

Hammersmith and Fulham by FCMS



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| Fire Risk Assessment of: | 131-166, Lancaster Court, London, SW6 5TH |
| Author of Assessment: | Ronnie Archer - Fire Risk Assessor |
| Quality Assured by: | Nicola Heywood - Administrator/Project Coordinator |
| Responsible Person: | Jonathan Pickstone |
| Risk Assessment Valid From: | 03/07/2023 |
| Risk Assessment Valid To: | 03/07/2025 |

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| Building Features |
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| Approximate Square Area of the Building: | 650 |
| Number of Dwellings: | 35 |
| Number of Internal Communal Stairs: | 3 |
| Number of External Escape Stairs: | 0 |
| Number of Final Exits: | 2 |
| 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: | Assuming 2 persons per flat 35 x 2 = 70 residents |
| Current Evacuation Policy: | Stay Put Procedure |
| Recommended Evacuation Policy: | Stay Put Procedure |
| Last LFB Inspection: | |

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| Survey Findings: |
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| <p>Building Construction & Layout:</p> | <p>A purpose-built medium-rise block of traditional brick construction with reinforced concrete. The block is rectangular in shape and in two parts. One side has 5 levels and the other 8 levels, it has a flat roof and was built circa 1970. The main entrances lead to a single staircase and the lift is located on the right-hand 5-storey side. There is an out-of-use basement, secured by Gerda lock which contains storage sheds that are not in use. The block has an open balcony approach to the dwellings and has no dead-end conditions. Ground floor flats open onto street level. There are two electrical intake cupboards, one is located in the basement, and one is in the common area under the central stairs. Waste hoppers are located on all open decks and serve refuse chutes to the two external bin stores. New secure by design/BM Trada flat entry doors with integral self-closing devices were fitted throughout the block. The dwellings have small inboard balconies to the rear of the block. The block is fitted with a dry riser. There is an electronic entry door located at the front of the block, together with Drop Key access. Two single concrete stairwells link the ground floor to the upper floors. A centrally located passenger lift serves all floors from ground to fourth with the lift motor room located on the roof. All flats are accessed from an open balcony approach with two directional means of escape offered. The block has a communal garden & resident car parking.</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 were 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 a high standard of fire safety:</p> <ul style="list-style-type: none"> • Ensure that compartmentation within escape routes, the electrical intake cupboards, and flat entrance doors are all fire rated with signage where appropriate. • Ensure adequate detection is installed in all flats. • Ensure electrical wiring has had an EICR test conducted within the last five years. • Ensure fire extinguishers are serviced, correctly sited on brackets, with signage displayed. • Ensure housekeeping is improved and rubbish waste is removed from the electrical cupboards, the basement, and external areas. • Ensure a fusible link is installed in the bin chute. • Ensure lightning protection has been serviced and faulty light, repairs are conducted. • Ensure emergency lighting has been serviced. • Ensure the Premises Information box is checked to confirm the contents are correct. • Ensure the means of escape have no trip hazards & pigeon waste. |
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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 |
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| 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? | N/A |
| 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 |
| Is the compartmentation acceptable? | Yes |
| Did you get access to survey the lift motor room? | 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? | No |
| Is there evidence to confirm FD30s doors are certified? | Yes |
| 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 |

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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

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| 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? | 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? | N/A |
| Are there other concerns identified with the evacuation of the building? | Yes |
| 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? | Yes |
| Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme? | No |
| If no emergency lighting is installed, 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 |
| 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 |
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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 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? | Yes |
| 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? | No |
| Do the inspected FD60s doors have certified markings? | Yes |
| 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? | Yes |
| Are there other concerns identified with the flat entrance doors? | Yes |

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| Fire Hazards |
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| 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? | Yes |
| Has fixed electrical wiring been subject to a safety inspection within the past five years? | Unable to Confirm |
| Is there a lightning protection system installed? | Yes |
| Is there evidence of a valid certification? | No |
| 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?

Yes

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| Fire Safety Management |
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| Are there hydrants within the grounds of the property estate? | Not Applicable |
| 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? | No |
| Is there a working Drop Key mechanism to access the building? | Unable to Confirm |
| Is there a Dry Riser installed? | Yes |
| Are there outlets on each level above the 6th storey? | No |
| 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? | 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? | 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? | No |
| 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 |
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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 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? Yes

Any other concerns identified with the management of information? No

| | 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: | |
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| Risk Score at the time of the Assessment | Moderate Risk |
| Risk Score if all actions are implemented: | Moderate Risk |