confirm the full asset list and inspection status for Automatic Opening Vent (AOV) systems, and complete inspection and servicing by end of Q1 26/27
- Progress the wet riser head replacement programme, including resolution of asbestos-related constraints and agreement of the revised delivery solution.
- Maintain compliance at 100% across sprinklers, signage, lightning protection, extinguishers, dry risers and wet riser testing.

2.6 Electrical Safety

Current Position

Electrical safety is partially compliant, with compliance below the 95% threshold due primarily to incomplete domestic EICRs and outstanding positions on UPS inspection and servicing and vehicle charging points.

Non-compliance is mainly driven by:

- Domestic EICR
- Uninterruptible Power Supply (UPS) inspection and servicing
- Vehicle charging points

Communal block EICRs remain compliant at 100%, emergency lighting testing is now fully compliant, PAT testing is fully compliant, and no reported electrical incidents have been received.

Changes Since Last Quarter

- Domestic EICR compliance improved from 38% end of Q3 to 81% end of Q4 25/26 and will be fully completed end of Q1 26/27
- Emergency lighting compliance improved to 100% for both the 3-hour test and monthly function testing.
- PAT testing achieved 100% compliance.
- Uninterruptible Power Supply and central back-up systems asset verification has been completed and are now under Sureserve Compliance Fire's contract and are expected to be fully compliant by the end of Q1 26/27
- New supplier on board for Electrical Vehicle charging points. New EV charging points to be installed estate wide by end of Q3 26/27.

Risk and Mitigation

Specific risks include:

- Incomplete Domestic EICRs, pending completion of the programme
- Outstanding inspection and servicing arrangements for UPS systems
- Outstanding inspection, servicing and/or replacement arrangements for vehicle charging points

Mitigations in place include:

- Domestic EICR compliance improved significantly and will be completed by end of Q1 26/27.
- Emergency lighting testing is now fully compliant.

- PAT testing is fully compliant
- Uninterruptible Power Supply and central back-up systems asset verification has been completed and are now under Sureserve Compliance Fire's contract and are expected to be fully compliant by the end of Q1 26/27
- New supplier on board for Electrical Vehicle charging points. New EV charging points to be installed estate wide by end of Q3 26/27.

Actions for Next Quarter

- Complete the domestic EICR programme and achieve full compliance by the end of Q1 26/27
- Replace and recommission vehicle charging points under the new contract
- Confirm the full asset list and inspection status for Uninterruptible Power Supply and central back-up systems, and complete inspection and servicing by end of Q1 26/27

3.0 Data

Category	Type	Total Assets or Actions	% Compliant Jan	% Compliant Feb	% Compliant Mar
Gas	Gas Commercial Installation	2	100%	100%	100%
	Commercial CO Detection	2	100%	100%	100%
Asbestos	Communal Re-inspection	26	86%	94%	100%
	Asbestos Management Plan	26	57%	54%	54%
Lifting Equipment	Passenger Lifts LOLER	81	99%	98%	100%
	Passenger Lift - Immediate (defects)	Varies	100%	100%	100%
	Passenger Lift - Timed (defects)	Varies	100%	100%	100%
Fire Risk Assessments	FRA (Block)	21	29%	38%	100%
	High Risk FRA Actions	17	Reviewed Quarterly	Reviewed Quarterly	100%
	Medium Risk FRA Actions	508			63%
	Low Risk FRA Actions	313			45%
	No Severity / Recommended	43			100%
Fire Equipment	Domestic Smoke alarms (Mains & Battery)	44	38%	68%	81%
	Fire Detection Systems and Alarm Systems (Blocks)	9	78%	78%	89%
	Extinguishers (PFE)	17	100%	100%	100%
	Automatic Opening Vent	TBC	N/A	N/A	N/A
	Sprinklers System (Quarterly)	7	100%	100%	100%
	Signage Survey	22	89%	100%	100%
	Lightning Protection System	16	88%	88%	100%
	Dry Risers (Pressure Test)	13	100%	100%	100%
	Wet Riser System Service	3	100%	2%	100%
Electrical	EICR Communal Installation (Block)	21	100%	100%	100%
	EICR Domestic Installation (CoL Owned Property)	44	38%	68%	81%
	Emergency Lights (3Hr Test)	18	83%	83%	100%
	Emergency Lights (Monthly F/Test)	18	78%	94%	100%
	Emergency Backup Generator	7	100%	100%	100%
	Uninterrupted Power Supply	TBC	TBC	TBC	TBC
	Vehicle Charging points (Car Park)	TBC	TBC	TBC	TBC
	PAT Test (Office CPA/Conciergerie)	11	100%	100%	100%
Water	Legionella Risk Assessment	22	32%	32%	100%
	Cold Water Storage Tanks	271	93%	93%	93%

4.0 Fire Risk Assessment Actions









