

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Woodford Court, Shepherd's Bush Green, London, W12 8QZ
Author of Assessment:	Z Noorgat LBHF Fire Safety Surveyor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	26/02/2025
Risk Assessment Valid To:	26/02/2026

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Building Features

Approximate Square Area of the Building:	90m2
Number of Dwellings:	114
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Stair Lifts:	
Number of Storeys	20
Uninhabited Roof Void?	
Basement Present?	
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	c. 400
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

Survey Findings:

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<p>Building Construction & Layout:</p>	<p>1970s, purpose-built tower block of concrete frame construction, with concrete floors, brick exterior walls and a flat, concrete roof.</p> <ul style="list-style-type: none"> The exterior windows to the block were replaced in 2010, and the windows to the lounge and bedrooms to the flats are fitted with composite infill (spandrel) panels, similar in design to the composite panels fitted to windows in Shepherds Court that were involved in the fire at that block in 2016. <p>Woodford Court is a purpose-built block of residential flats consisting of 19 residential floors located above the ground floor, with a total of 113 flats. There are six self-contained flats on each floor, other than on the first floor which has five, all of which are accessed via a common corridor, which also provides access to the lifts and the single staircase.</p> <p>The common parts comprise the entrance lobby, staircase, corridors, lifts, service and electrical riser/meter cupboards, external bin area, external store/utility rooms, external security office, IT room, plant and service rooms, and the roof level lift motor room. The height of the building is 56 m.</p> <p>The security/concierge office consists of two ground-floor rooms, the main reception desk and office and a small staff kitchen, and forms part of this risk assessment.</p> <p>The IT room on the ground floor of the block has an external access door and contains IT and electrical equipment associated with CCTV and security for LBHF. An area of this room has been sectioned off as a storeroom, for use by LBHF, which has its own external entrance.</p> <p>The lower-level car park is accessed off the ground-floor service road and is managed by LBHF for use by tenants. Pedestrian access is available into this car park from the service road. There is a concrete compartment floor separating the car park from the residential block above, and there are no internal openings between the residential block and the car park.</p>
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<p>Executive Summary</p>	<p>The communal area overall appeared to provide a decent level of fire safety; however the below issues were noted:</p> <ol style="list-style-type: none"> 1) The external cladding has questional fire resistance and requires further investigation/replacement. 2) The emergency evacuation system should be confirmed to be tested periodically. 3) Wayfinding signage requires improvement. 4) Some notional flat entrance doors and security gates require further attention. 5) A type 4 FRA is required in the near future. 6) Lightning protection system annual service requires renewal. <p>As this block is deemed to be a higher-risk building (HRB) (a building in England that's at least 18 meters tall or has at least seven storeys, and contains at least two residential units.) under The Building Safety Act 2022, any changes to the building should be communicated to the buildign safety manager so that an informed decision can be made on the validity of the existing fire risk assessment or the need for a new FRA to be carried out.</p>
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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?	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?	Yes
Is there a lift motor room?	Yes
Is the compartmentation acceptable?	Yes
Did you get access to survey the lift motor room?	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?	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
Are there personal items or rubbish in any inspected utility or riser cupboard?	No
Are CO2 extinguishers installed inside each electrical riser?	N/A
Are CO2 extinguishers compliant?	N/A

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Are there other concerns identified with the utility Cupboards and vertical risers?	No
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?	No
Are the internal escape route walls and ceilings to Class 0 standard?	Yes
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?	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

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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
Does the building require the installation of an emergency lighting system?	No
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?	Yes
Does the ventilation system appear to be in good working order?	Yes
Is there certification on site to confirm the ventilation system is maintained and serviced?	N/A
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?	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

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

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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?	Yes
Does every compartment door freely self close into the frame?	No
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?	Yes
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 ?	Unable to Confirm
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?	Yes

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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
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 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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Fire Safety Management

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Are there hydrants within the grounds of the property estate?	Unable to Confirm
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 Dry Riser installed?	No
Is there a Wet Riser installed?	Yes
Are there Wet Riser outlets on each level above the 6th storey?	Yes
Is there evidence to confirm Wet Risers are serviced?	Yes
Are Wet Riser signs displayed appropriately?	Yes
Are there any observable defects to Wet 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
Does the building have both commercial outlets and residential dwellings?	No
Any 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

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Where the SIB is not on view externally, is there appropriate signage internally to assist in locating the SIB?	Yes
Does the SIB contain:	yes
Does the SIB contain:	no
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	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
Where there is evidence of a risk of external spread of fire, has the design of the external wall construction and the materials used been:	no
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Where there is evidence of a risk of external spread of fire, has the design of the external wall construction and the materials used been:	no
Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis?	Yes
Is there evidence that all defects relating to essential fire-fighting equipment has been actioned?	Yes
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?	Yes

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Is there evidence that all communal fire doors being checked every 3 months? Yes

Is there evidence that with all best endeavours all in-flat front doors are being checked annually? Yes

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? Unable to Confirm

Is there a suitable induction for new staff on fire safety? Unable to Confirm

Is there evidence of evacuation and fire warden training for on-site staff? N/A

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? Yes

Are LBHF emergency contact details displayed? Yes

Any other concerns identified with the management of information? No

Are in-house checks of the Emergency Lighting being carried out and recorded? Yes

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

Actions Arising from the Survey:

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