Statutory (Big Six) Compliance Report Q1 26/27

On behalf of
Department of Community and Children's Services



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1.0 Compliance Position Summary

Area	Element	%	Compliance Trend	Risk	Risk Trend	Remediation	Full compliance expected
Gas	Gas Safety Records (Commercial)	100%	↔	Non-compliant flues at Frobisher Crescent; affected appliance isolated	▼	Flue Replacement in Frobisher Crescent has been instructed. BEO boiler replaced in Q1	End of Q2
	CO Detection	100%	↔	Battery CO alarm in Frobisher Crescent		Hard Wired CO alarm to be installed in Frobisher Crescent when flues replaced. Hard Wired CO Alarm fitted in BEO	End of Q2
Asbestos	Re-inspections	74%	↓	Total asset number increased following breakout of car parks 9 areas awaiting re-inspection.	▼	Contract direct award under PAR whilst a full procurement exercise is undertaken Awaiting re-inspection dates	End of Q2
	Management Plan	100%	↑			Q4 backlog cleared. Completed June	Achieved
	Asbestos Register	43%	New	Register reconciliation incomplete. 2025 survey data not fully uploaded onto Keystone.		Survey upload in progress. New Asset Management system currently being developed	End of Q3, subject to development timelines
Lifting Equipment	LOLER	88%	↓	10 lifts overdue examination due to out of service, or returned to service and awaiting post-repair examination.	▲	Kleemann returning lifts to service as quickly as practicable HSBEIL to examine immediately on return	End of July, subject to completion of repair works
	Immediate (defects)	100%	↔			All immediate defects resolved	Maintained
	Timed (defects)	85%	↓	7 timed defects open at Quarter end		All have planned actions due within timeframes	End of July
Fire Risk Assessments	FRA (Block)	100%	↔		▼		Maintained
	FRA (Car Park)	100%	New				Achieved
	High Risk FRA Actions	82%	↑	Remaining actions require fire engineering input.		To be addressed through the upcoming Fire Strategies which are being actively procured	Via Retrospective Fire Strategies, date on appointment
	Medium Risk FRA Actions	56%	↑	Remaining actions largely linked to planned works programmes		Delivery through works programmes	Programme dependent
	Low Risk FRA Actions	29%	↑				
	No Severity / Recommended FRA Actions	91%	↑			Routine closure continuing	Ongoing
Fire Doors Inspection	Front Entrance Door - 12 monthly		New	Fire door inspection regime not previously formalised	◄	Contractor procured and fire door inspections commence WC 13/07/2026	End of Q4
	Communal (Quarterly)		New				End of Q2
Fire Safety Systems	Fire Detection Systems and Alarm Systems (Blocks)	100%	↑		▲	Q4 commitment achieved; 100% from April and held	Achieved
	Fire Detection Systems and Alarm Systems (Domestic)*	100%	↑			Alarms confirmed present in all CoL-owned properties	Achieved
	Extinguishers (PFE)	100%	↔				Maintained
	Extinguishers (NTC)	59%	New	NTC units at seven blocks awaiting inspection under the new servicing split		Inspections to be completed July	End of Q2

	Automatic Opening Vent	0%	↔	Servicing phase not commenced; verification complete Q4 25/26		Rescheduled delivery managed through monthly contract meetings	End of Q2
	Uninterrupted Power Supply	0%	↔	Servicing phase not commenced; verification complete Q4 25/26		Rescheduled delivery managed through monthly contract meetings	End of Q3
	Backup Generators	100%	↔				Maintained
	Sprinklers System	100%	↔				Maintained
	Signage Survey	100%	↔				Maintained
	Lightning Protection	100%	↔				Maintained
	Dry Risers	100%	↔				Maintained
	Wet Risers	0%	↓	Deterioration across all three towers prevents reliable testing to BS 9990		Joint condition assessment underway; interim remedial works in place including operational flow tests. LFB engaged with interim operational measures	Subject to condition assessment. Scope confirmed Q2.
	Roller Shutters	48%	New	72 of 138 shutters with defects or access issues affecting compartmentation performance		Remedial works being programmed in, Site visit being completed WC13/07.	TBC
Electrical	EICR - Communal	100%	↔				Maintained
	EICR Domestic*	77%	↓	All properties have been tested; 10 properties hold unsatisfactory EICRs pending completion of remedial works and re-certification.		C2 remedials quoted and are being programmed in	End of Q2
	Emergency Lights (3Hr Test)	100%	↔				Maintained
	Emergency Lights (Monthly F/Test)	78%	↓	Monthly tests missed at four sites		Programmed in for July	End of July
	Vehicle Charging Points	0%	New	No maintenance certification held for 62 charging points		Certification requested from the maintaining contractor; replacement programme under the new contract	End Q3
	Vehicle Charging Units	0%	New	No maintenance certification held for 31 charging units			
	PAT Test	100%	↔				Maintained
Water	Risk Assessment	59%	↓	Nine 2024 assessments completed but reports never issued by the outgoing contractor; tower assessments approaching review		Consolidated re-assessment programme underway with TDK	End of Q3
	Storage Tanks	100%	↔			Q4 commitment achieved	Achieved

