

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Michael Stewart House, Clement Atlee Estate, Lillie Rd, Fulham, SW6 7SE
Author of Assessment:	Z Noorgat LBHF Fire Safety Surveyor
Quality Assured by:	Anthony Gushman FIFireE. Head of Fire Compliance
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	20/11/2024
Risk Assessment Valid To:	20/11/2025

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Building Features

Approximate Square Area of the Building:	1400
Number of Dwellings:	104
Number of Internal Communal Stairs:	3
Number of External Escape Stairs:	0
Number of Final Exits:	7
Number of Stair Lifts:	
Number of Storeys	8
Uninhabited Roof Void?	
Basement Present?	
Gas Installed to Building?	
Solar Panels Installed on Building?	no
Number of Occupants:	156
Current Evacuation Policy:	Mixed Evacuation Procedure
Recommended Evacuation Policy:	Mixed Evacuation Procedure
Last LFB Inspection:	

Survey Findings:

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Building Construction & Layout:	Michael Stewart House, located at the Clem Athlee Estate, is a purpose-built sheltered housing block constructed in the 1970s. It has reinforced concrete substructure, brick internal walls, and uPVC-framed windows with spandrel panels, which were replaced in March 2024. Built under CP3 Chapter IV Part 1: 1971, the building follows fire safety recommendations for flats and maisonettes, including compartmentation and protected stairways. The building consists of 104 one-bedroom flats spread across eight storeys, including a ground floor and seven upper floors, standing at 21 meters high. Access is secured by an intercom system with key-coded/fob entry and FRS override. Two passenger lifts are available, with one (Lift A) being a firefighter's lift. The fire evacuation strategy is mixed, with simultaneous evacuation for ground floor communal areas and a 'Stay Put' policy for residents in their flats. The fire alarm system includes BS 5839-1 L1 for communal areas and LD1, D1 in dwellings, interlinked for automatic smoke detection and alarms. The building has three FD30s SC protected, ventilated stairways with exits leading directly to the grounds, rear garden, and final exit gate. The ground floor contains various communal facilities such as a lounge, kitchen, laundry, and gas meter room. The building is designed for smoke dispersal with PV louvres and PV for ventilating lift lobbies and scooter rooms. Flat entry doors are FD60s SC doors, and hold-open devices allow airflow. The upper floors are served by three staircases, with alternative means of escape for each flat. The central lobby contains two lifts, with fire service switches and FD30s SC protected compartments. The building features a dry riser system, waste chutes, and a roof-mounted plant room with a boiler room and water tank. The gas meter room is ventilated, and the fire panel is located in the entrance lobby. Emergency lighting, signage, and a Premises Information Box (PIB) are installed for safety.
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Executive Summary	The communal area was accessed by the assessor and the following requires further attention: - External cladding noted to external façade which requires confirmation relating to its combustible properties. - Crudely installed electrical wiring noted with non fire rated clips.. - No certification to confirm whether Redcare type /fire alarm system is serviced/maintained. - Confirmation required as to whether mixed fire alarm system has secondary channel for communication. - Confirmation required that communal fire detection does not exceed 55db at bed heads. - Recommendation for dry riser to be replaced with wet riser in accordance with BS9990:2015. - Recommendation for a full evacuation system to be implemented in accordance to BS 8629:2019. - Recommendation for sprinkler system to be installed in accordance with BS9251:2021. - Poorly installed ceiling hatches noted on top floor. - Missing fire stopping to noted in to service hole in plant room, top floor intake cupboard & pump room on ground floor. - Confirmation required that all staff receive "induction fire safety awareness" training. - PCFRA's and PEEPS to be confirmed and updated. - Void hole noted in ceiling on uppermost floor. A sample flat was inspected by the assessor and the flat entrance door was deemed in good working order and AFD was present.
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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?	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
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?	No
Are there any fire-fighting lifts?	Yes
Is there a lift motor room?	Yes
Did you get access to survey the lift motor room?	Yes
Is the compartmentation acceptable?	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?	Yes
Is there damage to any part of the doors or frames affecting its performance as a 30 minute fire and smoke resistant door?	No
Is there a CO2 extinguishers installed near to or inside the electrical riser?	No
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility Cupboards and vertical risers?	No
Is external cladding fitted to the building?	Yes

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Does the external cladding appear suitably fitted and in good condition?

Yes

Is the external cladding constructed from fire rated materials?

Unable to Confirm

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

Yes

Are there other concerns identified with flammable materials?

No

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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?	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 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?	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
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	Yes
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?	No

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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 to the property 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?	Yes
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 FD30s standard?	Yes
Where FD30s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
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?	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
Is there a designated smoking area within the grounds of the property?	No
Any there other concerns identified with smoking?	Yes
Are there suitable locations provided for storage of refuse?	Yes
Is the refuse area appropriately clear and well managed?	Yes
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 current portable electrical appliances (PAT) annual test record	Yes
Are the electrical sockets and extension plugs suitable and loaded to the correct amperage?	Yes
Are there wheelchair or stair lifts in the property	No
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	Yes
Any there 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
Is the Type of communal fire alarm system installed to the correct LBHF standard?	No
Are detector heads sited appropriately to provide the required coverage for the system Type?	Yes
Are there sufficient inbuilt or standalone sounders to alert all occupants in the building to the required decibel levels?	Unable to Confirm
Is a fire panel installed?	Yes
Is the fire panel suitable?	No
Is the fire panel in good working order with no faults?	Yes
Is an out of hours contact number given and persons/organisations appointed to attend and reset the fire panel?	Yes
Are manual call points installed?	Yes
Are manual call points installed in all required areas?	Yes
Is a Red Care type system installed?	Yes
Is the red care system suitable and in good working order?	Yes
Is there a service contract and maintenance programme in place?	No
Are repeater panels installed?	No
Any other concerns identified with the early warning detection system?	Yes

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Fire Safety Management

Are there hydrants within the grounds of the property estate?	Yes
Are there notable restrictions for the positioning of fire appliances within 20 meters of the building?	No
Is a Premises Information Box installed?	Yes
Does the Premises Information Box contain appropriate resources to aid attending fire crews in an emergency?	Yes
Is there a working Drop Key mechanism to access the building?	Yes
Is there a suitable zone map provided near the fire panel?	Yes
Are there other concerns identified for fire service operations?	Yes
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
Is fire extinguishing media positioned in the relevant areas?	N/A
Is there a valid test date on all portable extinguishing media	N/A
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?	Yes
Does the building consist of residential dwellings and commercial outlets?	No
Any other concerns identified with control of shared means of escape?	N/A

Safety Management

Are there staff or site managers based at and working in the building?	Yes
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Have you identified any issues relating to staff carrying out their fire safety duties?	No
Is there a suitable induction for new staff on fire safety?	Unable to Confirm
Were records available confirming fire warden and emergency evacuation training takes place?	No
Are staff deemed competent of carrying out the emergency evacuation procedure?	Yes
Any there other concerns identified with on-site staff and their training?	No
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	Yes
Are staff able to be contacted in the event of an emergency while off site?	Yes
Are emergency contingency plans in place?	Yes
Are all personal emergency evacuation plans (PEEPs) valid and to an acceptable standard?	No
Are Person Centred Assessments valid and to an acceptable standard?	No
Are staff aware of utility isolation points and have these been identified on site plans in the PIB or zone chart?	Yes
Any there other concerns identified with the management of information?	Yes
Are in-house checks of the Fire Detection system being carried out and recorded?	Yes
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?	Yes

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