

## London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Ashcroft Square (Blocks 1-7 ) King Street London W6 0JU, W6 0YJ, W6 0YL, W6 0YN, W6 0YP, W6 0YR and W6 0YW  Previously FRAs for Ashcroft Square were separate into individual once for blocks A, B, C, D, E& F, G and H.
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:	23/04/2025
Risk Assessment Valid To:	23/04/2027

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### Building Features

Approximate Square Area of the Building:	1,000m2.
Number of Dwellings:	223
Number of Internal Communal Stairs:	4 stairs to fire exits. Plus half flight of stairs on the open decks.
Number of External Escape Stairs:	0
Number of Final Exits:	4 fire exits.
Number of Storeys	8
Uninhabited Roof Void?	no
Roof Void Accessible from Communal Area?	no
Basement Present?	yes
Basement Use?	Basement Store/Utilities
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	430.
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

### Survey Findings:

Building Construction & Layout:	<p>This assessment covers the whole of Ashcroft Square (Blocks 1-7 ). The blocks are one property and have been spilt up historically for administrative purposes only. The previous FRA policy for this block was to spilt the block into separate FRA blocks (A, B, C, D, E&amp; F, G and H). The blocks are not enclosed, and it is possible to walk from one block to another via the open decks without impediment. The blocks are under once management structure and share entrances/exits. Having one FRA for the whole building provides a holistic approach to fire safety.</p> <p>This assessment has been written following the 'block' layout displayed on the front of the building and this layout has been used to previously used to identify the blocks and flats in the S.I.B.s. This assessment is for the flats only and not the shopping centre or car park. The basement area (accessed via the lift G entrance lobby), containing plant room (with water pumps) is under the control of the shopping centre.</p> <p>Ashcroft Square estate area covers over 3 hectares and is comprised of 223 flats, with approximately 430 residents.</p> <p>Quadrangle shaped building with flat roofs. Multi-level with 6, 7, and 8 storey blocks. Built circa 1973. Construction is concrete frame with brick infill. Flat roofs Open deck design. UPVC windows. The block is located on top of the Livat shopping centre - they manage the podium level (floor 1) including the community gardens. Some flats have outboard balconies. The 12 flats on the podium level have private gardens.</p>
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Block 1 - Flats 1-6, 11-16, 33-38, 76-81, 119-124, 162-167, 205-210 & 218-233.  
 Block 2 - Flats 17-32, 39-47, 82-90, 125-133 & 168-176.  
 Block 3 - Flats 7-10, 26-32, 48-54, 91-97, 134-140 & 177-183.  
 Block 4 - Flats 55-58, 98-101, 141-144 & 184-187.  
 Block 5 - Flats 59-64, 102-107 & 188-193.  
 Block 6 - Flats 65-68, 108-111, 151-154, 194-197.  
 Block 7 - Flats 69-75, 112-118, 156-161 & 198-203 & 211-217.

There are 4 main entrances to the block, and these are intercom and fob controlled with (working) drop key override). The block can also be accessed/egressed via the shopping centre which closes at 21:30 and there is no access/egress after this time until the morning.

Dry riser outlets located on each floor and on the roof.

There is a community room located on the 4th floor used by a tenant's association - this room does not form part of this assessment and has its own fire risk assessment.

There is a caretaker's office located on the 6th floor.

the management offices for the Shopping Centre are located on the podium level.

'Flat' 6A (podium - floor 1) is owned by the shopping centre and is under their management.

There is a traffic light system fitted to both link bridges.

The metal door to the basement in the entrance lobby by lift G leads to a plant room under the control of the Shopping centre.

The bin chute rooms are under the management of LBHF and there is a LBHF caretaker. It is understood that at least some of the bin chute rooms are fitted with fire detection that is connected to the Shopping Centre fire detection system.

There is internal CCTV installed.

This FRA covers:

Block-00089 - Ashcroft Square 'Lyric' (A)  
 Block-00090 - Ashcroft Square 'Macdonalds' (B)  
 Block-00087 - Ashcroft Square 'King Street' (C)  
 Block-00091 - Ashcroft Square 'Primark' (D)  
 Block-00088 - Ashcroft Square 'Leamore Street' (E & F)  
 Block-00092 - Ashcroft Square 'Railway' (G)  
 Block-00086 - Ashcroft Square 'Beaon Road' (H)