** Domestic EICRs and smoke alarms apply to City of London owned properties only.*

1.1 Compliance Summary Position Headline

18 of the 32 reported elements stand at 100% compliance at the end of Q1, including all gas, sprinkler, dry riser, detection and communal electrical inspections. Commitments made in the Q4 report were met on Cold Water Storage Tanks, block fire detection and Asbestos Management Plans, all of which returned to and held 100%.

14 elements are below target; each carries a defined remediation route and target date in the table above. The most significant compliance risks are the wet riser condition across the three towers, where interim measures are in place and LFB are engaged, and the AOV and UPS servicing phases, rescheduled to end Q2 and end Q3 respectively.

Resolution of FRA actions improved across every severity band. No incidents were reported during the period. Where figures differ from those previously published, the accompanying Purpose and Scope paper sets out the corrections made following this quarter's data validation exercise.

2.0 Compliance Position by Area

2.1 Gas Safety

Statutory inspection and certification of the estate's commercial gas installations under the Gas Safety (Installation and Use) Regulations 1998.

Actions from Previous Quarter

Three actions were carried over from last quarter:

- Replacement of flue in Frobisher
    - Not achieved; works instructed and await booking
- Replacement of boiler at the Barbican Estate Office
    - Achieved
- New hard-wire CO alarms to be installed in both boiler rooms
    - Achieved for the BEO, Frobisher instructed

Position at Quarter End

Gas Safety remains fully compliant with 100% compliance across both commercial installations.

The BEO boiler, previously classified as At Risk due to its flue termination position has been replaced and the hard-wired CO alarm has been installed.

One of the Frobisher Crescent boilers remained At Risk and made safe in accordance with GIUSP and is out of use pending flue replacement. Flue replacement has now been instructed with costs being covered by the Landlord. Awaiting installation date from the contractor for the new flue system and the CO alarm.

Changes Since Last Quarter

- BEO boiler and CO alarm replaced
- Frobisher Crescent works instructed, awaiting installation date

Risk and Mitigation

*Risk trend: ▼ **reducing**. (Reflects the boiler and CO alarm in the BEO being replaced and the instruction of the flue and CO alarm replacement at Frobisher Crescent)*

Primary risks:

- Non-compliant flues in Frobisher Crescent
- Battery CO alarm in Frobisher Crescent

Mitigations in place:

- Frobisher Crescent boiler has been isolated and made safe under GIUSP
- Battery-operated CO alarm in place at Frobisher Crescent pending hard-wired installation

Actions for Next Quarter

- Complete the flue replacement at Frobisher Crescent
- Install Hard Wired CO Alarm at Frobisher Crescent

2.2 Asbestos

Re-inspection of known asbestos-containing materials in communal areas and maintenance of the Asbestos Management Plans that control how they are managed, under the Control of Asbestos Regulations 2012.

Actions from Previous Quarter

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

Position at Quarter End

Asbestos compliance is mixed. All Asbestos Management Plans have now been completed, closing the backlog reported at the end of Q4 and achieving 100% compliance.

Communal re-inspections stand at 74% with 9 areas awaiting re-inspection. The total asset number has risen from 26 to 35 following a breakout of the car parks into individual reports. The reduction in 100% compliance from Q4 reflects this. Re-inspection surveys are to be maintained through a direct award under PAR effective 1st April 2026 to Eton Environmental. Eton will remain whilst a full procurement exercise is undertaken. We await inspection dates from Eton, with the outstanding areas expected to be completed and restored by the end of Q2.

