

## Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	9-52, Broxholme House, Harwood Road, London, SW6 4AA
Author of Assessment:	Ronnie Archer Fire Risk Assessor
Quality Assured by:	Nicola Heywood - Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	31/10/2023
Risk Assessment Valid To:	31/10/2026

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### Building Features

Approximate Square Area of the Building:	750
Number of Dwellings:	44
Number of Internal Communal Stairs:	2
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	5

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

Number of Occupants:	Based on 2 occupants per dwelling 44 x 2 = 88
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Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:

### Survey Findings:

Building Construction & Layout:	<p>A detached U-shaped purpose-built block housing 44 dwellings, consisting of 12 maisonettes located on floor 3 and 32 flats located on the ground, 1st/2nd and 3rd floors. The property was built circa early/mid-20th century and is in 2 parts each with its own entrance. Masonry concrete construction with floors, staircases and a pitched tiled roof. It has 4 secure external bin sheds, serving waste hoppers located on the 2 stairwells and the centre open deck balcony. The entrances are by call bell system, resident fob, and drop-down key. The electrical intake cupboards are located within the 2 entrances. One section of the block contains dwelling numbers 9-30 and the second section contains dwelling numbers 31-52. Both entrances lead into open stairwells, which in turn lead onto open deck balcony access to the dwellings. Level 1 and 2 balconies are separated in the middle by a party wall and level 3 has a full balcony access across the block. Fire Action Notices, No Smoking and Fire Exit signs are displayed on all levels, in the stairwells, on the balconies and within the main entrances. Emergency lighting is installed in the 2 entrances and on the stairwells. Lightning protection is installed. The ground floor contains 6 flats, the 1st and 2nd floors contain 12 flats per floor and the 3rd floor contains 12 maisonettes. There are 2 flats, communal gardens and resident permit parking at the back of the property, with additional restricted on-street parking available by phone and pay and display.</p>
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<p>Executive Summary</p>	<p>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 lightning strip 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 the waste bin chute is repaired by flat 31. • Ensuring that the identified damaged or historic non-fire-rated hoppers located on the balconies are remediated or replaced. SIB: • Ensuring the electrical intake cupboards are identified on the site plans. • Ensuring a dated vulnerable resident list is located in the SIB. MAIN ENTRANCE: • Ensuring the Drop-down key to the main entrance of 34-52 is operable. ELECTRICAL INTAKE: • Ensuring a SATISFACTORY EICR from 27/10/22 is confirmed and where unsatisfactory action is taken to remedy issues to ensure the installation is satisfactory to comply with BS7671. • Ensuring the CO2 extinguishers are removed from the Electrical Intake cupboards as per LBHF instruction dated 4/9/23. • Ensuring the electrical risers are enclosed in suitable fire-rated cupboards with appropriate hazard warning and keep locked signage displayed. PORTABLE FIRE EXTINGUISHING MEDIA: • Ensuring the two CO2 extinguishers are scheduled for testing and maintenance to comply with BS5306 as past the due date of August 2023. MEANS OF ESCAPE: • Ensuring internal escape route corridors are free of trip hazards. VOID AND HATCHES: • Ensuring that a survey of the roof void is carried out to check the integrity of compartmentation. • Ensuring that the roof void access doors located in the common area are upgraded/replaced with fire-rated FD30S doors. • Ensuring the unauthorised rubbish is cleared from the roof void, (on the right-hand side). DOORS: • Ensuring the sampled audited flat doors are replaced/upgraded to FD30S doors. • Ensuring all remaining flat doors are surveyed in unaudited flat(s) to ensure they meet current benchmark standards, and action to bring any audited and non-compliant flat doors to current benchmark standards. • Ensuring the two access doors to the roof void are replaced with FD30S doors. DETECTION: • Ensuring the sampled audited flat installs adequate detection to BS 5839-6, to ensure they provide 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. LBHF EMERGENCY CONTACT DETAILS: • Ensuring LBHF emergency contact details are clearly displayed in the common areas of the building.</p>
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### Guidance

#### Copyright:

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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?	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?	Yes
Are there roof voids access hatches within the communal areas?	Yes
Are all roof void access hatches fitted with securing devices?	Unable to Confirm
Are all hatches providing suitable fire and smoke resistance?	No
Was a survey of the roof void carried out as part of this inspection?	The assessor surveyed the only part of the roof void which was accessible and safe to inspect.
Is the compartmentation within the roof void to the correct standard?	Unable to Confirm
Is the roof void clear of personal items or artefacts?	No
Are there other concerns identified with the roof void?	Yes
Are lifts installed?	No
Did you get access to survey the lift motor room?	N/A
Are there any other concerns with Lifts or the Lift Motor Room?	N/A
Are there utility cupboards within the communal area?	Yes
Are there any breaches in compartmentation?	No
Do utility cupboard doors appear to be FD30s standard?	No
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 personal items or rubbish in any inspected utility or riser cupboard?	No
Is there a CO2 extinguisher inside each large electrical cupboard?	Yes
Are CO2 extinguishers compliant?	No

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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 internally or externally?	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?	No
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversely affecting the escape routes?	Yes
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?	No
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?	Yes
Where lifts are installed, are suitable fire safety signs displayed at each level?	N/A
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

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Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme? No

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If there is no emergency lighting, does the building require the installation of an emergency lighting system? N/A

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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

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Does the building have suitable means to naturally ventilate the escape routes? Yes

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Is there a smoke ventilation system installed? N/A

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Are there any concerns identified with ventilation of the internal escape route? No

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<b>Doors</b>
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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 the property 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?	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 flat entrance FD30s doors in required areas of the building (dead ends, stairwells, enclosed buildings)?	Yes
Where FD30s doors have been installed, do any inspected doors have a certification marking?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	No
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?	Unable to Confirm
Are there other concerns identified with the flat entrance doors?	Yes



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<b>Fire Hazards</b>
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Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas?	No
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?	No
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?	Yes
Has fixed electrical wiring been subject to a safety inspection within the past five years?	Yes
Is there a lightning protection system installed?	Yes
Is there a valid date on the fitted certificate?	No
Is the lightning protection free from defects and secured sufficiently?	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 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 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? Unable to Confirm

Is there a working Drop Key mechanism to access the building? Yes

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 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 with fire safety management? Yes

Does the building contain both commercial outlets and residential dwellings? Yes

In buildings with commercial outlets, do residents share any elements of the means of escape? No

Where there is a shared escape route, is there a suitable interlinked fire alarm system installed? N/A

Any other concerns identified with control of shared means of escape? N/A

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<b>Safety Management</b>
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Are in-house checks of the Emergency Lighting being carried out and recorded?

Unable to Confirm

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Are in-house checks of Fire exits and Escape routes being carried out and recorded?

Unable to Confirm

	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