

## London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Cox House, Field Road, London, W6 8HN
Author of Assessment:	Jakub Owczarek MIFSM, ACABE, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBHF
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	06/03/2024
Risk Assessment Valid To:	06/03/2026



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- o Mains shut off valves' locations,
- o Hydrant locations,
- o Fire engine building approach zones,
- o Fire active control measures marked;
- Inspection regime sheet;
- Emergency Evacuation Resident Information.

The ground floor is 1m lower than street level. 16 maisonettes are accessed directly from the outside without the need to use the communal access decks nor staircase. The upper maisonettes are accessed via open deck balconies on the 2nd and 4th floors.

Balcony Approach, 'open deck' design, on floors 2 and 4 with dead end conditions and passing fire risk.

Access deck balconies at the front elevation of the RHS wing, and rear elevation of the LHS wing.

Lift motor room and water tanks located in the top section of the central core stairwell, accessed from the 4th floor, via an enclosed staircase. Lift motor room is on the 6th floor (high ceilings – two level), and two water tanks' areas, on either side of the lift motor room, on the roof level, accessed by a ladder and a hatch from the service staircase.

Electrical Intake Rooms (EIR) – both accessed externally, at the rear of the building.

Caretakers' Room/Break Area To the right of the main entrance – accessed directly from the outside, no use of communal MoE route.

The refuse area is located at the front of the building and utilises fire rated containers for general and recycling waste.

The ground floor maisonettes have their own private gardens, RHS (from the staircase) maisonettes have gardens to the rear, LFS maisonettes have gardens on the street side.

Private balconies on the rear side of the RHS wing, and the front side of the LHS wing, 2nd and 4th floors.

Flat Entry Doors (FED) – FD60s SC.

Class O surface finishes throughout the Common Routes/MoE.

Dry riser installed – valves at: Ground – 2nd – 4th floors in lift lobbies. No dry riser outlet on the roof.

A live gas supply – Gas rising mains are run externally and branch off to each balcony deck, run under the soffit and branch off downwards to each dwelling. The pipework comprises of steel pipes of varying diameters.

UPVC encasement windows in all accommodation units, all Elevations.

Emergency Escape Lighting provision in EIR, staircase, lift motor room and the water tank sections.

Ventilation of communal MoE is by virtue of open deck access to the corridors.

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	<p>Lightning protection system installed.</p> <p>At the rear is a large (detached, approx. 3m from the rear garden fence) podium structure containing a secure UK PN area and a covered car park, currently used as car wash, on top of which is a children's play area.</p> <p>There are no limitations on travel distance in the common escape routes for flats with external balcony or deck approach. The furthest FED's are &lt;45m (RHS 38m, LHS 29m) from the Dry Rising valve, on floors 2 and 4. All ground floor accommodation units are accessed directly from the outside</p> <p>Access for FRS engines from all sides of the property, except the rear side of the RHS wing – garage/playground area.</p> <p>Fire Hydrant – approx. 30m from the façade.</p>
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<p>Executive Summary</p>	<p>At the time of the Inspection the Assessor identified that the premise has predominantly adequate standard of Compartmentation along the communal MoE routes, with the noted deficiencies requiring either further inspection, installations and/or remedial upgrade works.</p> <ul style="list-style-type: none"> <li>-GF Lift Landing – air brick venting the caretaker's room into the communal MoE stairway.</li> <li>-A breach in the compartmentation wall between the lift motor room and the MoE staircase for contractors working in the roof/water tank room.</li> <li>-Lift motor room – Decommissioned access hatch – non-compliant, thin metal hatch with wide gaps does not provide a suitable protection to the communal MoE route beneath this high-risk area.</li> </ul> <p>Remedial fire stopping works are necessary.</p> <p>Automatic extract ventilation system noted on the roof – it is understood that all bathrooms are connected. Additional compartmentation survey within the dwellings is recommended to ensure a potential fire would not spread between the levels via the ventilation shaft.</p> <p>There are 'Dead End' conditions on 2nd and 4th floor balcony decks, on either side of the centrally located staircase. Breaches in compartmentation noted along all decks, below 1.1m – original and resident made ventilation louvres. Decks are &lt;2m wide. Installation of FR30 intumescent grilles over the vent louvres to ensure the required protection of the MoE has been recommended.</p> <p>FEDs throughout the surveyed premise are of the same type – certified FD60s SC door sets.</p> <p>Mains risers – Notional FD30 installed. The surveyed premise is a balcony deck approach building, which reduces the risk due to open air access. This made the Assessor deem the existing notional FD acceptable.</p> <p>No EEL provision within the MoE balcony decks (stairways only) as reliance is on 'borrowed light'. It is undetermined whether suitable and sufficient 'borrowed light' in the hours of darkness and or power failure would sufficiently illuminate the MoE stairwells. Recommend installation of non-maintained EEL along the MoE access decks during the next major refurbishment. Any installation should be in accordance with BS 5266.</p>
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AFD provision exists within the accommodation units, LD2, D1 - BS5839-6.

