

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Linacre Court, Great Church Lane, London . W6 8DE.
Author of Assessment:	Nick Hickman - Fire Safety Surveyor.
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	05/10/2023
Risk Assessment Valid To:	05/10/2024

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Building Features

Approximate Square Area of the Building:	550m2
Number of Dwellings:	69
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Stair Lifts:	
Number of Storeys	18

Uninhabited Roof Void?

Basement Present?

Gas Installed to Building? yes

Solar Panels Installed on Building? no

Number of Occupants: 140-200.

Current Evacuation Policy: Stay Put

Recommended Evacuation Policy: Full Evacuation Procedure

Last LFB Inspection:

Survey Findings:

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<p>Building Construction & Layout:</p>	<p>18 storey, detached tower block with 69 flats - built circa 1965. Approximately 50m tall. Concrete and brick construction with concrete floors and single stairwell. Flat roof with secure access, via stairs, with a lift room, two tank rooms, CCTV cupboard and two other small rooms.</p> <p>The external areas of the building include a ramp to a parking in a and 19 garages, that area located under a podium to a play and sports area. At the rear of the building there is a small car park for use by residents that is accessed via a fob controls vehicle barrier. Also, at the rear there is a detached row of resident's storage lockers in a brick structure and a UPPN structure attached. At the front of the building there is a fenced community garden and a second garden containing benches. There are static recycling bins located at the rear (away from the rear exit) and a bulk salvage store.</p> <p>The ground floor is comprised of an entrance lobby (with two exit doors adjacent to each other) giving access to two lifts (with a fire service recall switch) and the electrical room and one flat. Also in this area is a Community room called the Charlie Wilson TRA Hall. This area is managed by a TRA Committee and has its own fire risk assessment. There is one flat on the ground floor and four flats on floors 1-17 accessed by a small lobby area, which the lifts open on to.</p> <p>There are ventilation grill above the front and rear exits. On floors 1-17 the flat lobby areas can be vented via two doors leading to the balcony area by the bin chutes and the riser and electrical cupboards. Each flat has their own inboard balcony. The single protected staircase discharges to a rear lobby giving direct access to a place of ultimate safety. The bin chute room is accessed externally, as is the water tank/pump/engine room for the wet riser (this being in the area previously used for resident storage).</p> <p>There is a single bin chute on floors 1-17 and also on each floor a small room with electrics and the riser pipes - these area are accessed by two doors off each upper lobby area. there are fixed venation grills above each door. Wet riser outlets on all floors. There is a riser cupboard on floors 1-17 also, adjacent to the flats.. The two lifts serve floors ground to the 16th.</p> <p>At the time of the assessment two contractor compounds were observed. One portacabin was located on the grassed area to the right of the garages - this was for the contractors delivering to the two new lifts that are currently being installed. On the rear grassed area there is another contractor's compound for the installation of a new wet riser system to replace the existing dry riser system.</p> <p>There is an intercom and fob access and a working drop key for fire brigade access at the front entrance. UPVC windows.</p>
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<p>Executive Summary</p>	<p>Linacre Court is a general needs, purpose built, tower block. The property operates a Stay Put policy. The sample taken of the flat front doors showed they self close into their frame and no damage or other faults were noted. The compartment doors were similarly found to self close and be fitted with intumescent strips and cold smoke seals.</p> <p>There external facings of the walls appear to have no cladding. The flat front doors are FD60S Gerda doors and most of the compartment doors are FD60S Gerda . The riser cupboard doors are FD60S standards.</p> <p>The dry riser is still in use and will remain so until the wet riser has been commissioned.</p> <p>The contents of the Gerda S.I.B. were inspected and found to contain relevant equipment for use by the Fire Service. Orders have been raised to update some of the contents. There are internal and external notice boards with Housing Officer contract details. At the front of the building on Great Church Lane, there is a fire assembly point sign - an order has been raised for its removal via the FRA for the TRA Hall.</p> <p>This survey found the communal areas to be in good condition with no combustible items or stored or stored/dumped items affecting obstructing the means of escape. Standard lighting was working well with no observed defects. Emergency lighting is installed throughout the building.</p> <p>A Fire safety Plus appointment to be offered to one flat.</p> <p>Lightning protection service - 28/07/2022 (due). Car park barrier inspection - 02/02/2022. E.I.C.R. - 12/07/22. Extinguisher service - 13/06/22. Emergency lighting - 05/10/23. Door inspection survey - 11/05/23.</p> <p>A number of other areas for improvement were identified during the survey and these have been raised in this report and include:</p> <p>Fire stopping (in wet riser room, bin store, lobby riser cupboards, wet riser/electrical riser cupboards, electrical room and in GF exit lobby), sealing of the window in the ground floor stairwell, installation of a FD60 compartment door at the bottom of the stairwell, repair of non-opening utility cupboard doors, removal of dry riser signage and fitting of wet riser signage thought the building internal and externally and replacement of the fire and floor plans in the SIB.</p>
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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?	N/A
Does the building have a roof void?	No
Was a survey of the roof void carried out as part of this inspection?	No
Are there other concerns identified with roof void?	N/A
Are lifts installed?	Yes
Does each lift have a fire service over-ride switch?	Yes
Are there any fire-fighting lifts?	No
Is a there a lift motor room?	Yes
Is the compartmentation acceptable?	Yes
Did you get access to survey the lift motor room?	Yes
Are there any other concerns with Lifts or Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	Yes
Do utility cupboard doors appear to be FD30s standard?	Yes
Is there evidence to confirm FD30s doors are certified?	No
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	No
Are there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Are CO2 extinguishers installed inside each electrical riser?	N/A
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility Cupboards and vertical risers?	Yes

