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Fire Risk Assessment of:	Fairburn House London W14 9LZ
Author of Assessment:	Christopher Horsfall TIFSM, AIOSH, Nebosh (CFS) Fire Risk Assessor
Quality Assured by:	Nicola Heywood - Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	22/11/2023
Risk Assessment Valid To:	22/11/2024

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Building Features

Approximate Square Area of the Building:	700
Number of Dwellings:	88
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	11

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 per Flat: 176
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Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:	
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Survey Findings:

<p>Building Construction & Layout:</p>	<p>An 11-storey, purpose-built block of flats built circa 1970 which shares an entrance lobby and concierge reception with Churchward House. The property has brick walls with rendered cladding in places. There is a flat roof containing the lift motor room, a dry riser outlet, and vents for internal extraction. Internal construction is concrete floors and brick walls. The building has a shared entrance and a second means of escape to the rear. At the time of this assessment, there was scaffolding in place over this rear exit area, but with clear egress from the emergency exit. There are two lifts provided for odd and even access to the upper levels, each with a drop-key override for the emergency services. Flats 1 to 8 are on the ground floor with 8 more flats on each of the other levels. Wayfinding signage has been provided to direct firefighting personnel entering via the stairs to particular floors and flats. All Flats are located internally to the building with entrances discharging directly to shared corridors. The corridors lead via 1-hour fire-rated doors into the protected staircase. The lifts discharge into their own protected lobbies which lead to both sides of the building via 30-minute fire-rated doors. The shared entrance lobby is accessed via key fob or intercom access from the internal flats. There is a further secured door from the lobby into Fairburn House. There is drop-key access for the emergency services on both entrances. The electrical intake, and gas meter cupboards are located in the concierge office areas, and there are riser cupboards through the building to each level with fire-rated cupboards in the corridors. Dry riser cupboards are located on every level and are signed as required. No communal detection system is installed in accordance with LBHF guidance for purpose-built blocks of flats. Access to the roof void is via the common areas. The 3 waste bin sheds are located in dedicated bin sheds positioned by each of the means of escape. The bin hopper chutes are located outside on balconies at the end of each corridor. Emergency lighting is installed in common areas.</p>
<p>Executive Summary</p>	<p>Under LBHF standard inspection requirements, a minimum of 10% of dwellings are included in the Type 1 survey. There are 26 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, these include but are not limited to</p> <ul style="list-style-type: none"> • No records were available of the testing of the fixed wiring. • The EICR certificate was not seen to confirm a satisfactory result or completion of remedial actions if required. Dates on distribution boards indicated they may have been out of date and there were records of testing on TF Cloud which were out of date or missing, therefore many records could not be confirmed as up-to-date and compliant. • There are compartmentation-related issues with the common area fire doors, electric supply cupboards, service penetrations in corridors, and air bricks/vents from flats along the means of escape. • Fire doors in the Concierge area were identified as deficient. • There were fire-stopping deficiencies identified. • The waste hopper bin sheds are next to a means of escape and the doors were open, creating a potential arson risk. • The Hopper bins did not have dampers fitted, or the dampers were damaged. • One flat had fire detection which did not work and some flats were not fully compliant with fire detection in accordance with LBHF guidance. • Some additional signage is required.

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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?	Unable to Confirm
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 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
Did you get access to survey the lift motor room?	Yes
Is the compartmenation acceptable?	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?	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
Are there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Are CO2 extinguishers installed inside each electrical riser?	No
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?	Yes
Does the external cladding appear suitably fitted and in good condition?	Yes
Is the external cladding constructed from fire rated materials?	Yes
Are the internal escape route walls and ceilings to Class 0 standard?	No
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

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

Does the building require the installation of an emergency lighting system? Yes

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? 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? No

Are there floor identification floor signs required where the flat numbers are located in more than one direction? See above for the Raised Action for Wayfinding signage.

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

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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?	No
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	Unable to Confirm
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 ?	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?	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 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?	No
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?	No
Does the refuse system appear to be free of physical defects?	No
Are there other concerns identified with refuse?	No
Has fixed electrical wiring been subject to a safety inspection within the past five years	No
Is there a lightning protection system installed?	Yes
Does the lightning certificate display a valid inspection date?	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 there 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? Not Applicable

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? Yes

Is there a Wet Riser installed? No

Is there a Dry Riser installed? Yes

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

Is there evidence to confirm Dry Risers are serviced? Yes

Are Dry Riser signs displayed appropriately? Yes

Are there any observable defects to Dry Riser 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? 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

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Does the building have both commercial outlets and residential dwellings?	No
Any there other concerns identified with the shared means of escape?	No
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
An orientated site plan showing the building in relation to other buildings, roads and open spaces?	yes
Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment?	yes
An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use?	no
A log-book to record document updates?	yes
A single page block plan identifying specified key fire-fighting equipment?	yes
Description of current fire evacuation procedure?	yes
The make-up of the building's external wall system?	yes
A 'Resident Mobility Summary'?	yes
A triage of 'responsible persons' and associates and their contact details for the purpose of access?	yes
How is access given the Fire and Rescue Service?	Sharing of keys
Has documentation relating to the assessment of the external wall structure been provided prior to the fire risk assessment being undertaken?	No
Risks mitigated and documented?	no
Documented?	no
Risk assessed and documented?	no
Information shared with the FRS and documented?	no

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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?	No

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?	No
Is there a suitable induction for new staff on fire safety?	Yes
Is there evidence of evacuation and fire warden training for on-site staff?	Yes
Are staff trained to support an evacuation of the building during a fire emergency?	Yes
Are fire safety records accessible (digital or paper) for fire inspection audits?	Unable to Confirm
Are LBHF emergency contact details displayed?	No
Any there other concerns identified with the management of information?	No
Are in-house checks of the Emergency Lighting being carried out and recorded?	Unable to Confirm
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?	Unable to Confirm

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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	Substantial Risk
Risk Score if all actions are implemented:	Tolerable Risk