

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	232 - 273 BECKLOW GARDENS, Becklow Road, London W12 9ES
Author of Assessment:	Jakub Owczarek MIFSM, ACABE LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman Senior LBHF Fire Risk Assessor Anthony Gushman FiFireE – 20.10.23
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	10/10/2023
Risk Assessment Valid To:	10/10/2025

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Building Features

Approximate Square Area of the Building:	450
Number of Dwellings:	42
Number of Internal Communal Stairs:	2
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Stair Lifts:	
Number of Storeys	6

Uninhabited Roof Void?

Basement Present?

Gas Installed to Building? yes

Solar Panels Installed on Building? no

Number of Occupants: 84

Current Evacuation Policy: Stay Put Procedure

Recommended Evacuation Policy: Stay Put Procedure

Last LFB Inspection:

Survey Findings:

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<p>Building Construction & Layout:</p>	<p>General Needs, detached, purpose built Communal Block of Flats with two cores and open balcony access decks.</p> <p>Built as part of the Becklow Gardens Estate between 1930's and late 1940's, which placed it under the London County Council (LCC) guidance of 1936 – For blocks with balcony deck approach – accommodation for not more than 150 persons. All dwellings had to have an entrance hall. The maximum distance of travel between any flat and the stairway was limited to approx. 24m – The surveyed premise meets the standards of the era.</p> <p>Six Storey reinforced concrete sub structure with brick/masonry cavity wall infill. Pitched, Clay Tile Roof, timber framed in the mid-section – accessed from both of the staircases – via security door – from within the Communal MoE. Each end sections of the roof are flat and felt covered. Rooftop brick and masonry enclosures at the top of each staircase – RHS housing lift motor room and tank room; LHS – housing tank room.</p> <p>Water tanks also stored within the roof void, approx. 23m long.</p> <p>Direct approach access to the building from either of the two entrances. Both intercom, 'FOB' Security Door (950mm wide) entry systems with FRS override switches, leading into a Common Route MoE, incorporating a timber assembly, notional FD30S, enclosed Electrical Intake cupboards, with CO2 portable fire extinguishers provided.</p> <p>PIB installed in the RHS staircase.</p> <p>Emergency Escape directional signage Installed.</p> <p>Seven accommodation units on each floor. All Accommodation Units are served by one of the two, concrete core stairways, partly open to the outer air, and balcony access decks. Stairways are 40m apart.</p> <p>All GF flats are accessed directly from the outside, without the use of communal MoE.</p> <p>All upper levels' Flat entry doors (FED) open directly onto the MoE balcony decks. FED – timber, paneled door.</p> <p>Class O surface finishes throughout the Common Routes/MoE.</p> <p>At the rear external elevation – private balconies covered with pigeon netting.</p> <p>UPVC casement windows installed to all Accommodation Units.</p> <p>Refuse stores are located externally near each of the two Entry/Exits, enclosed in FR60 min brick structures.</p> <p>The Refuse Chute serves all above ground levels - Fire rated hoppers on each landing, opening directly onto MoE. Fusible link fire dampers installed at the bottom of each of the two refuse chutes, within enclosed bin rooms.</p> <p>Emergency escape lighting (EEL) provision installed in the MoE stairways, RHS roof access staircase, lift motor room and roof void.</p> <p>Lightning protection system not installed.</p>
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<p>Executive Summary</p>	<p>At the time of the Inspection the Assessor identified that the premise has mostly adequate standard of Compartmentation, with the noted deficiencies requiring either further inspection, installations and/or remedial upgrade works.</p> <p>There is no requirement for 30 min protection of the MoE along balcony access decks as there are alternative means of egress in both directions' sot no passing risk within the communal MoE.</p> <p>The riser requires proprietary fire seal or intumescent ATG if the shaft aperture is regarded as an 'active' vent. A panel at the top of the riser requires replacement with FD30s, to protect the MoE from the lift motor room and water tank room.</p> <p>MoE is permanently ventilated on all Levels.</p> <p>All FED in the surveyed premise are of the same type – timber, paneled, assemblies.</p> <p>The surveyed premise is a balcony deck approach building with alternative MoE and no passing risk, which reduces the risk due to open air access. This made the Assessor deem the existing FED acceptable.</p> <p>A replacement of all FED during the next major refurbishment has already been scheduled by LBHF. No jobs regarding FED were raised by the Assessor.</p> <p>EEL provision in the Roof Void but it has been deemed insufficient – EEL in accordance with BS 5266 is required as the Roof Void is accessible for LBHF service staff / maintenance contractors and is subsequently regarded as MoE.</p> <p>No EEL Provision installed within the MoE balcony deck as reliance is on 'borrowed light'. It is undetermined whether suitable and sufficient 'borrowed light' in the hours of darkness and or power failure would sufficiently illuminate the MoE stairwells.</p> <p>Recommend installation of non-maintained EEL within MoE access deck. Any installation should be in accordance with BS 5266. The maximum travel distance between any FED and the stairway was limited to approximately 21m.</p> <p>Accumulation of clutter/rubbish noted on some of the private balconies – this should be reduced to not enable a potential fire to travel between levels. It has been recommended that residents were made aware of the importance of keeping balconies free of flammable clutter.</p> <p>AFD provision exists within the accommodation units – LD3 in the inspected. Upgrade of the existing AFD to meet LD2 D1 - BS5839-6 has been recommended.</p> <p>Lightning Protection not installed. The surveyed block is the highest structure in the area. A specialist risk assessment for the need for lightning protection, as per BS EN 62305-2, has been recommended.</p> <p>FRS engine can access the surveyed premise from the front and RHS. Nearest FH is approx. 30m from the building.</p>
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Persons at Risk –

