

## Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	The Grange, Lisgar Terrace, London, W14 8SL
Author of Assessment:	Ronnie Archer Fire Risk Assessor
Quality Assured by:	Nicola Heywood - Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	20/09/2023
Risk Assessment Valid To:	20/09/2025

## Hammersmith and Fulham by FCMS

### Building Features

Approximate Square Area of the Building:	250
Number of Dwellings:	36
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	9

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

Number of Occupants:	Based on 1-2 occupants per dwelling 36 x 1.5 = 54
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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 9-storey purpose-built block of flats &amp; maisonettes, built mid/late 20th century of traditional masonry construction, concrete floors, stairwells, and a flat roof. The property contains 6 flats which are located on the ground floor and 32 maisonettes, laid out over 2 floors on the upper floors 1, 3, 5, and 7. There is a refuse shed and electrical intake located in the centre of the block on the ground floor level next to the entrance. The main entrance is accessed by a call bell system, resident fob, and drop-down key and leads into an enclosed lobby that contains, 2 lifts and entrance to the means of escape stairwell which serves all floors, ground to 8 floor via notional fire doors. The stairwell has a 2nd fire exit at the opposite end of the lobby to the entrance. The lift motor room is located on the roof and is accessed by a stairwell from floor 8. The entrance lobby leads into the stairwell which is vented by louvered windows this then leads onto open balconies to the dwellings, with each deck having dead-end conditions. Emergency lighting is installed in the stairwell on all floors and outside all lifts. Fire Action Notices, No smoking, Fire exits, Floor numbers, and flat number signage are installed throughout the building on stairwells and on the balcony lobbies leading to the dwellings. Waste hoppers are located on all open decks which serve the refuse chutes to the external bin store. 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 at the rear of the block which is open and provides a 2nd alternative means of escape for dwellings on floors 5 and 7. The escape stairwell is protected by notional fire doors on all levels from the ground to the 8th floor. All dwellings are accessed from an open balcony approach with only 1 directional means of escape offered. The property has a private resident car park at the front and a communal play area at the rear of the block. On-street parking is available by phone and pay &amp; display.</p>
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## Hammersmith and Fulham by FCMS

<p>Executive Summary</p>	<p>Under LB H&amp;F 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 a high standard of fire safety;</p> <ul style="list-style-type: none"> <li>• Ensuring lightning strip testing has been carried out to comply with BS 62305.</li> <li>• Ensuring that the installed emergency lighting is confirmed as being tested to comply with BS5266.</li> <li>• Ensuring that additional emergency lighting is installed where identified as insufficient or absent in stairwells on all floors and in the access area leading to the lift motor room.</li> <li>• Ensuring that the electrical intake door is replaced with a compliant FD30s door with adequate Keep Locked and Electrical Hazard signage displayed.</li> <li>• Ensuring that the portable fire extinguishing media in the lift motor room are scheduled for testing and maintenance to comply with BS5306 as past the due test date of June 2023.</li> <li>• Ensuring the CO2 fire extinguishing media is removed from the electrical intake cupboard.</li> <li>• Ensuring compliant 'DO NOT USE LIFT' in the event of fire signs are displayed on floors 1, 3, 5, and 7.</li> <li>• Ensuring the audited flats install appropriate detection to comply with BS 5839-6 and to ensure they are provided adequate early warning of fire.</li> <li>• Ensuring a full detection survey is carried out in all the remaining unaudited flat(s), to ensure they are provided adequate early warning of fire, ensuring adequate detection is installed where identified as required.</li> <li>• Ensuring all residents in dwellings above the 3rd-floor level can evacuate their dwellings from an alternative means of escape in the event of an emergency.</li> <li>• Ensuring the appropriate information is available in the SIB for the Fire and Rescue Service, only 1 set of plans and no resident list.</li> <li>• Ensuring the access area door to the lift motor room has compliant signage displayed.</li> <li>• Ensuring the LBHF service that identifies and provides resources e.g. care line facility, to all current and future identified vulnerable residents in the event of fire, is taking place including PCFRA, and PEEPS, where necessary.</li> <li>• Ensuring LBHF emergency contact details are clearly displayed in the building.</li> </ul>
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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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<b>Compartmentation and Building Features</b>
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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?	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?	No
Do utility cupboard doors appear to be FD30s standard?	No
Is there evidence to confirm FD30s doors are certified?	N/A
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?	No
Is there a CO2 extinguisher installed inside any large electrical riser cupboard?	N/A
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

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?	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?	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?	Yes

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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?	No
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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<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 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?	No
Does every compartment door freely self close into the frame?	No
Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works?	Yes
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
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?	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?	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?	Yes
Any other concerns identified with smoking?	Yes
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?	Yes
Is there a lightning protection system installed?	Yes
Is there evidence of a valid certification?	Yes
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

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<b>Fire Safety Management</b>
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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?	Yes
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?	Yes
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?	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?	Unable to Confirm
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 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 there staff or site managers based at and working in the building? No

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Are staff trained to support an evacuation of the building during a fire emergency? N/A

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Any other concerns identified with on-site staff and their training? N/A

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Are fire safety records accessible in a suitable physical or digital format for fire inspection audits? No

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Is LBHF emergency and general contact details displayed in the communal area? No

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Any other concerns identified with the management of information? No

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	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