

## Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	1-69 College Court (15-28), 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:	100m <sup>2</sup>
Number of Dwellings:	14
Number of Internal Communal Stairs:	2
Number of External Escape Stairs:	0
Number of Final Exits:	2
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 Based on LBHF information in the PIB: 39
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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 1-14 College Court and fully linked to 29-42 College Court. The property has traditional brick walls with concrete pillars, a slate-tiled roof which contains the 5th-floor accommodations, and timber floors with coated plaster ceilings. There are private balconies on the 3rd level to the front with concrete floors and metal balconies at the rear on the 2nd and 3rd levels, and metal balconies to the front on levels 1 to 5 which are shared with the block 29-42 flats. A dry riser outlet is provided on each landing up to and including the 4th Floor, and to the front outside the -1 sublevel. The risers located inside 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. There are 2 shared entrance lobbies accessed via a key fob or intercom access from the internal flats. The right-hand door is for the -1 sublevel Flats 15 and 16, and the left-hand door is for Flats 17 to 28. There is drop-key access for the emergency services for both doors. The electrical intake cupboard is located on the -1 sublevel and has a fire-rated door into the cupboard. The 2 waste bin stores are located in dedicated bin sheds positioned at the rear of the building in the central courtyard shared with the other 4 blocks. The bin waste hopper chutes are located on Flat balconies and on even floors via doors onto shared balconies. Emergency lighting is installed in common areas both inside and outside the building. Parking is limited on-street within the limitations of the local authorities. No communal detection system is installed in accordance with LBHF guidance for purpose-built blocks of flats. One of the 2 flats entered (Flat 23) did not have detectors fitted in their kitchen or 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 from the ground floor and upper floors, and a second means of escape for the -1 sublevel flats. The odd number Flats have a second means of escape to the rear via balcony access to the next block on the even side via windows. At the time of this assessment, there was no confirmation that this was suitable or sufficient as a secondary means of escape. Flats 15 and 16 are on the -1 sublevel. Flats 17 and 18 are on the Ground floor. Flats 19 and 20 are on the 1st floor. Flats 21 and 22 are on the 2nd floor. Flats 23 and 24 are on the 3rd floor. Flats 25 and 26 are on the 4th floor. Flats 27 and 28 are on the 5th floor. The roof void access hatch is 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 13 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>• 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>• The waste hopper bin sheds were not secured.</li> <li>• Waste 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 system had damaged chutes.</li> <li>• There was rubbish left on the balconies in the bin chute areas.</li> <li>• There are compartmentation-related issues with respect to the service pipe/cable boxing within the common escape route inside the building.</li> <li>• The electric cupboard door did not have smoke seals fitted.</li> <li>• The doors from the common stairs to the bin chute balconies did not have smoke seals fitted.</li> <li>• The access hatch to the roof void was not fire-rated.</li> <li>• The electric supply cupboard had an out-of-date CO2 extinguisher inside the cupboard.</li> <li>• The roof void did not have confirmed fire separation between the walls added in the loft and the ceilings of the flats below.</li> <li>• The roof void doors in the walls added in the loft were not closed.</li> <li>• There are loose cables on the outside of the building that could hinder rescue attempts by the FRS.</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?	Unable to Confirm
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?	Unable to Confirm
Is the roof void clear of personal items or artefacts?	No
Are there other concerns identified with the roof void?	Yes
Are lifts installed?	No
Is there a lift motor room?	N/A
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?	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?	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?	Yes

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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
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?	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? 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?	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?	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?	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?	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?	No
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?	No
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?	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?	N/A
Is there evidence to confirm the Dry Riser is serviced?	Unable to Confirm
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?	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? 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
<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