

Hammersmith and Fulham by FCMS



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| Fire Risk Assessment of: | 16-59 Lampeter Square London W6 8PS |
| 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: | 20/12/2023 |
| Risk Assessment Valid To: | 20/12/2024 |

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Building Features

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| Approximate Square Area of the Building: | 850m2 |
| Number of Dwellings: | 43 |
| Number of Internal Communal Stairs: | 2 |
| Number of External Escape Stairs: | 5 |
| Number of Final Exits: | 7 |
| Number of Storeys | 10 |

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

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| Number of Occupants: | As per the SIB information sheet, 140. |
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| Current Evacuation Policy: | Stay Put Procedure |
| Recommended Evacuation Policy: | Stay Put Procedure |

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| Last LFB Inspection: | |
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Survey Findings:

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| <p>Building Construction & Layout:</p> | <p>A 10-storey purpose-built block of flats built circa 1970. The ground floor contains garages, bin sheds and resident store cupboards with access to the lifts and internal stairs. The 1st to the 7th levels contain a mixture of single-story and maisonette accommodation. The level above this are the lift rooms, water tanks, and roof access. The basement level contains the boilers. The property has a concrete frame with brick and block infill. The various roof sections are flat with asphalt covering. The 1st and 3rd levels have concrete walkways to the left side and concrete bridge-type walkways to the centre leading to the neighbouring block and their emergency exits. A dry riser outlet is provided on alternate landing levels and to the front outside the ground floor. Two lifts are provided which have fireman emergency override switches. There are two internal emergency exit staircases. The central stairs lead from level 7 down to the ground floor. The left-hand set leads from level 2 to the ground floor. The lift lobby and internal stairs are accessed via a key fob. There is drop-key access for the emergency services. Wayfinding signage has been provided to direct firefighting personnel entering via the two internal staircases and from the lifts. There are various electrical intake cupboards in various locations around the building and any identified issues with these are included in this report. The 2 waste bins store are located in dedicated bin sheds positioned at the left and centre of the building on the ground floor. The bin waste hopper chutes are located in cupboards next to the internal stairs on each level. Emergency lighting is installed in common areas both inside and outside the building. Parking is by permit. No communal detection system is installed in accordance with LBHF guidance for purpose-built blocks of flats. LD2 Grade D FDS are required inside flats in their hallway, landing, kitchen and lounge. All Flats are accessed from open balconies. Flats 16 to 28 are on the 1st level. Flats 29 to 41 are on the 2nd level. The 3rd level contains the 2nd storey of the 2nd level maisonettes, 29 to 41. Flats 42 to 48 are on the 4th level. Flats 49 to 51 are on the 5th level. This level also contains the 2nd storey of the maisonettes on the 4th level, 49-51. Flats 52 to 56 are on the 6th level. Flats 57 to 59 are on the 7th level and this level also contains the 2nd storey of the maisonettes on the 6th level, 52-56. The roof and lift motor room access hatches are on the 7th-floor landing and lift lobby.</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. There are 34 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:</p> <ul style="list-style-type: none"> • There were 3 large waste bins under the building on the ground floor level. • There was evidence of smoking in the common areas and in rooms accessed by contractors and staff. • There was no access to the lift motor room or other rooms accessed via the hatches on the 7th floor. • It could not be confirmed if the EICR test certificate included all areas where dates on distribution boards indicated they may have been out of date. • No records of monthly testing of emergency lights were seen to confirm completion or if done remotely. • No records of testing of the lightning protection system were seen to confirm a satisfactory result or completion of remedial actions if required. • No records of mandatory annual checks of flat doors or 3 monthly checks of compartment doors was seen. • No records of testing of emergency exit routes or safety audits were seen to confirm in-house checks are taking place. • The description of the dry riser system in the SIB is suspected of being incomplete. • The waste hopper bin sheds were not secured. • Hopper bin pull plates were of the manually operated type and should be upgraded to an automatic self-closing system. • The electrical supply cupboard had unauthorised items stored inside. • The electrical supply cupboard had 2 out of date CO2 extinguishers inside the cupboard. • The walls from the flats to the balconies are of an unknown composition. • There are compartmentation-related issues with the electrical supply cupboards and gas supply cupboard. • The electrical supply cupboard located in the means of escape on the left-hand stairs was not fire-rated. • One of the doors to the Flats inspected was not closing and repairs or adjustments are required. • The steps on the internal escape routes did not have edge markings to assist the visually impaired. • The fire detection in Flat 38 did not comply with the LBHF guidance of an LD2 Grade D alarm system inside each Flat. • A survey of other flats is required. • The redundant gas meter off the 1st floor was not suitably earthed and it could not be determined if gas is still supplied to other parts of the building through the remaining piping. • Emergency exit signs should be reviewed. • Wayfinding signage should be reviewed. • The window on the top level in the central stairs was sealed preventing it from being opened to vent potential smoke. • There was an incinerator which was attached to a switched fuse spur. |
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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? | 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? | No |
| Are there any other concerns with Lifts or Lift Motor Room? | Unable to Confirm |
| 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? | 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 there personal items or rubbish in any inspected utility or riser cupboard? | Yes |
| Are CO2 extinguishers installed inside each electrical riser? | Yes |
| Are CO2 extinguishers compliant? | No |
| Are there other concerns identified with the utility Cupboards and vertical risers? | No |
| Is external cladding fitted to the building? | No |

