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Fire Risk Assessment of:	Block 1, Ashcroft Square, Railway (G) Leamore Street, London, W6 0YJ
Author of Assessment:	Ronnie Archer Fire Risk Assessor
Quality Assured by:	Nicola Heywood - Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	25/10/2023
Risk Assessment Valid To:	25/10/2025

Building Features	

Approximate Square Area of the Building:	1400
Number of Dwellings:	48
Number of Internal Communal Stairs:	2
Number of External Escape Stairs:	0
Number of Final Exits:	3
Number of Storeys	8

Is there a Basement Present?	Yes
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no

Number of Occupants:	Based on 1-2 occupants per dwelling 48 x 1.5 = 72

Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:	

Survey Findings:	

Building Construction & Layout:	Part of a large purpose-built complex containing 7 blocks which abut each other, built circa mid-20th century. The block has 8 floors, containing 48 flats, 6 flats per floor. The block abuts the adjacent blocks 2 and 7. The electrical intake cupboards are located at main the entrance on Leamore Street and on level 4. The refuse bin sore is located on Leamore Street and is served by waste hoppers located in the corridors. The exit is by stairwells at each end of the block and by a lift at the end of the block at the apex of block 7. The block is located above King Street Shopping Mall. The building is of masonry construction with concrete floors, stairwells and a flat roof. The Main entrance to the block is at the apex of the adjacent block 7 and is accessed by a secure door call bell system, fob and drop-down key. The main entrance leads to the lobby, then either by the lift or the open stairwell leads onto open balcony access to the flats. Access is also possible by an entrance from King Street via block 6 or from the shopping mall. The block has open deck stairwells and balconies and has 2-way travel leading to exits by stairwells at both ends, an exit can also be made via the lift in the adjacent block 2. Emergency lighting is installed on all stairwells and outside the lifts. Fire Action Notices, Floor numbers, flat numbers and fire exit signage are displayed throughout the block. Dry risers are installed on all levels. There was no evidence of lightning protection. A communal area is located in front of the block with an entrance to the shopping mall. Parking is by the adjacent car park or on-street by phone, pay and display.

Executive Summary	Under LBHF standard inspection requirements a minimum of 10% of dwellings are included in the Type 1 survey. At the time of this survey, there are no COVID-19 restrictions in place, although there may be occasions where verbal information regarding detection has been taken due to residents' issues with regard to access to private dwellings. Where a flat audit has not been carried out due to No Access to flats, through resident non-response – this has been noted in the added summary information below. There are a number of areas of improvement that have been identified during the survey, and these have been raised in this report to bring the building up to an appropriate standard of fire safety; LIGHTNING PROTECTION: • Ensuring if lightning protection is installed, testing has been carried out to comply with BS 62305. WASTE STORE: • Ensuring that a fusible link or automatic fire shutter is fitted to the base of the vertical waste chute. • Ensuring that the identified damaged or historic non-fire-rated hoppers are remediated or replaced on all floors. MAIN ENTRANCE: • Ensuring the drop-down key facility is operable. • Ensuring 'No Smoking' signs are displayed at each entrance. EMERGENCY LIGHTING: • Ensuring that the emergency lighting is confirmed as being tested to comply with BS5266. • Ensuring directional and fire exit signs are displayed appropriately. LIFT MOTOR ROOM: • Ensuring C02 extinguishers are provided in the lift motor room. ELECTRICAL INTAKE/RISER CUPBOARDS: • Ensuring electrical hazard warning and keep locked signage is displayed on the external electrical intake cupboard door and any external cupboards. • Ensuring that a SATISFACTORY EICR from February 2020 is confirmed and where unsatisfactory action is taken to remedy issues to ensure the installation is satisfactory to comply with BS7671. • Ensuring that the portable fire extinguishing media are scheduled for testing and maintenance to comply with BS5306 as past due date of 09/2023. • Ensuring the C02 extinguisher is removed from the electrical intake cupboard in the King Street entrance. • Ensuring any damaged doors are repaired and any unauthorised items and extinguishers removed. DOORS: • Ensuring the audited flat doors are upgraded to FD60s doors. • Ensuring all remaining flat doors are surveyed in unaudited flats to ensure they meet current benchmark standards, and action to bring any audited and non-compliant flat doors to current benchmark standards. DETECTION: • Ensuring the audited flat installs adequate detection to BS 5839-6 to ensure they are provided adequate early warning of fire. • Ensuring a detection survey is carried out in the remaining unaudited flat(s), to ensure they are provided adequate early warning of fire, ensuring adequate detection is installed where identified as required. SIB - VULNERABLE RESIDENT LIST: • Ensuring that a dated Resident Vulnerability List is installed in the SIB.

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.

Compartmentation and Building Features	
From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?	No
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	No
Does the building have a roof void?	No
Was a survey of the roof void carried out as part of this inspection?	N/A
Are there other concerns identified with the 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 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?	Yes
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
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	Yes
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?	No
Are there other concerns identified with the utility cupboards and vertical risers?	No

Hammersmith and Fulham by FCMS

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

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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?	N/A
Is directional and exit signage necessary in this building?	Yes
Are directional and exit signs displayed appropriately?	No
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?	No
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?	No
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?	N/A
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?	Yes
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?	No
Are positive action self-closers fitted and to the front face of the doors?	Unable to Confirm
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?	Unable to Confirm
Are there other concerns identified with the flat entrance doors?	Yes

Fire Hazards

Are "No Smoking" signs displayed at each entrance?	No
Is a no smoking policy being observed in the communal areas?	Yes
Any there 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?	No
Is there a working pull plate at the base of the chute?	No
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?	Unable to Confirm
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

Hammersmith and Fulham by FCMS

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?	Yes
Are there outlets on each level above the 6th storey?	Yes
Is there evidence to confirm the Dry Riser is serviced?	Yes
Is Dry Riser signage displayed appropriately?	Yes
Are there any observable defects to inlets or outlets and their casings?	No
Are there other concerns identified for fire service operations?	Unable to Confirm
Did you encounter any potential or actual hoarding risks?	No
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?	N/A
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?	Yes
Does the building contain both commercial outlets and residential dwellings?	No
Any there other concerns identified with control of shared means of escape?	N/A

Hammersmith and Fulham by FCMS

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?	No
Is LBHF emergency and general contact details displayed in the communal area?	No
Any there other concerns identified with the management of information?	Yes

	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