City of London Corporation Committee Report

Committee: Housing Management and Almshouses Sub-Committee	**Dated:** 19 November 2026
Subject: Quarterly Fire Safety Status Report – November 2026	**Public report:** For Information
This proposal: • **delivers Corporate Plan 2024-29 outcomes** • **supports the discharge of 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, Executive Director of Department of Community and Children's Services
Report author:	Paul Barton, Interim Head of Health and Fire Safety DCCS

Summary

The purpose of this report is to provide Members with quarterly oversight of fire safety management and performance across the Corporation's social housing portfolio.

The report covers the fire risk assessment and fire strategy programmes. It also draws on data from RiskBase to provide a high-level overview of progress in addressing priority actions arising from fire risk assessments. In addition, it provides an update on fire safety management arrangements for the Corporation's higher-risk residential buildings.

Recommendation

Members are asked to note the report.

Main Report

Background

1. The Corporation produces a quarterly Fire Safety Status Report to provide Members with oversight of fire safety performance across its social housing portfolio.

2. The report supports delivery of the Corporate Plan 2024–29 and provides assurance regarding the discharge of statutory fire safety duties. It summarises progress against the fire risk assessment and fire strategy programmes, together with other key fire safety improvement activities.

3. The report also updates Members on emerging legislative requirements relating to Residential Personal Emergency Evacuation Plans (RPEEPs) and person-centred fire risk assessments (PCFRAs), along with fire safety management arrangements for the Corporation's higher-risk buildings (HRBs).

Current position

4. Key developments during the reporting period include:

    - further progress in addressing actions arising from fire risk assessments;
    - continued progress under the Fire Safety Planned Maintenance Programme, including procurement of specialist consultancy support;
    - continuing work to update RPEEPs and offer PCFRAs where appropriate;
    - one fire-related incident, with no injuries and no identified requirement for a Mandatory Occurrence Report or notification under RIDDOR; and
    - fire safety inspections by the London Fire Brigade at two residential blocks.

1. Fire risk assessment

5. As of 3 November 2026, there were 1,440 outstanding FRA actions, compared with 1,634 on 14 September 2026, representing a net reduction of 194 actions.

6. The reduction is largely attributable to the completion of actions categorised as "housekeeping" and actions associated with new-build properties.

7. Further FRA inspections undertaken between 14 September and 24 October 2026 generated an anticipated 123 additional actions, compared with 455 in the previous reporting period. These actions are described as anticipated because the relevant fire risk assessments are awaiting quality assurance by the consultant.

8. The Corporation has advance access to the draft assessments.

9. There are currently 60 outstanding high-priority actions, of which 54 are in progress and 6 have not yet started. This increase in the number of actions recorded as in progress reflects the review undertaken by Heads of Service and the commencement of remedial activity. The 6 actions that remain not started are highlighted in amber in appendix 1 and a verbal update as to progress will be provided at the Sub-Committee meeting. These and all other completion rates will continue to be monitored through future reports.

10. A similar trend is seen in priority categories medium and low. This marked improvement is attributable to heads of service reviewing all actions in their areas and moving the actions to in progress where possible. The overall rate of change shows a reduction of 194 actions since 14 September 2026.

11. A detailed analysis of high-priority actions is provided in Appendix 1 as requested by the committee.

Breakdown of action categories:

Category	Outstanding	In progress	Not started	Previous period	Change
High	**60**	54	6	61	-1
Medium	**810**	170	640	844	-34
Low	**559**	121	438	638	-79
Recommended	**9**	7	2	86	-77
No Severity	**2**	2	0	5	-3
Total	**1,440**	354	1,086	1,634	-194

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

12. A specialist fire safety consultancy contract has been implemented to support the completion of outstanding FRA actions and compliance with the Fire Safety (England) Regulations 2022 and other fire safety legislation applicable to the Corporation's housing stock. Work delivered under contract to date includes:

- suitable single-page building plans for the secure information boxes at nine HRBs, in accordance with regulation 6 of the Fire Safety (England) Regulations 2022;
- preparation of regulation 11 information for submission through the LFB portal for nine HRBs;
- a fire safety signage audit across all 24 HRBs, having regard to current guidance on wayfinding signage in smoke and low-light conditions;
- monthly checks of firefighting lifts and other relevant firefighting equipment, together with the required periodic HRB inspections across all 24 HRBs during July and August;
- retrospective fire strategies completed for Petticoat Tower and Petticoat Square;

- progress towards completion of retrospective fire strategies for a further four HRBs; and
- completion of Stage 1 FRAEWs for 12 HRBs, with further assessment progressing at Petticoat Tower.

13. The contract is making significant progress in addressing 30 high-priority actions and numerous medium priority actions.

14. 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 continue to be reported through future quarterly updates.

3. Person-centred fire risk assessments and Residential Personal Emergency Evacuation Plans

15. Progress is being made in revising the RPEEP procedure, which will include an offer of a PCFRA where appropriate. Impact assessments are being undertaken for vulnerable residents at Middlesex Street Estate in preparation for a planned seven-hour interruption to utility supplies in late November. Social Care colleagues are supporting Housing colleagues in completing the assessments and developing appropriate welfare arrangements. A safety management plan is also being prepared.

16. Training on RPEEPs and PCFRAs will be provided to customer-facing Housing staff to support the consistent identification, assessment and management of residents who may require additional assistance during a fire emergency. Completion of this training implementation is proposed as a Housing KPI for the next financial year.

4. Fire safety incidents since 21 September 2026.

17. A fire occurred in the bulky-waste compound at Avondale Square and was brought under control by the LFB. The fire spread rapidly in the prevailing dry conditions. The Estates Team investigated the incident and is reviewing the risk assessments for both the location and the management of bulky waste on the estate. There were no reported injuries.

5. Regulator update

18. The LFB carried out fire safety inspections at two housing blocks during the reporting period.

- Dron House, Whitechapel, received a routine inspection. The minor recommendations arising from the inspection have been addressed.
- East Point, on the Avondale Square Estate, was inspected following an alarm activation and LFB attendance, during which the building's drop-key access switch was found to have been vandalised. The inspector's report is awaited. The drop key was repaired on 14 October.

6. Corporate and strategic implications

Financial implications. Failure to comply with applicable fire safety legislation may expose the Corporation to financial penalties, enforcement action, unplanned remediation costs, increased insurance costs and potential civil claims. The scale of any financial impact would depend on the nature, seriousness and duration of the non-compliance.

Resource implications. Adequate resourcing of fire safety management is necessary to maintain legal compliance, complete remedial works within appropriate timescales and minimise risks to residents, property and service continuity. Effective resourcing also reduces the potential for adverse insurance and reputational consequences.

Legal implications. As both a regulator and a social landlord, the Corporation is expected to demonstrate high standards of fire safety management. Failure to manage fire safety risks effectively could result in breaches of statutory duties, regulatory intervention, enforcement action 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, Building Safety Act 2022.

Conclusion

19. The reporting period has seen a net reduction of 194 outstanding FRA actions and continued progress in delivering fire safety improvement work across the housing portfolio. However, 60 high-priority actions remain outstanding, including 6 that have not yet started. Progress in completing these actions, implementing the revised RPEEP procedure and responding to outstanding regulatory matters will continue to be monitored and reported to Members.

Appendices

- Appendix 1. High-priority action analysis table (on 3 November 2026).

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