Digital Asbestos Registers are reported for the first time, a significant improvement in data management. Reconciliation of the 2025 data into Keystone is in progress. In parallel, a new asset management system is being developed as the long-term platform for the register. The new system (Civica Asset) is the successor of the current system (Keystone) so data will be migrated on delivery.

ACMs remain in a stable condition. No asbestos incidents or uncontrolled disturbances reported during the quarter.

Changes Since Last Quarter

- All Asbestos Management Plan updates complete
- Total asset number restated from 26 to 35 following carpark breakout.
- Eton Environmental to continue under PAR whilst full procurement is completed
- Digital Asbestos Register reported for the first time

Risk and Mitigation

*Risk trend: ▼ **reducing**. (reflects the completion of AMPs, together with the secured continuity of re-inspection and improved data management. The reduction in re-inspection compliance reflects a change in the total number of assets, not failure to complete re-inspections in time)*

Primary risks:

- 9 outstanding re-inspections, pending programme dates from Eton.

Mitigations in place:

- All 35 AMPs completed
- Valid survey information held for all common parts, with ACM conditions known
- Service continuity secured under PAR.
- Front-line Estate staff hold UKATA Asbestos Awareness Training
- Digital Asbestos Register reconciliation and survey audit in progress

Actions for Next Quarter

- Confirm re-inspection programme and complete 9 remaining re-inspections
- Progress the full procurement exercise for asbestos management services
- Complete 2025 Survey upload onto Keystone

2.3 Lifts

Examination of all passenger lifts and the management of defects arising, under the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER).

Actions from Previous Quarter

- Maintain LOLER inspection and defect management regime
    - Not achieved; lift breakdowns prevented examinations from being completed
- Continue monitoring compliance
    - Achieved

Position at Quarter End

LOLER compliance stood at 88% at the end of June, with 10 of the estate's 81 passenger lifts overdue examination.

This is due to lifts currently out of service pending repair, and lifts repaired and awaiting examination before returning to service. No lift is operating without a valid LOLER examination: affected lifts remain out of service until HSBEIL has examined and certified them.

Kleemann are working to return the affected lifts to service as quickly as practicable, with LOLER examination arranged as soon as each lift is back in service. All ten lifts are expected to be returned to service and examined by the end of July, subject to completion of the repair works. Completion of the July LOLER round is at risk where repairs are not concluded ahead of the programme.

All immediate defects were closed within required timeframes throughout the quarter. Seven timed defects remained open at the end of June (85% closure); all have planned remedial actions due for completion within their permitted timeframes.

Changes Since Last Quarter

- LOLER compliance reduced to 88%, with 10 lifts overdue examination due to being out of service or awaiting post-repair examination
- All immediate defects closed within required timeframes
- Seven timed defects open at month end, all with planned actions within timeframes

Risk and Mitigation

*Risk trend: ▲ **rising** (driven by volume of breakdowns. The number of lifts awaiting repair or post-repair examination has grown)*

Primary risks:

- Reduced lift availability for residents while lifts remain out of service
- Failure to complete July examination round due to repairs not being completed in time

Mitigations in place:

- No lift that has been out of service to be reinstated without holding a LOLER examination.
- Return to service dates agreed with Kleemann for each lift, with LOLER examinations sequenced immediately after.
- Weekly site visits with Kleemann to track progress
- All open timed defects planned within permitted timeframes.

Actions for Next Quarter

- Return all 10 affected lifts to service and complete examinations by end of July, subject to works completion

2.4 Fire

2.4.1 Fire Risk Assessments

Fire risk assessment of all residential blocks and car parks and the management of actions arising, under the Regulatory Reform (Fire Safety) Order 2005 and the Building Safety Act 2022.

Actions from Previous Quarter

Fire Risk Assessments are reported as a distinct compliance area for the first time this quarter

Position at Quarter End

All 21 block and 8 car park Fire Risk Assessments are in date at the end of the quarter, with compliance at 100%.

Reporting has extended this quarter to consolidate the full FRA picture with Frobisher Crescent and the eight car park assessments reported for the first time. All high-risk actions arising from the previously reported block FRAs remain closed; the open actions below arise from the new assessments.

