

## Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	1-69 College Court (Flats 1-14), Queen Caroline Street, London, W6 9DY
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:	18/12/2023
Risk Assessment Valid To:	18/12/2025

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### Building Features

Approximate Square Area of the Building:	200m <sup>2</sup>
Number of Dwellings:	14
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	1
Number of Final Exits:	1
Number of Storeys	7

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

Number of Occupants:	Based on 2 per flat: 28
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Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:

### Survey Findings:

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<p>Building Construction &amp; Layout:</p>	<p>A 7-storey, purpose-built block of flats built circa 1940 which is partly linked to 15-28 College Court. The property has traditional brick walls with concrete pillars, a slate-tiled roof that contains the 5th-floor accommodations, and timber floors with coated plaster ceilings. A dry riser outlet is provided on each landing, and to the front outside the Sublevel. The inside risers are not signed or enclosed but have secure tags which are padlocked to prevent tampering. No lifts are provided. Wayfinding signage has been provided to direct firefighting personnel entering via the front internal stairs. The shared entrance lobby is accessed via a key fob or intercom access from the internal flats. There is drop-key access for the emergency services. The electrical intake cupboard is located on the sublevel and has a fire-rated door into the cupboard, and a second fire-rated door leading to the outside lower level to the front of the building. The 2 waste bins are located in dedicated bin sheds which are positioned at the rear of the building in the central courtyard, shared with the other 4 blocks. The bin waste hopper chutes are located outside the flat windows. Emergency lighting is installed in common areas both inside and outside the building. Parking is limited on-street parking within the limitations of the local authorities. No communal detection system is installed in accordance with LBHF guidance for purpose-built blocks of flats. Each Flat entered (Flats 7 and 12) had an LD2 Grade D FDS installed in their hallway, kitchen and lounge. All Flats are accessed from the front door into the shared lobby and then up/down the shared stairs. Entrances discharge directly to the shared stairs on each level. The building has a shared entrance to the front which is the primary means of escape. Flats have a second means of escape to the rear via external metal stairs from the odd numbers side, with balcony access to the next block on the even side. At the time of this assessment, there was no confirmation that this was suitable or sufficient as a secondary means of escape. Doors were not fire-rated on the odd number side as far as could be seen from the outside, and the 3rd-floor door has not yet been fitted and is still a brick wall with cuts started in the bricks for the fitting of a door. Flats 1 and 2 are located on the -1 sublevel. Flats 3 and 4 are on the Ground floor. Flats 5 and 6 are on the 1st floor. Flats 7 and 8 are on the 2nd floor. Flats 9 and 10 are on the 3rd floor. Flats 11 and 12 are on the 4th floor. Flats 13 and 14 are on the 5th floor. The roof void access hatch is located on the 5th-floor landing.</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 16 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"> <li>• Records of testing of the fixed wiring show an unsatisfactory outcome however, evidence has been provided that the remedial work has been completed.</li> <li>• No records of testing of the dry riser system were seen to confirm a satisfactory result or completion of remedial actions if required.</li> <li>• No records of testing of emergency exit routes were seen to confirm in-house checks are taking place.</li> <li>• The waste hopper bin sheds were not secured.</li> <li>• Hopper bin pull plates were of the manually operated type and should be upgraded to an automatic self-closing system.</li> <li>• The waste hopper chutes had damaged seals which may contain Asbestos-related material (rope).</li> <li>• There are compartmentation-related issues within the common escape route inside the building.</li> <li>• There are compartmentation-related issues between the party walls and the doors fitted in the walls of the loft/roof void.</li> <li>• The access hatch to the roof void was not fire-rated.</li> <li>• The access hatch to the roof void was not secured to prevent unauthorised access.</li> <li>• The electrical supply cupboard had waste stored inside the cupboard.</li> <li>• The electrical supply cupboard had 2 out of date CO2 extinguishers inside the cupboard.</li> <li>• The door to Flat 11 was not yet upgraded to an FD60s door.</li> <li>• There are loose cables on the outside of the building that could hinder rescue attempts by the FRS.</li> <li>• The rear metal stairs are rusted and at risk of failing.</li> <li>• There were no emergency contact details displayed within the building near the fire action notices.</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?	Yes
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 void access hatches within the communal areas?	Yes
Are all roof void access hatches fitted with securing devices?	Yes
Are all hatches providing suitable fire and smoke resistance?	No
Was a survey of the roof void carried out as part of this inspection?	Yes
Is the compartmentation within the roof void to the correct standard?	No
Is the roof void clear of personal items or artefacts?	Yes
Are there other concerns identified with the roof void?	Yes
Are lifts installed?	No
Is there a lift motor room?	No
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?	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?	No
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

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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?	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?	No
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?	Yes
Is the condition and features of the external escape route to an acceptable standard?	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

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

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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

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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? No

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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 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 any flat entrance doors not conforming to FD60s standard?	Yes
Do the inspected FD60s doors have certified markings?	Yes
Are positive action self-closers fitted and to the front face of the doors?	Yes
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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<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?	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?	No
Does the refuse system appear to be free of physical defects?	No
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?	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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<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?	No
Is a Premises Information Box installed?	No
Are there complexities or unique features to the building to warrant the installation of a Premises Information Box?	N/A
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?	Unable to Confirm
Is Dry Riser signage displayed appropriately?	No
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?	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
Does the building contain both commercial outlets and residential dwellings?	No
Any other concerns identified with control of shared means of escape?	No

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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? No

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Are fire safety records accessible in a suitable physical or digital format for fire inspection audits? Unable to Confirm

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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
<b>Low</b>	Trivial Risk	Tolerable Risk	Moderate Risk
<b>Medium</b>	Tolerable Risk	Moderate Risk	Substantial Risk
<b>High</b>	Moderate Risk	Substantial Risk	Intolerable Risk

<b>Risk Scores:</b>	
Risk Score at the time of the Assessment	Substantial Risk
Risk Score if all actions are implemented:	Tolerable Risk