London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	Bronte Court, Girdlers Road, London, W14 0PX
Author of Assessment:	Jakub Owczarek, MIFSM, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	03/07/2025
Risk Assessment Valid To:	03/07/2027

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Building Features

Approximate Square Area of the Building:	Approx. 180m2 - footprint only
Number of Dwellings:	11
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	1
Number of Final Exits:	1
Number of Storeys	6
Uninhabited Roof Void?	no
Roof Void Accessible from Communal Area?	no
Basement Present?	no
Basement Use?	
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	22
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Survey Findings:

Building Construction & Layout:	General Needs purpose built Communal Block incorporating 11 self-contained accommodation units, with a 'Stay Put' fire evacuation strategy in place. Built circa 1960's, which placed it under 1962 London County Council guidance on fire precautions in blocks of flats, in support of the London Building Acts For blocks accessed via open balconies or ventilated lobbies that connected to enclosed stairways, as is the case with the surveyed premises. The recommendations varied according to whether there was only one flat in line from the stairway or more than one flat. In both cases, entrance halls were required within flats. Single direction escape was allowed in blocks of this type, under 80ft high. The building is constructed of a reinforced structural concrete frame; floor and roof slabs with structural concrete main cross walls (intermediate cross walls deemed to be masonry) 60mins FR with 'brick 'cavity' walls. No cladding to external walls. Flat, felt covered, Roof with a Water Tank and Lift Motor room (FR 60mins construction) on top, accessed via a hatch within the MoE stairwell. Private garages on the GF, most of them external structures but two garages are within the footprint of the surveyed block – No Access at the time of the inspection. Direct approach access to the building. An Intercom, 'key coded/ FOB' Security Door (900mm wide) entry system with FRS override switch, leading into a lift lobby, incorporating two Notional FD30 protected pram shed area, with a

	notional FD30s enclosed Electrical Intake Cupboard. The GF lobby has a PIB, fire safety information signage and notice board. Notional FD30s SC, doors separating the concrete core MoE staircase, from the flat access balconies, on all floors. Two flats on each floor, one on either side of the centrally located MoE staircase. LHS FED is approx. 3m from the staircase FD, and the RHS FED approx. 4m away. No risk of passing. All travel distances between FED and a place of relative safety (nearest compartment FD) are <4.5m. Passenger lift, with a FRS lift call override, installed – discharges passengers to all accommodation floors (0-5). UPVc encasement windows to all accommodation units, all Elevations. One designated and notional FD30s SC protected, single core stairwell – OV ventilated on each landing – balcony access doors. Dry riser outlets located within the MoE stairway, on every floor half landing. Inlet at the front of the building, near communal exit. Refuse chute with non-enclosed hatches on all floors, in balcony access deck. The staircase is 800mm wide from the wall to the handrail and leads to the ground floor lift lobby, with one 900mm exit door – final exit, located 2.2m from the stairs. Floor number and flat directory signage installed on every floor landing, within the stairway. Non-maintained emergency lighting in the EIC, MoE stairwell and lift lobbies corridors. EEL installed in the rooftop water tank/lift motor room. Refuse Chute storeroom – locked, accessed externally. Fusible link fire damper plate installed at the base of the Refuse Chute. Gas is fed to dwellings via external metal pipework, running up the external wall. The ground floor flat is accessed directly from the outside, without the use of the communal MoE route. Resident storage units are on the GF, accessed from the lift lobby. Garages within the front courtyard. Adjacent to the main building (except the two within the footprint). Lightning protection system installed. CCTV throughout.

Executive Summary	At the time of the Inspection the Assessor identified that the premise has adequate standard of compartmentation within the communal areas. The survey found the communal areas to be in good condition with no

combustible items or stored or obstructing the means of escape/communal areas.
LBHF have a planned programme of fire safety works including upgrades and renewal of flat entrance doors which are on a capital works rolling programme.

Communal MoE staircase and corridors are fitted with non-maintained EEL - Digital records available.

In buildings of 11m or more in height a retrofit of a sprinkler system needs to be considered. A retrofit has been deemed not reasonably practicable, in case of the surveyed premises, as the common areas are fire sterile and the FED access decks are open to the outside on two sides.

FED – timber, notional FD30s SC installed throughout the surveyed premises. One different door is composite notional FD30s SC. A refurbishment of the FEDs has been recommended.
Given the nature of the block – open deck with a protected stairway and no risk of passing, the Assessor cannot justify a retrofit of FD60.
A refurbishment of the existing FED is considered suitable and sufficient.
The risk is deemed low, which is resembled in the priority level and the resolution time of the works suggested.

AFD provision within the Accommodation units, LD2 D1 - BS5839-6.

Access for fire appliances is deemed as acceptable – from the front, with space to access the sides.

The Assessor could not gain access to the premises information box (PIB) during the survey, so the contents were not checked. Management to confirm the presence of the resident vulnerability list,
floor plans with the mains cut off points and the elements of the fire safety infrastructure installed,
building site in relation to the surrounding area,
inspection sheet and
building information sheet.

The Accommodation units Internal Design was not subject to inspection by the Assessor to confirm adequate compartmentation and installed ‘passive’ fire provisions. Shunt ducts were widely installed at the time of the surveyed building’s construction – additional survey is recommended to assess the state of compartmentation between dwellings/levels, as these were proven unreliable.

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 view that the ‘Stay Put’ strategy adopted is adequate for the type of premise surveyed.

The building’s risk rating can be lowered to ‘tolerable’, subsequent to further surveys/inspections to be undertaken and inclusive of the identified remedial

	works to be actioned as noted in this FRA.

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?	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 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
Did you get access to survey the lift motor room?	Yes
Is the compartmentation acceptable?	Yes
Are there any other concerns with Lifts or the Lift Motor Room?	Yes
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
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?	Unable to Confirm
Are there other concerns identified with flammable materials?	No

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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, adversly 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?	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
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?	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 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?	No
Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works?	Yes
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
Do the inspected FD60s doors have certified markings?	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
Any there 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?	Yes
Is there a working pull plate at the base of the chute?	Yes
Does the refuse system appear to be free of physical defects?	Yes
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 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

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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 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?	Yes
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 02 users, did you encounter a resident declaring they were using 02 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 there 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 there 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 there other concerns identified with the management of information?	Yes

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