The next group of assessments falls due for review in Q3, and FRAs will be scheduled ahead of that date via Turner and Townsend on a one-year instruction. A long-term FRA contract will be procured in early 2027, including programme development to improve response times to actions arising.

Actions arising from the assessments have been actively managed since receipt, with remediation ongoing. Resolution improved across every severity band during Q1: high risk 82%, medium risk 56%, low risk 29%, and recommended/no-severity 91%. These figures show the proportion of identified actions completed; the 100% above shows all assessments are in date. The two are measured separately.

The remaining high-risk actions for the blocks relate to dead-end corridor arrangements at Frobisher Crescent, with extended travel distances and no smoke ventilation, where the assessor recommended evaluation by a fire engineer. The assessor categorised these as Priority D “Remedial action required in the long term”. A consultant is being procured to produce Retrospective Fire Strategies for the estate, through which these will be addressed.

The remaining high-risk action for the car parks concerns fire door separation between the Andrewes House car park and the nursery. This will be inspected as a priority in the first round of the fire door inspection regime commencing w/c 13/07/2026, with urgent remedials actioned on the specialist contractor's findings; should replacement be required, the door will be incorporated into the estate-wide fire door project.

The majority of open medium and low risk actions are linked to planned works programmes and will close through programme delivery.

Changes Since Last Quarter

- All 29 FRA review dates verified and corrected within the compliance tracker
- Action resolution improved across all severity bands
- Procurement commenced for Retrospective Fire Strategies consultant
- Andrewes car park door action prioritised within the first round of the fire door inspection regime
- FRAs reported as a distinct compliance area for the first time

Risk and Mitigation

*Risk trend: ▼ **reducing** (all assessments verified in date; action resolution improved in every severity band, reflecting continuous remediation since the assessments were received)*

Primary risks:

- Dead-end corridor arrangements at Frobisher Crescent pending Retrospective Fire Strategies
- Andrewes House car park/nursery door separation pending remedial completion
- Q3 review group to be delivered ahead of the long-term contract commencing 2027

Mitigations in place:

- All FRAs verified in date, with a programme of assessments being developed to complete before review is due.
- Frobisher Crescent: Stay-put evacuation strategy supported by maintained compartmentation, block fire detection at 100%, and routine estate inspection keeping escape routes clear.
- Andrewes Car Park: Prioritised for inspection in the first round of the fire door regime commencing w/c 13/07/2026, with remedials actioned on the specialist contractor's findings; liaison underway with the nursery's Responsible Person to confirm the integrity of the separation from their side.
- Programme-linked actions to be monitored through MWPB.

Actions for Next Quarter

- Begin development of Retrospective Fire Strategies tender
- Complete the first-round inspection of the Andrewes House doors, action remedials per findings, and conclude RP liaison.
- Schedule the Q3 FRA reviews and confirm interim provision
- Commence preparation for the 2027 long-term FRA procurement

2.4.2 Fire Door Inspections

Routine inspection of flat entrance doors (12-monthly) and communal fire doors (quarterly) in buildings over 11 metres, under the Fire Safety (England) Regulations 2022.

Actions from Previous Quarter

Fire door inspections are reported for the first time this quarter.

Position at Quarter End

A formalised fire door inspection regime begins in July 2026. Previously, door condition was managed by estate staff through operational checks and contractors completing reactive repairs. A specialist fire door assessor has now been procured to deliver the statutory inspection programme, commencing 13/07/2026. Inspections will begin with the quarterly inspection of communal fire doors and will expand into the 12-monthly inspection of flat entrance doors once the operational support for resident access arrangements is in place, targeted for Q4.

First-round results will establish the baseline compliance position and will be reported from Q2 onwards. Inspections will guide urgent reactive repairs where necessary and findings will be shared with the project team delivering the fire door replacement programme where appropriate.

This does not affect the fire door replacement programme currently being undertaken, which continues in parallel.