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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

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 signage displayed appropriately?	Yes
Where lifts are installed, are suitable fire safety signs displayed at each level?	Yes
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	No
Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	Yes
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
Does the building require the installation of an emergency lighting system?	No
Is there a need to increase the emergency lighting provision?	No

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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
Are all individual flat numbers highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected stairway highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected corridor and lobby highlighted using wayfinding signage?	Yes
Are there floor identification floor signs required where the flat numbers are located in more than one direction?	No
Are there appropriate evacuation signs on each floor within the communal lobbies?	Yes

Doors

Is the main entrance door suitable as part of the evacuation strategy for the building?	Yes
Is security to the property suitable to restrict access by 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?	Yes
Is every compartment fire door and frame installed to the correct fire rating standard?	Yes
Does every compartment door freely self close into the frame?	Yes
Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works?	Yes

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Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	No
Are there any flat entrance doors not conforming to FD60s standard?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	Yes
Are positive action self-closers fitted and to the front face of the doors?	Yes
From the sample inspection taken, do the flat entrance doors freely self close into the frame?	Yes
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?	Yes
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?	Yes
Does the lightning certificate display a valid inspection date?	Yes
Is the lightning Protection free from defects and secured sufficiently?	Yes
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 other concerns identified with ignition sources?	No

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Fire Detection

From the sample flats accessed, is early warning fire detection appropriate No

Fire Safety Management

Are there hydrants within the grounds of the property estate? No

Are there notable restrictions for the positioning of fire appliances within 20 meters 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? N/A

Is there a Wet Riser installed? Yes

Is there a Dry Riser installed? Yes

Are there Wet Riser outlets on each level above the 6th storey? Yes

Are there Dry Riser outlets on each level above the 6th storey? No

Is there evidence to confirm Wet Risers are serviced? Yes

Is there evidence to confirm Dry Risers are serviced? Unable to Confirm

Are Wet Riser signs displayed appropriately? No

Are Dry Riser signs displayed appropriately? No

Are there any observable defects to Wet Riser inlets or outlets and their casings? No

Are there any observable defects to Dry Riser inlets or outlets and their casings? No

Are there other concerns identified for fire service operations? Yes

Did you encounter any potential or actual hoarding risks? No

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LBHF have a medical register of 02 users, did you encounter a resident declaring they were using 02 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?	No
Are there other concerns identified to do with fire safety management?	No
Does the building have both commercial outlets and residential dwellings?	No
Any other concerns identified with the shared means of escape?	N/A
Is there a secured SIB appropriately and securely located inside or on the exterior of the building?	Yes
Does the SIB have appropriate signage securely fixed to the SIB door?	Yes
Where the SIB is not on view externally, is there appropriate signage internally to assist in locating the SIB?	Yes
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	no
How is access given the Fire and Rescue Service?	Key stored in a safe box
Has documentation relating to the assessment of the external wall structure been provided prior to the fire risk assessment being undertaken?	No

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Where there is evidence of a risk of external spread of fire, has the design of the external wall construction and the materials used been: yes

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Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis? No

Is there evidence that all defects relating to essential fire-fighting equipment has been actioned? No

Have all fire fighting and evacuation lifts been identified? No

Is there evidence of any defective fire-fighting and evacuation lifts which cannot be repaired within 24 hours been reported to the FRS? No

Is there evidence that all communal fire doors being checked every 3 months? No

Is there evidence that with all best endeavours all in-flat front doors are being checked annually? Yes

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Safety Management

Are there staff or site managers based at and working in the building?	Yes
Have you identified any issues relating to staff carrying out their fire safety duties?	N/A
Is there a suitable induction for new staff on fire safety?	N/A
Is there evidence of evacuation and fire warden training for on-site staff?	N/A
Are staff trained to support an evacuation of the building during a fire emergency?	N/A
Are fire safety records accessible (digital or paper) for fire inspection audits?	Yes
Are LBHF emergency contact details displayed?	Yes
Any other concerns identified with the management of information?	No
Are in-house checks of the Emergency Lighting being carried out and recorded?	Yes
Are in-house checks of the Extinguishing Media being carried out and recorded?	N/A
Are in-house checks of Fire exits and Escape routes being carried out and recorded?	Yes

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