

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Desborough House 245 North End Road London W14 9UH
Author of Assessment:	Nick Hickman - Fire Safety Surveyor.
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	15/07/2025
Risk Assessment Valid To:	15/07/2026

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Building Features

Approximate Square Area of the Building:	650m2 (foot print).
Number of Dwellings:	79
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	3
Number of Storeys	10
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	200.
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	18th February 2025

Survey Findings:

Building Construction & Layout:	<p>Desborough House is a 10-storey, purpose built, general needs accommodation block - built circa 1970s. There are 79 flats (7 flats on the ground floor and 8 on floors 1-9). There is no flat 8. Building height - approximately 27m.</p> <p>Traditional concrete and brick construction with a flat roof. Single protected staircase. No basement. The building is semi-detached and has a shared entrance/final exit with Lickey House (no issues noted regarding this single shared means of escape) - the front door opens to a shared entrance lobby containing a hatch to the Concierge Office. There is no walkthrough between Desborough House and Lickey House on floors 1-9. The entrance lobby and the concierge office is covered in this assessment - because these are shared areas with Desborough and Lickey House they should be covered in both individual assessments. There are two corridors, on each floor, on both sides of the staircases and lift cores with flats on either side, with the corridors separated by compartment doors. The concierge area is comprised of an anteroom, a kitchenette, front counter room and a data room. No cladding. Located on the West Kensington Estate.</p> <p>There is a emergency access drop-down key located on the front door and on the entrance door to Desborough House - both were found not to be working. The front door is fitted with an intercom system to all flats and has fob access. The front door is also controlled by an intercom and fob control (there being separate controls for Lickey House). The inner access doors to both Desborough House and Lickey House are secured with an intercom with fob access - there is no access at all between the blocks above the ground. Occupants to Lickey House have access only to the entrance lobby and the inner door to their building and visa-versa.</p> <p>There are two bin chute rooms located at the rear of the building - there is a</p>
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open balcony on floor 1-9, each with a single bin hopped that dischargers in either one of the bin chute rooms on an alternate basis one each floor. There is fixed permanent ventilation in place on the flat access corridors on floors 1st-9th. In addition to the grills there is an openable window on one end of the corridor and two openable doors at the other end, where the bin chute balconies are.

Lift A serves ground and odd numbered floors and lift b serves ground and even number floors. Flat doors are FD60S.

The S.I.B. is in the entrance lobby and is shared with Lickey House and contains information related to both buildings in separate, colour coded folders. On the inside door there is a 'Off the Run' notice that shows there being no current equipment not being available.

Dry riser outlets located on all floors and on the roof. The inlet is located by the rear fire exit by the two bin chute rooms. Both bin chutes are fitted with fusible link dampers. Emergency lighting fitted throughout the communal areas.

Lift motor room located on the roof and is accessed via a secure hatch in the lift lobby located on the 9th floor - access to the roof is via the lift motor room. Water tanks located on the roof.

There is a small car park at the front of the building and a larger one located at the rear of Lickey House - both are shared parking with the rest of the Estate with no dedicated parking. There are twin recycling bin pods located in the front car park.

The concierge office is manned 08:00 to 10:00 7 days a week (on two shifts per day). Concierges conduct walkaround inspects every shift so are not permanently at the reception desk. Contact details for the Housing Officer are displayed on notice boards.

There are building works taking place currently and they include in the installation of new windows (the works appear to be mostly complete), installation of new fire detection in the flats and the communal areas (including utility areas and concierge office) along with a new fire panel, installation of a Evacuation Alert Control and Indicating Equipment panel (E.A.C.I.E.), installation of sprinklers to the flats and communal corridors and stairwell, and removal of asbestos and spandrel panels. There is a contractors compound located at the side of the building - this and the areas where contractors were working externally appeared to being managed well with appropriate fencing and signage in place. No contractors were observed working inside the building during the assessment. A LBHF Clerk of Works was inspecting works during the assessment. Scaffolding is erected, mostly covering the ground and 1st floor but with areas covering up to the 5th floor. At the time of the assessment the fire panel and the E.A.C.I.E had not been commissioned (panels are located on the ground floor corridor in Desborough House, past the entrance lobby (the panels are currently covered with boxes).

The Caretakers managing the building has a Caretaker's mess located at Lickey House - the mess includes a kitchen, a toilet, two storerooms, an office for one the the contractors. The area used to be a flat with direct access - located at the rear of the building. This area and any contractor compound around Lickey House is covered in the FRA for that building. The area is fitted with new detection and sprinklers.

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There is no stair lift installed.

