London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	Tom Williams House, Clem Attlee Court, London, SW6 7SA
Author of Assessment:	Jakub Owczarek, MIFSM, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, Senior Fire Safety Surveyor, LBHF
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	07/08/2025
Risk Assessment Valid To:	07/08/2026

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Building Features

Approximate Square Area of the Building:	720m2 - footprint
Number of Dwellings:	87
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	11
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	200 - as identified in the building information sheet inside the PIB
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Survey Findings:

Building Construction & Layout:	General Needs, purpose built, 33m high (GF to the floor of the uppermost level, discounting the plant room on the roof), communal block of flats incorporating 87 self-contained accommodation units, with a 'Stay Put' fire evacuation policy in place. 11-storey building, built in 1959, which placed it under London County Council guidance on fire precautions in blocks of flats, in support of the London Building Acts (section 20). Built to CP114 (CoP for Reinforced Concrete,1948). At the time of construction, the surveyed building met the standards of the era. The building is constructed of a reinforced structural concrete frame - the columns, floors, access lift and stair cores, are reinforced concrete construction, with concrete panel internal walls and outer leaf (NB: Not Large Panel System). The wall panels and floor construction appear to comply with the fire resistance requirement of the London Constructional Bylaws and London Building Acts of the time. These standards stipulated a minimum of 2h of structural fire resistance. External walls finish appears to be of cavity masonry construction with facing bricks. The mains riser is enclosed in a concrete shaft, with FD60s at every floor. Flat, felt covered, roof with a lift motor room and a water tank room on top – brick and mortar enclosure. Accessed via a hatch in the stairway. UPVC, encasement windows to all accommodation units. There are 12 single level flats on the GF – accessed directly from the outside, without the use of the communal MoE.

Each floor from the first floor upwards contains 15 maisonettes – access from the balcony decks on even numbered floors.
The plan shape of the building is 'Y' - with a 120-degree separation between each projecting arm of the building.
Emergency escape balconies to upper levels of maisonettes on floors 6, 8 and 10.

The building operates a stay-put policy with fire action notices posted in the communal areas on each floor level.

No flat entry door (FED) is further than 24m from the place of relative safety – staircase FD.

A single, FD60s SC protected, MoE stairway serves all floors from ground to the 10th floor. The stairway discharges into the GF main entrance hall, with final exits on both ends.
The stairs are 1000mm wide from the wall to the handrail.

Fire safety information signage – directional escape signage, floor numbers and flat directory posted on every floor landing within the MoE staircase.
Wayfinding signage is installed.
Two passenger lifts with FRS override facilities, serving every floor.

A live gas supply – run externally up the sides of the block and along the balcony decks to branch off to each dwelling. The pipework is all in low carbon steel pipes of varying diameters. All joints are either screwed or welded.

Dry riser main installed with landing valves on all odd numbered floors, 5th floor and above. The breaching / inlet valve is fitted inside the GF lobby.

Intercom, 'key coded/ FOB' Security Door entry system with FRS override switch, leading into a lift lobby.

A premises information box (PIB) and the LBH&F notice board, with contact details, are in the GF main lobby.

The common areas of the building are not fitted with AFD, the only AFD within the block is inside the dwellings – LD2, D1.

Odd numbered floor's layout – a stairway access door and lift landing in a centre of the 'Y' shaped building, with 3 balcony decks branching out – 5 FED along each one.

Even numbered floor's layout – access to communal storage area with separate store units and an electrical cupboard (FD60s).
6th, 8th and 10th floors have fire exit doors from the upper levels of maisonettes discharging into the storage area (North Wing) and discharging directly to the MoE stairway (West and South wings).

Non-maintained emergency lighting in the MoE stairwell and lift lobbies.
Standard EEL installed in the water tank room and lift motor room.

Bin Rooms – located on the GF. Accessed from the communal underpass and a similar but locked off underpass under the west wing. Both bin rooms are locked, accessed externally.