The Accommodation units' Internal Design was not subject to inspection by the Assessor to confirm adequate compartmentation. A survey of any internal utility risers and ventilation systems is recommended

It had not been identified to the Assessor of any specific individual person/s especially at risk from fire. It is expected that lone workers (LBHF cleaning operatives) are informed of, 'site specific' risks and have appropriate Fire Safety awareness Training.

It is the Assessor's opinion that the 'Stay Put' strategy adopted is considered adequate, subsequent further surveys/inspections to be undertaken and inclusive of the identified remedial works to be actioned as noted in this FRA.

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Guidance

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Scope of Assessment:

This FRA has been carried out on behalf of the 'Responsible Person' in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). The purpose of this report is to provide an assessment of the risk to life from fire in this premise and where appropriate, to identify significant findings to ensure compliance with fire safety legislation as obliged observing current best practice, providing a minimum fire safety standard.

This report reflects the fire safety standards identified during inspection and does not address the risk fire may pose to property or business continuity.

In order to carry out this fire risk assessment the assessor has used their professional expertise, judgement and guidance contained in the British Standards Institute's publicly available specification (PAS 79: 2012), the Department for Communities & Local Government guidance, 'Fire Safety Risk Assessment - Sleeping Accommodation', Local Authorities Coordinators of Regulatory Services (LACORS) 'Housing Fire Safety' guidance and NFCC guidance 'Fire Safety in Specialised Housing'.

Which provides best practice guidance on fire safety provisions in England for certain types of existing housing; as well as the Local Government Association (LGA) Guidance 'Fire safety in purpose-built blocks of flats'.

The aim of the fire risk assessment process is not necessarily to bring an existing building up to the standard expected for a new building, constructed under current legislation. Rather, the intention is to identify measures which are practicable to implement in order to provide a reasonable level of safety for people in and around the premises. Information for the completion of this assessment was obtained by a physical type 1 survey, in compliance with LBHF policy and for the purpose of satisfying the FSO. The inspection of the building is non-destructive. The fire risk assessment will consider the arrangements for means of escape and so forth that will include examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction; however, in this type of survey, entry to flats beyond the area of the flat entrance door, is not involved as there is normally no automatic right of access for freeholders.

If your premises have been designed and built in line with modern building regulations (and are being used in line with those regulations), your structural fire precautions should be acceptable. While every effort is made to inspect fire compartmentation & fire separating elements of buildings, dependant on accessibility, including roof spaces, voids and service risers, to assess the integrity, comments reflect reasonable assumption. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a type 1 inspection will normally be sufficient. Where doubt exists in relation to these matters, the action plan may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (Any such recommendation would be based on identification of issues that justify reason for doubt.)

The FRA includes an Action Plan that sets out measures to enable the Responsible Person to achieve this benchmark risk mitigation level, satisfy the requirements of the FSO and to protect Relevant Persons (as defined in Article 2 of the FSO), from the risks of fire.

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Compartmentation and Building Features

From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?	Yes
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	No
Does the building have a roof void?	Yes
Are there roof void access hatches within the communal areas?	No
Are all roof void access hatches fitted with securing devices?	Yes
Are all hatches providing suitable fire and smoke resistance?	N/A
Was a survey of the roof void carried out as part of this inspection?	Yes
Is the compartmentation within the roof void to the correct standard?	Yes
Is the roof void clear of personal items or artefacts?	Yes
Are there other concerns identified with the roof void?	No
Are lifts installed?	Yes
Does each lift have a fire service over-ride switch?	Yes
Are there any fire-fighting lifts?	No
Is there a lift motor room?	Yes
Did you get access to survey the lift motor room?	Yes
Is the compartmentation acceptable?	Yes
Are there any other concerns with Lifts or the Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any breaches in compartmentation?	Yes
Do utility cupboard doors appear to be FD30s standard?	Yes
Is there evidence to confirm FD30s doors are certified?	No