Executive Summary	<p>There is a 'Stay Put' fire evacuation policy in place and Fire Action signs as displayed to support this.</p> <p>The Assessor completed the inspection prior to the completion of the works to ensure the building is safe for the residents as the end date of the installation works has been extended. Additional FRA inspection should take place upon the completion of the works.</p> <p>Assessor unable to inspect the external wall due to the presence of scaffolding covering part of the building. No visible cladding could be seen.</p> <p>The survey found the communal area to be well maintained with no concerns regarding obstructed escape routes. The main entrance door was able to be secured appropriately, and standard lighting was working well.</p> <p>A number of areas for improvement were identified during the survey and these have been raised in this report:</p> <p>Fitting of a padlock to the dry riser inlet, repair of the drop down keys to the front door and inner door, investigation to a solution for the build-up of flammable waste by the rear fire exit, adjustment of side fire exit door, disposal of a failed PAT electric item, removal of fire extinguisher from communal area, removal of rubbish and building materials from electric cupboards and risers, removal of personal items from the communal areas, repair on non-working emergency lighting in concierge area, upgrading compartment doors to FD60S, fitting new lock to data room fire door, displaying of fire safety posters in all notice boards, sealing of wall vents on ground floor corridor, replacement of the shutters to the concierge office, removal of surplus furniture from the two bin store rooms, displaying of additional 'no-smoking' signs, adjust of side fire exit door, training and fire safety instructions for staff, installation of additional and replacement fire safety signage, displaying of additional fire safety instructions on the notice boards, fire stopping in bin chute room, updating of Vulnerability information in the S.I.B., investigation to ventilation control switch in the entrance lobby, fire stopping to vertical and horizontal breaches, fitting of missing fire safety signage, training of the concierge on the new fire alarm control panel, and removal of the old fire alarm panels on the concierge office and the updating of the S.I.B. contents.</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?	Yes
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	N/A
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?	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 Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	Yes
Do utility cupboard doors appear to be FD30s standard?	Yes
Is there evidence to confirm FD30s doors are certified?	Unable to Confirm
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?	Yes
Are CO2 extinguishers installed inside each electrical riser?	N/A
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility Cupboards and vertical risers?	Yes

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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
Observations	It is LBHF policy not to install fire extinguishers. The lift overrides were tested during the inspection and was working on both lifts. A flick test was carried out on the emergency lighting in the lift motor room - no faults found.

Means of Escape

Are fire action notices displayed at the entrances, fire exits and each level as required?	No
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 signage displayed appropriately?	No
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

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Does the installed emergency lighting provide suitable coverage?	Yes
Are there recorded or observable defects with the emergency lighting system?	Yes
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?	No
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
Observations	There is a skylight located at the top of the stairwell. It is understood that this can be opened by the Fire Service if required but this could not be confirmed.

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?	No
Are there a sufficient number of fire exits?	Yes
Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works?	No

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Do any fire exits lead to areas that could put persons at further risk?	No
Do all fire exits have suitable signage?	No
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?	Yes
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	Yes
Are there any flat entrance doors not conforming to FD60s standard?	No
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
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?	No
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

Fire Hazards

Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas	No

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Are 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?	No
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
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
Are there other concerns identified with ignition sources?	Yes
Observations	<p>Heating in the concierge area is via wall mounted convector heater and a portable electric oil heater.</p> <p>It is LBHF policy not to allow e-bikes and e-scooters in the lifts - signage is displayed to give clear instructions to residents and guests.</p>

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Fire Detection

From the sample flats accessed, is early warning fire detection appropriate Yes

Observations	The is a 'FireTrace' extinguishing system located in the data room in the concierge office.
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Fire Safety Management

Are there hydrants within the grounds of the property estate? No

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? N/A

Is there a Dry Riser installed? Yes

Is there a Wet Riser installed? No

Are there Dry Riser outlets on each level above the 6th storey? Yes

Is there evidence to confirm Dry Risers are serviced? Yes

Are Dry Riser signs displayed appropriately? No

Are there any observable defects to Dry Riser inlets or outlets and their casings? No

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? Yes

Is there evidence of a cleaning contract? Yes

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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 have both commercial outlets and residential dwellings?	No
Are there 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
Where the SIB is not on view externally, is there appropriate signage internally to assist in locating the SIB?	Yes
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	no
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
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

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? No

Is there evidence of any defective fire-fighting and evacuation lifts which cannot be repaired within 24 hours been reported to the FRS? No

Is there evidence that all communal fire doors being checked every 3 months? No

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

Observations	<p>There are no fire-fighting or evacuation lifts.</p> <p>The Fire Brigade has access to the property via a standard drop down key located by the front door to the building.</p> <p>Hydrant located on Marchbank Rd.</p>
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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?	No
Is there a suitable induction for new staff on fire safety?	Yes
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?	No
Are fire safety records accessible (digital or paper) for fire inspection audits?	Yes
Are LBHF emergency contact details displayed?	Yes
Are there 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?	No
Observations	It is LBHF policy not to install fire extinguishers. LUX self-testing lights test report – 16/07/25.

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

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Risk Scores:	
Risk Score at the time of the Assessment	Moderate Risk
Risk Score if all actions are implemented:	Tolerable Risk