	Refuse chutes – with FR 240min hatches on all floors, on central junction hallways – open air, not enclosed. Fusible link fire dampers installed at the bottom of the refuse chutes. Access was not possible to the GF Dry Riser inlet but online records or testing and inspections have been accessed. 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, with some deficiencies noted. The survey found the communal areas to be in good condition with no personal items stored within or obstructing the means of escape (MoE). The entrances were secured; flat entrance and staircase FD (dwellings' access floors) were to the correct and acceptable standard. The dry riser, EEL and lightning protection system appeared to be free from any defects. 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 at this point in time (provided that the identified actions are carried out), in case of the surveyed premise, as the compartmentation is acceptable, FED are FD60s SC and the common areas are fire sterile, or kept as close as possible to this standard by the management. In buildings of this height, however, a retrofit is recommended during the next major refurbishment. Flat Entrance Doors (FED) – FD60s SC door sets installed throughout the surveyed premises. Staircase – protected with FD60s SC on odd numbered floors (dwelling access floors). Notional FD with cold and intumescent seals and SC devices in place installed on the storage areas' access floors, even numbered floors) – remedial works recommended. MoE staircase ventilation – remedial works recommended. AFD provision within the Accommodation units, LD2 D1 - BS5839-6. The electrical riser is set within a concrete shaft and FD60s protected but there were instances of private clutter stored in some of them – removal necessary. The contents of the PIB were inspected and found to contain relevant information for use by the FRS. Update of some of the contents is needed. Access for fire appliances is deemed acceptable – from front, side, and rear. Fire hydrant within the estate. The Accommodation units Internal Design was not subject to inspection by the Assessor to confirm adequate compartmentation and installed 'passive' fire provisions. It is recommended that a type 3 FRA is carried out (if the information is not already available) within the flats to exclude the presence of scissor-sections as they can present specific fire safety risks (design popular at the time of the surveyed premises' construction) – potential for smoke and fire spread between flats – reliance of suitable and sufficient compartmentation between

	dwellings is greater in such cases. 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. Individual residents especially at risk from fire have been identified and listed on the Emergency Evacuation Resident Information sheet, stored in the PIB. These persons have been identified as a result of PCFRA's carried out by the LBHF Safety First officers. It is expected that lone workers (LBHF cleaning operatives, engineers, contractors) 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 the 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. Number of other areas for improvement were identified during the survey and these have been raised in this report, not all findings have been described in the summary.

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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 inapprpropiate 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?	No
Is a there a lift motor room?	Yes
Is the compartmenation acceptible?	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?	Yes
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 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?	No

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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	Adequate standard of compartmentation observed within the communal areas, with some deficiencies noted - vents below 1.1m along the balcony access decks. External walls - cavity masonry with facing brick to all elevations, not of flammable design. The walls have mineral wool insulation material. There are no fixtures and fittings to the external walls, only Lightning conductors and electrical cables attached to high tension steel wires. As per the change in LBHF policy regarding portable fire-fighting equipment, portable fire extinguishers are no longer present in communal areas and plant rooms in buildings within their portfolio. All cupboards opening onto the communal MoE routes are FD60s.

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?	No
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversly affecting the escape routes?	Yes

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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?	Yes
Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	No
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?	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?	Yes
Is there a smoke ventilation system installed?	No
Are there any concerns identified with ventilation of the internal escape route?	Yes
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	Travel distances: Approximately 24m from the furthest FED

to the place of relative safety - stairway FD. Final exit: both GF exit doors are 1000mm wide.
FD protecting the MoE stairway are 840mm wide. Fire escape balconies - floors 6, 8 and 10, in all three wings of the building - Personal items stored within the MoE from the upper levels of maisonettes. These are communal escape routes and should be included in the housekeeping inspection regime.

