City of London Corporation Committee Report

Committee: Housing Management and Alms Houses Sub-Committee	**Dated:** 14 September 2026
Subject: Quarterly Fire Safety Status Report.	**Public report:** For Information
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
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Summary

The purpose of this report is to provide members with 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 provide Members with oversight of fire safety performance across its social housing portfolio.

The report supports delivery of the Corporate Plan 2024-29 and provides assurance on compliance with statutory fire safety duties. It summarises progress against the fire risk assessment (FRA) programme, the fire strategy programme, and key fire safety improvement activities.

The report also updates Members on emerging legislative requirements, including Residential Personal Emergency Evacuation Plans (RPEEPs) and Person-Centred Fire Risk Assessments (PCFRAs), together with fire safety management arrangements within the Corporation's higher-risk buildings (HRBs). Collectively, this information provides assurance on compliance, risk management and continuous improvement across the housing portfolio.

Current position

Key points during this reporting period are:

- completion of further fire risk assessments resulting in additional actions;
- procurement of a specialist consultancy contract to support compliance activity;
- submission of the Petticoat Tower Resident Safety Engagement Strategy to the Building Safety Regulator;
- rollout of PCFRA and RPEEP staff training; and
- one fire-related incident with no injuries and no requirement to submit a Mandatory Occurrence Report.

1. Fire risk assessment

As of 31 July 2026, there were 1,634 outstanding FRA actions, compared with 1,187 on 4 June 2026. The increase is largely attributable to the completion of further FRA inspections during the reporting period, which generated 447 additional actions.

There are currently 61 high-priority actions outstanding (42 on 4 June 2026). Of the 61 new high-priority actions identified during the period, 19 are already in progress. A detailed analysis of high-priority actions is provided in Appendix 1.

Breakdown of action categories

Category	Outstanding
High	61
Medium	844
Low	638
Recommended	86
No Severity	5

Further resources are required to address the increase in actions and information about this follows in the next section 2.

2. New contract in response to outstanding fire risk assessment actions

A new fire safety consultancy contract is being implemented to address outstanding FRA actions and to support compliance with the Fire Safety (England) Regulations 2022 and other fire safety legislation applicable to the Corporation's housing stock. The contract will deliver:

- Suitable single-page building plans in secure information boxes, to best practice guidelines and upload these plans to the LFB portal.
- Suitable emergency information plans and BEEPs to upload to the LFB portal.
- A fire signage audit to new regulatory guidance for HRBs, including wayfinding in smoke and low-lighting situations to inform purchase and installation of replacement emergency signage.
- Structural information, including external wall design and information sharing with BSR and LFB.
- Training and mentoring of Estates Supervisors for monthly checks on firefighting equipment, including lifts used by firefighters and periodic HRB inspections.
- Retrospective fire strategies, where these are not already on the major works programme.
- Coordination and completion of type 4 FRAs on non-HRBs and FRAEWs on HRBs, all as recommended in fire risk assessments.

The contract value is £1million and the contract duration will be 12 months with extension to 3 years at 12-month review.

The contract will address 30 high-priority actions and numerous medium priority actions.

The contract is expected to accelerate the completion of a number of high and medium-priority actions and strengthen compliance across the housing portfolio. Progress will be reported through future quarterly updates.

3. Resident safety engagement strategy

The Resident Safety Engagement Strategy (RSES) approved by Committee has now completed resident consultation through Commonplace. Minor amendments are being incorporated before the strategy template is adopted for future building safety engagement activities.

The RSES for Petticoat Tower was submitted to the Building Safety Regulator in July 2026 as part of the Building Assessment Certificate resubmission process. A response is awaited.

4. Person centred fire risk assessments (PCFRAs) and Residential personal emergency evacuation plans (RPEEPs)

A new training package covering Person-Centred Fire Risk Assessments (PCFRAs) and Residential Personal Emergency Evacuation Plans (RPEEPs) has been developed and launched through SAP SuccessFactors.

The training is aimed at customer-facing housing staff and is intended to support the consistent identification, assessment and management of residents who may require additional assistance during a fire emergency.

5. Fire safety incidents since 4 June 2026.

On 16 July 2026, London Fire Brigade attended a report of smoke within a corridor of one of the Corporation's higher-risk buildings. There were no injuries.

An internal investigation has been completed and concluded that the incident did not meet the threshold for a Mandatory Occurrence Report to the Building Safety Regulator.

Following the incident, a reminder letter was issued to residents covering fire safety responsibilities and reiterating the availability of PCFRAs and RPEEP support where required.

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. Failure to comply with fire safety legislation could expose the Corporation to significant financial penalties, enforcement action, additional remediation costs and potential civil claims.

Resource implications. Effective resourcing of fire safety management is necessary to maintain legal compliance, deliver remedial works in a timely manner and minimise the risk of property damage, service disruption, insurance impacts, reputational harm and harm to residents.

Legal implications. As both a regulator and a landlord, the Corporation is expected to maintain high standards of health and safety management. Failure to manage fire safety risks effectively could result in breaches of statutory duties under fire safety legislation, regulatory intervention and potential civil liability.

Relevant legislation includes the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022.

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 (at 31 July 2026).

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