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Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	No
Is there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Is there a CO2 extinguisher installed inside any large electrical riser cupboard?	Yes
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility cupboards and vertical risers?	No
Is external cladding fitted to the building?	No
Are the internal escape route walls and ceilings to Class 0 standard?	Yes
Are there other concerns identified with flammable materials?	No

Means of Escape

Is the stated emergency evacuation strategy suitable?	Yes
Are fire action notices displayed at the entrances, fire exits and each level as required?	Yes
Are travel distances appropriate for the building design?	Yes
Are the internal escape route corridors free of trip hazards?	Yes
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversely affecting the escape routes?	No
Do final exits open in the direction of flow where required?	Yes
Are cable and wire fixings to external walls/ceilings to current standards to limit the likelihood of wire entanglement?	Yes
Are there suitable door opening devices such as thumb turns, push pad/bar?	Yes
Is directional and exit signage necessary in this building?	Yes
Are directional and exit signs displayed appropriately?	Yes
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	No

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Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	No
Are there recorded or observable defects with the emergency lighting system?	No
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	Yes
If no emergency lighting is installed, does the building require the installation of an emergency lighting system?	N/A
Is there a need to increase the emergency lighting provision?	Yes
Are there other concerns identified with the emergency lighting?	No
Does the building have suitable means to naturally ventilate the escape routes?	Yes
Is there a smoke ventilation system installed?	No
Are there any concerns identified with ventilation of the internal escape route?	No

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Doors

Is the main entrance door suitable as part of the evacuation strategy for the building?	No
Is security to the property suitable to restrict access to uninvited persons during 'out of hour' times?	Yes
Are there a sufficient number of fire exits?	Yes
Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Do any fire exits lead to areas that could put persons at further risk?	No
Do all fire exits have suitable signage?	Yes
Are there other concerns identified with the main entrance and fire exit doors?	No
Are there any compartment fire doors installed in this building?	No
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	N/A
Are there any flat entrance doors not conforming to FD60s standard?	Yes
Do the inspected FD60s doors have certified markings?	N/A
Are positive action self-closers fitted and to the front face of the doors?	No
From the sample inspection taken, do the flat entrance doors freely self close into the frame?	No
Are there any defective flat entrance doors (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Are there other concerns identified with the flat entrance doors?	No

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Fire Hazards

Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas?	Yes
Any other concerns identified with smoking?	No
Are there suitable locations provided for storage of refuse?	Yes
Is the refuse area appropriately clear and well managed?	No
Are vertical refuse chutes fitted to the building?	Yes
Are the hoppers in good condition and fitted with smoke seals?	Yes
Is there a working pull plate at the base of the chute?	Yes
Does the refuse system appear to be free of physical defects?	Yes
Are there other concerns identified with refuse?	No
Has fixed electrical wiring been subject to a safety inspection within the past five years?	Yes
Is there a lightning protection system installed?	No
Is there a wheelchair or stair lift in the communal area?	No
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	No
Any there other concerns identified with ignition sources?	No

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate?	No
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Fire Safety Management

Are there hydrants within the grounds of the property estate?	Yes
Are there notable restrictions for the positioning of fire appliances within 20 metres of the building?	No
Is a Premises Information Box installed?	Yes
Are there complexities or unique features to the building to warrant the installation of a Premises Information Box?	Yes
Is there a working Drop Key mechanism to access the building?	No
Is there a Dry Riser installed?	No
Are there other concerns identified for fire service operations?	No
Did you encounter any potential or actual hoarding risks?	No
LBHF have a medical register of O2 users, did you encounter a resident declaring they were using O2 but not registered?	No
Is there a suppression system installed within any part of the building?	No
Did you encounter any potential hazards due to negligent contractor work at the property and its grounds?	Yes
Are there other concerns identified to do with fire safety management?	Yes
Does the building contain both commercial outlets and residential dwellings?	No
Any other concerns identified with control of shared means of escape?	N/A

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Safety Management

Are there staff or site managers based at and working in the building?	No
Are staff trained to support an evacuation of the building during a fire emergency?	N/A
Any there other concerns identified with on-site staff and their training?	N/A
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	Yes
Is LBHF emergency and general contact details displayed in the communal area?	Yes
Any there other concerns identified with the management of information?	No

Actions Arising from the Survey:

	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

Risk Scores:	
Risk Score at the time of the Assessment	Moderate Risk
Risk Score if all actions are implemented.	Tolerable Risk