Changes Since Last Quarter

- Specialist fire door assessor procured
- Quarterly communal door inspections commence 13/07/2026
- Fire doors reported as a distinct compliance area for the first time

Risk and Mitigation

*Risk trend: ◄ **static** (the inspection gap is unchanged within Q1 but closes on programme commencement in July; residual risk is mobilisation slippage and the unknown baseline until first-round results)*

Primary risks:

- Estate-wide door condition baseline unconfirmed until first-round results
- Flat entrance door inspections not yet scheduled, pending resident access arrangements
- First-round findings may identify a remedial volume requiring prioritisation and funding

Mitigations in place:

- Assessor procured, with the first round commencing 13/07/2026 and FRA-prioritised items sequenced first
- Local operational checks and reactive repairs continue pending the first inspections
- Fire door replacement programme progressing in parallel, providing the route for doors requiring replacement rather than repair

Actions for Next Quarter

- Commence the inspection programme and complete first round of quarterly inspections
- Report first round results and establish compliance position
- Instruct urgent remedials arising from inspection
- Continue to progress fire door replacement programme

2.4.3 Fire Safety Systems

Inspection, testing, and servicing of the estate's fire detection, suppression, and firefighting infrastructure under the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety (England) Regulations 2022, and the Building Safety Act 2022.

Actions from Previous Quarter

- Work with contractor to achieve 100% compliance across block fire detection and alarm systems and continue targeted performance management with the contractor
    - Achieved
- Complete AOV inspection and servicing by end of Q1 26/27
    - Not achieved; rescheduled, see below
- Complete UPS inspection and servicing by end of Q1 26/27
    - Not achieved; rescheduled, see below
- Progress the wet riser head replacement programme, including resolution of asbestos-related constraint
    - Superseded by conditions findings and programme below

- Maintain compliance at 100% across sprinklers, signage, lightning protection, extinguishers, dry risers and wet riser testing.
    - Mostly achieved, NTC fire extinguishers being addressed urgently. Wet risers discussed below.

Position at Quarter End

The position across fire safety systems is mixed. Core detection and suppression systems performed well: block fire detection and alarm systems reached 100% in April and held it through the quarter, meeting the commitment made in the Q4 report, and sprinklers, dry risers, signage, lightning protection and PFE extinguishers all stand at 100%.

The significant compliance risks this quarter are wet risers, Automatic Opening Vents, and Uninterruptible Power Supply.

Wet Risers (0%)

Inspections identified significant deterioration of wet riser components across all three towers, preventing reliable testing to BS 9990. The systems are accordingly reported as non-compliant from June: the previous 100% reflected completed service visits; June's testing assessed system performance, and the reported position has been corrected accordingly. Testing confirmed water flow at the outlets; the concern is whether flow volume is sufficient for London Fire Brigade (LFB) operational use.

We are working with Sureserve to return the wet risers to a fully operational and safe condition. A joint condition assessment is underway to confirm the exact scope of correction required; interim remedial works and joint operational status visits are in place while that assessment concludes, and a capital works programme to future-proof the systems is in development. LFB are aware, are being kept informed of progress, and have put in place their own interim operational measures for the three towers.

Automatic Opening Vents (0%)

AOV asset verification was completed as reported in Q4. The subsequent inspection and servicing phase, committed for the end of Q1 26/27, has not commenced. Sureserve's resource has been prioritised to the wet risers. Delivery has been rescheduled to the end of Q2, with progress checked at monthly contract meetings.

Uninterruptible Power Supply (0%)

The UPS units supporting sprinkler and life-safety systems were added to the same contract on the same commitments. Asset verification is complete, and site visits are being booked to commence the maintenance and servicing regime, with delivery rescheduled to the end of Q3 and managed through the same route. Backup generators, which are separately maintained and tested, remain at 100%.

Changes Since Last Quarter

- Block fire detection reached and held 100%, meeting the Q4 commitment
- Wet risers are non-compliant following condition findings; works ongoing to remedy
- AOV and UPS servicing phases rescheduled to end Q2 and end Q3 respectively, with resource prioritised to the wet risers
- Roller shutters and NTC extinguisher positions reported with remediation in hand

Risk and Mitigation

*Risk trend: ▲ **rising** (driven by the wet riser condition across the three towers; interim measures are in place with LFB engaged, and remediation routes with dates are established for all three failing elements)*

Primary risks:

- Wet riser systems unable to demonstrate reliable operation across the three towers pending remedial and capital works
- AOV maintenance not yet commenced
- UPS maintenance not yet commenced

Mitigations in place:

- Joint condition assessment underway; interim remedial works in place including operational flow tests; LFB informed with their own interim operational measures in effect
- Block fire detection at 100% across all nine systems, providing early warning estate-wide
- AOV and UPS delivery managed through monthly contract meetings, with verification complete and rescheduled dates agreed.