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Are the internal escape route walls and ceilings to Class 0 standard? Unable to Confirm

Are there other concerns identified with flammable materials? Yes

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? No

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? No

Where lifts are installed, are suitable fire safety signs displayed at each level? Yes

Does the building have an external escape route? Yes

Is the condition and features of the external escape route to an acceptable standard? Yes

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

Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme? Yes

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? | No |
| Are there any concerns identified with ventilation of the internal escape route? | Yes |
| Are all individual flat numbers highlighted using wayfinding signage? | No |
| 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? | Yes |
| Are there floor identification floor signs required where the flat numbers are located in more than one direction? | Yes |
| Are there appropriate evacuation signs on each floor within the communal lobbies? | Yes |

Doors

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| Is the main entrance door suitable as part of the evacuation strategy for the building? | N/A |
| 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 |
| 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 |

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| 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? | Yes |
| For open deck buildings, are there flat entrance doors not at a suitable fire and security standard? | Yes |
| Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ? | 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 |

Hammersmith and Fulham by FCMS

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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 | No |
| Any there other concerns identified with smoking? | Yes |
| Are there suitable locations provided for storage of refuse? | No |
| 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? | 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 |
| Does the lightning certificate display a valid inspection date? | Unable to Confirm |
| 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? | Yes |

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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 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? N/A

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? Unable to Confirm

Is there evidence to confirm Dry Risers are serviced? Yes

Are Dry Riser signs displayed appropriately? Unable to Confirm

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? Yes

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? Yes

Is there evidence of a cleaning contract? Yes

Did you encounter any potential hazards due to negligent contractor work at the property and its grounds? No

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| Are there other concerns identified to do with fire safety management? | No |
| 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 |
| A 'Resident Mobility Summary'? | yes |
| A triage of 'responsible persons' and associates and their contact details for the purpose of access? | yes |
| Description of current fire evacuation procedure? | yes |
| The make-up of the building's external wall system? | yes |
| Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment? | yes |
| A log-book to record document updates? | yes |
| An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use? | yes |
| A single page block plan identifying specified key fire-fighting equipment? | yes |
| An orientated site plan showing the building in relation to other buildings, roads and open spaces? | 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 |
| Information shared with the FRS and documented? | no |
| Risk assessed and documented? | no |
| Documented? | no |

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| Risks mitigated and documented? | no |
| 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? | Yes |
| 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

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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 |
| 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? | No |
| 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 |
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| 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 | Substantial Risk |
| Risk Score if all actions are implemented: | Tolerable Risk |