Lightning Protection installed.

Roof/Water tank rooms – Timber walkway above the lift motor room, linking both water tank rooms has been noted. Each of the water tank rooms has a door opening onto the walkway and the roof.

No signage leading to alternative exit, should a fire start in the lift motor room and the timber walkway was compromised. Remedial works to install signage ensuring the alternative MoE routes are clear to find were recommended.

Accumulation of vast quantities of fire load on private balconies – the risk is reduced due to two floors separating balconies, thus limiting the possibility of a fire spreading vertically. Nevertheless, it is recommended that the residents are made aware of the importance of keeping the fire load on balconies to a minimum.

MoE from upper (non-entry) levels of maisonettes – the upper level of maisonettes accessed from GF is <4.5m from the ground, however, the type of windows installed cannot be used as alternative MoE (only top part of a window is openable).

The upper level of the maisonettes accessed from the 2nd and 4th floor balconies – not within the remit of this inspection and could not be confirmed. It is recommended that the matter is investigated further by conducting a Type 3 inspection.

The Accommodation units' Internal Design was not subject to inspection by the Assessor to confirm adequate compartmentation.

Persons at Risk – it is not untypical of a social housing block for persons of various ages, physical and cognitive abilities, and behavioural types to be in the premises by way of lawful and unlawful tenancies or visit. It had not been identified to the Assessor of any specific individual person/s especially at risk from fire. It is expected that lone workers (LBHF cleaning operatives) are informed of, 'site specific' risks and have appropriate Fire Safety awareness Training.

It is the Assessors opinion that the 'Stay Put' strategy adopted is adequate, subsequent to further surveys/inspections to be undertaken and inclusive of the identified remedial works to be actioned as noted in this FRA.

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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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<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?	Yes
Does the building have a roof void?	No
Are there roof void access hatches within the communal areas?	Yes
Are all roof void access hatches fitted with securing devices?	N/A
Are all hatches providing suitable fire and smoke resistance?	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
Is the compartmentation acceptable?	No
Did you get access to survey the lift motor room?	Yes
Are there any other concerns with Lifts or the Lift Motor Room?	No
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?	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
Is there personal items or rubbish in any inspected utility or riser cupboard?	No

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Is there a CO2 extinguisher installed inside any large electrical riser cupboard?	N/A
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility cupboards and vertical risers?	Yes
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?	Yes
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?	No
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



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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?	N/A
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?	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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### Fire Hazards

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?	No
Are there other concerns identified with refuse?	No
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?	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)?	Yes
Any other concerns identified with ignition sources?	No

### 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?	Yes
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?	N/A
Is there evidence to confirm the Dry Riser is serviced?	No
Is Dry Riser signage displayed appropriately?	Yes
Are there any observable defects to inlets or outlets and their casings?	Yes
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?	N/A

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### Safety Management

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
Any other concerns identified with on-site staff and their training?	N/A
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	Yes
Is LBHF emergency and general contact details displayed in the communal area?	Yes
Any other concerns identified with the management of information?	No

### Actions Arising from the Survey:

	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