Actions for Next Quarter

- Complete the joint condition assessment of the wet riser systems and confirm the scope of remedial works required by end of Q2.
- Continue LFB liaison on the wet riser position - ongoing
- Complete AOV inspection and servicing within the rescheduled timeframe by end of Q2.
- Commence UPS site visits and servicing regime within the rescheduled timeframe by end of Q3.

2.5 Electrical Safety

Periodic inspection and testing of fixed electrical installations, emergency lighting, and portable appliances, under the Electricity at Work Regulations 1989, BS 7671, Landlord and Tenant Act 1985, and the Homes (Fitness for Human Habitation) Act 2018,.

Actions from Previous Quarter

- Complete the domestic EICR programme and achieve full compliance by the end of Q1 26/27 —
    - Not achieved. All properties inspected, 10 properties awaiting re-certification post remedial works.
- Replace and recommission vehicle charging points under the new contract
    - in progress; see below
- Complete UPS inspection and servicing by end of Q1 26/27
    - now reported under Fire Safety Systems (2.4.3)

Position at Quarter End

Communal EICRs remain at 100% with all 21 block installations holding satisfactory EICRs. Emergency lighting (3 hour) testing and PAT testing also remain at 100%.

Domestic EICRs stand at 77% and have improved over Q1 26/27, but have decreased since Q4 25/26. All City of London owned properties have now been tested, but ten properties hold unsatisfactory certificates pending completion of remedial works and re-certification. C1 defects have all been completed during the inspection and the outstanding C2 remedials are being programmed in and are due for completion by the end of Q2. Domestic smoke alarms have now been confirmed at each EICR visit.

Emergency lighting (monthly) testing is 89%, with tests missed at four sites due to contractor staff sickness. The missed tests are programmed for July and resource allocation has been discussed with the contractor.

Vehicle charging is reported for the first time and shown as non-compliant. Routine maintenance is undertaken by the incumbent supplier, but maintenance records have not been provided; these have been requested and will evidence the interim position once received. Estate-wide replacement of the charging infrastructure under the new contract will provide a baseline on completion.

Changes Since Last Quarter

- Domestic EICR inspection programme completed; all properties tested, with certification at 77% pending remedials
- Emergency lighting monthly testing interrupted at four sites; remaining programmed for July
- Vehicle charging points and units reported for the first time following certification review
- UPS and backup generators now reported under Fire Safety Systems

Risk and Mitigation

*Risk trend: ◄ **static** (compliance reductions reflect certification lag on known and part-remediated defects and a short-term testing interruption, each with completion routes in place; all installations have now been inspected, and no electrical incidents were reported during the quarter)*

Primary risks:

- Ten CoL owned properties holding unsatisfactory EICRs pending remedial completion and re-certification
- Vehicle charging maintenance compliance unable to be evidenced pending documentation from the incumbent supplier
- Monthly emergency lighting cycle vulnerable to interruption pending confirmed contractor resourcing

Mitigations in place:

- All domestic installations inspected, with C1 defects made safe at inspection and C2 remedials quoted and programmed
- All communal installations certified satisfactory
- Emergency lighting three-hour testing at 100% across all systems, with missed monthly tests programmed for July
- Vehicle charging maintenance continuing under the incumbent arrangement pending documentation, with the replacement programme providing the longer-term route

Actions for Next Quarter

- Complete the outstanding C2 remedials and re-certifications across the ten properties by end of Q2
- Complete the missed monthly emergency lighting tests and confirm cover arrangements in July
- Obtain and validate vehicle charging maintenance certification
- Progress the charging infrastructure replacement programme

2.6 Water Hygiene

Inspection, monitoring, maintenance and, where indicated by the risk assessment, testing and treatment, in accordance with the Health and Safety at Work etc. Act 1974, COSHH 2002, the Management of Health and Safety at Work Regulations 1999, and HSE ACOP L8/HSG274.