Maisonettes accessed from the 9th floor – in addition to the fire escape balcony on the upper level (10th floor), these dwelling's 9th floor private balconies are linked by doors, with an exit door discharging to the lift lobby – additional fire escape. This MoE is not maintained and cannot be relied on due to the clutter present on private balconies, 9th floor. It is recommended that the doors linking the balconies are maintained and necessary signage is installed to avoid blocking the additional MoE from these dwellings. Letters should be sent to residents, to minimise the amount of clutter present and avoid obstructing the doors.

Communal MoE stairway has an OV (windows) at every floor level. All windows have restrictors installed - whilst the limited airflow is acceptable (a compromise due to the safety issues) at the lower levels, the top of the stairway requires a ventilation opening of at least

	1.0m² to the outside. Both windows at the top of the stairway are not fully openable due to the installed restrictors and do not provide the required minimum airflow. The Assessor acknowledges the safety concerns, but the issue is to be addressed in a way that is both safe and provides suitable smoke ventilation. Emergency evacuation lighting (EEL) installed within the MoE stairway, at the communal lift landings/junction points, in the water tank room and LMR. It is recommended to extend the EEL coverage to the balcony access decks, escape balconies from the upper levels of maisonettes and the MoE routes in the communal storage areas - to ensure that all evacuation routes are easy to follow during an emergency.

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
Are there other concerns identified with the main entrance and fire exit doors?	No

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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?	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?	Yes
Are there any flat entrance doors not conforming to FD60s standard?	Yes
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	Yes
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	No
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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Observations	FED in the surveyed building are certified FD60s SC door sets, but there were three FED of FD30s SC (certified) standard noted during the inspection - these are considered suitable and sufficient for the surveyed open deck balcony access block. All compartment doors, protecting the MoE stairway on odd numbered floors are certified FD60s SC. Doors protecting the stairway on the storage cupboards' floors (even numbered floors) are panelled doors (notional FD at best) - these do not constitute a suitable and sufficient protection of the MoE and a replacement should be planned. For buildings of this height FD60s SC is a recommended type of doors protecting the MoE stairway.

Fire Hazards

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

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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?	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)?	Yes
Are there other concerns identified with ignition sources?	Yes
Observations	Fusible link fire shutters installed at the bottoms of all four refuse chute discharge points, within the bin rooms. All refuse chute hoppers are in the corners of the main junction lobbies, on odd numbered floors - open air, not enclosed. Wide corridors in these areas - minimal risk of passing . MoE routes well presented with no obstructions noted. Electrical sockets noted within the communal lift landings - their presence may encourage residents to charge electrical mobility scooters, e-bikes, etc. Removal of the sockets is recommended.

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Fire Detection

From the sample flats accessed, is early warning fire detection appropriate	Yes
Observations	LD2, D1 installed in the dwellings. No communal automatic fire and smoke detection installed - typical for buildings of this nature with a 'Stay Put' policy in place.

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
Are there complexities or unique features to the building to warrant the installation of a Premises Information Box?	Yes
Is there a Wet Riser installed?	No
Is there a Dry Riser installed?	Yes
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?	Yes
Are there any observable defects to Dry 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 02 users, did you encounter a resident declaring they were using 02 but not registered?	No
Is there a supression system installed within any part of the buiding?	No

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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?	N/A
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:	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
Does the SIB contain:	no
Does the SIB contain:	no
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	No fire fighting and evacuation lifts installed in the surveyed building. No evidence of an elevated risk of external spread of fire - the design of the external wall construction and the materials used - brick and mortar, prefabricated concrete panels (Not large panel system, as per the Structural Assessment report). The only fire fighting equipment present in the surveyed premises is a Dry Riser - A visual inspection carried out every six months, and a full pressure test conducted annually (as per BS BS9990:2015). SIB contents - action required.

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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
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?	Yes
Observations	No staff are based in the surveyed premises. Fire safety records are kept digitally on TF cloud - the LBHF database.

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