Actions from Previous Quarter

- Bring all outstanding CWST inspections up to date and return the service to full compliance
    - Achieved
- Embed the new contractor's inspection and maintenance regime across the estate
    - Achieved
- Complete and implement Legionella Management Plans
    - In progress, programme being developed for Q2/Q3 26/27

Position at Quarter End

Cold Water Storage Tank inspections returned to 100% in April and held through the quarter, meeting the commitment made in the Q4 report. TDK's inspection and maintenance regime is now embedded across the estate.

Legionella Risk Assessments stand at 59%, with 13 of 22 assessments evidenced and in date: the three tower assessments were completed in 2024, with ten terrace block assessments completed in 2025 with reports held. The remaining nine were undertaken by the outgoing contractor but the final reports were never issued. Without the reports, findings cannot be actioned and the assessments cannot be evidenced.

A new programme covering all 22 systems will commence 2026 by TDK under their current contract. This is currently being scoped and commissioned with completion targeted for Q3 26/27. Visual assessments of all systems have been completed, and no high-risk items have been identified.

Operational controls are unaffected by the documentation position: all systems remain under TDK's full monitoring, inspection and treatment regime, and there are no identified high-risk systems.

Changes Since Last Quarter

- CWSTs returned to 100%, meeting the Q4 commitment
- Estate-wide LRA re-assessment programme being commissioned with TDK, re-baselining all 22 systems by Q3 2026
- TDK fully mobilised and embedded

Risk and Mitigation

*Risk trend: ◄ **static** (the LRA shortfall is a documentation gap inherited from the outgoing contract, not a change in system condition; operational controls are fully in place under the embedded regime, and the CWST recovery demonstrates the regime functioning)*

Primary risks:

- Nine water systems without an evidenced current Legionella Risk Assessment, and three tower assessments approaching review, pending the estate-wide re-assessment programme.

Mitigations in place:

- Full monitoring, inspection and treatment regime operating across all systems under TDK, with weekly governance
- All CWST inspections current, with asset verification completed
- No identified high-risk systems; no incidents or adverse sampling results during the period
- Payments withheld for unissued assessment reports

Actions for Next Quarter

- Instruct and programme the LRAs through TDK
- Begin works to complete and implement Legionella Management Plans once LRAs complete

3.0 Data

Area	Element	Total Assets or Actions	% Compliant April	% Compliant May	% Compliant Jun
Gas	Gas Safety Records (Commercial)	2	100	100	100
	CO Detection	2	100	100	100
Asbestos	Re-inspections	35	74	74	74
	Management Plan	35	74	74	100
	Asbestos Register	35	43	43	43
Lifting Equipment	LOLER	81	98	98	88
	Immediate (defects)		100	100	100
	Timed (defects)		58	80	85
Fire Risk Assessments	FRA (Block)	21	100	100	100
	FRA (Car Park)	8			100
	High Risk FRA Actions	17			82
	Medium Risk FRA Actions	508			56
	Low Risk FRA Actions	313			29
	No Severity / Recommended FRA Actions	43			91
Fire Doors Inspection	Front Entrance Door - 12 monthly				
	Communal (Quarterly)				
Fire Safety Systems	Fire Detection Systems and Alarm Systems (Blocks)	9	100	100	100
	Fire Detection Systems and Alarm Systems (Domestic)*	44	100	100	100
	Extinguishers (PFE)	17	100	100	100
	Extinguishers (NTC)	17	100	59	59
	Automatic Opening Vent				
	Sprinklers System	7	100	100	100
	Uninterruptible Power Supply				
	Backup Generators	7	100	100	100
	Signage Survey	19	100	100	100
	Lightning Protection	16	100	100	100
	Dry Risers	13	100	100	100
	Wet Risers	3	100	100	0
	Roller Shutters	138	48	48	48

Electrical	EICR - Communal	21	100	100	100
	EICR Domestic*	44	73	77	77
	Emergency Lights (3Hr Test)	18	100	100	100
	Emergency Lights (Monthly F/Test)	18	89	89	78
	Vehicle Charging Points	62	0	0	0
	Vehicle Charging Units	31	0	0	0
	PAT Test	11	100	100	100
Water	Risk Assessment	22	59	59	59
	Storage Tanks	271	100	100	100
	* *Domestic EICRs and smoke alarms apply to City of London owned properties only.*				