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Executive Summary	<p>The survey found the communal areas to be well maintained with no concerns regarding excessive combustible items on the open deck balconies or the stairwells. The main entrance doors were able to be secured appropriately, and standard lighting was working well.</p> <p>It is LBHF policy not to install fire extinguishers. The lifts were being serviced at the time of the inspection - the drop-down override for the lifts in service were tested , by the assessor, and were all working.</p> <p>Flick tests for emergency lighting were completed in lift rooms and there were no faults.</p> <p>Use of BBQs is not permitted on the flat balconies or the flat garden areas on level 1.</p> <p>A number of areas for improvement were identified during the survey and these have been raised in this report:</p> <p>Upgrading of the fire detection in the caretaker's office, upgrading of the bin chute hoppers, updating of SIB contents, carrying out of portable appliance testing, inspection of the bin chute rooms, removal of rubbish, old filling and furniture etc. in risers, storage cupboards, storage rooms and decommissioned stairwells, replacement of missing Fire Action sign and lift safety signage, ensuring that there is suitable cooperation and coordination with the shopping centre, fire stopping in risers, reinforcing of the non- smoking policy to the residents, upgrading of the flat and utility rooms doors to FD60S, upgrading of locks and padlocks on cupboard doors, review of fire exits routes, signage, emergency lighting, review of closed stairwell to final exit and fitting of padlock to dry riser inlet.</p> <p>A Fire safety Plus appointment has been previously booked for a known hoarder. Following the assessment, several other flats have been offered a Fire Safety Plus Appointments.</p> <p>E.I.C.R. - completed on 02/04/21, 26/10/23,06/01/22          Dry riser inspections - 31/06/24.          Emergency lighting - LUX (auto test system) reports on 24/04/25 for all blocks showed no faults.          Lightning protection - completed 26/11/24.</p>
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### Guidance

#### Copyright:

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#### Scope of Assessment:

This FRA has been carried out on behalf of the 'Responsible Person' in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). The purpose of this report is to provide an assessment of the risk to life from fire in this premise and where appropriate, to identify significant findings to ensure compliance with fire safety legislation as obliged observing current best practice, providing a minimum fire safety standard.

This report reflects the fire safety standards identified during inspection and does not address the risk fire may pose to property or business continuity.

In order to carry out this fire risk assessment the assessor has used their professional expertise, judgement and guidance contained in the British Standards Institute's publicly available specification (PAS 79: 2012), the Department for Communities & Local Government guidance, 'Fire Safety Risk Assessment - Sleeping Accommodation', Local Authorities Coordinators of Regulatory Services (LACORS) 'Housing Fire Safety' guidance and NFCC guidance 'Fire Safety in Specialised Housing'.

Which provides best practice guidance on fire safety provisions in England for certain types of existing housing; as well as the Local Government Association (LGA) Guidance 'Fire safety in purpose-built blocks of flats'.

The aim of the fire risk assessment process is not necessarily to bring an existing building up to the standard expected for a new building, constructed under current legislation. Rather, the intention is to identify measures which are practicable to implement in order to provide a reasonable level of safety for people in and around the premises. Information for the completion of this assessment was obtained by a physical type 1 survey, in compliance with LBHF policy and for the purpose of satisfying the FSO. The inspection of the building is non-destructive. The fire risk assessment will consider the arrangements for means of escape and so forth that will include examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction; however, in this type of survey, entry to flats beyond the area of the flat entrance door, is not involved as there is normally no automatic right of access for freeholders.

If your premises have been designed and built in line with modern building regulations (and are being used in line with those regulations), your structural fire precautions should be acceptable. While every effort is made to inspect fire compartmentation & fire separating elements of buildings, dependant on accessibility, including roof spaces, voids and service risers, to assess the integrity, comments reflect reasonable assumption. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a type 1 inspection will normally be sufficient. Where doubt exists in relation to these matters, the action plan may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (Any such recommendation would be based on identification of issues that justify reason for doubt.)

The FRA includes an Action Plan that sets out measures to enable the Responsible Person to achieve this benchmark risk mitigation level, satisfy the requirements of the FSO and to protect Relevant Persons (as defined in Article 2 of the FSO), from the risks of fire.

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### Compartmentation and Building Features

From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?	No
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	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 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
Is the compartmentation acceptable?	Yes
Did you get access to survey the lift motor room?	Yes
Are there any other concerns with Lifts or the Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any breaches in compartmentation?	Yes
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?	Yes
Is there a CO2 extinguisher installed inside any large electrical riser cupboard?	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

### **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?	No
Are travel distances appropriate for the building design?	No
Are the internal escape route corridors free of trip hazards?	Yes
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversely affecting the escape routes?	No
Do final exits open in the direction of flow where required?	Yes
Are cable and wire fixings to external walls/ceilings to current standards to limit the likelihood of wire entanglement?	Yes
Are there suitable door opening devices such as thumb turns, push pad/bar?	Yes
Is directional and exit signage necessary in this building?	Yes
Are directional and exit signs displayed appropriately?	No
Does the building have an external escape route?	Yes
Is the condition and features of the external escape route to an acceptable standard?	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
If no emergency lighting is installed, does the building require the installation of an emergency lighting system?	No

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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?	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?	No
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?	Yes
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?	No
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	N/A
Are there any flat entrance doors not conforming to FD60s standard?	Yes
Do the inspected FD60s doors have certified markings?	N/A
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?	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

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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?	No
Any other concerns identified with smoking?	No
Are there suitable locations provided for storage of refuse?	Unable to Confirm
Is the refuse area appropriately clear and well managed?	Unable to Confirm
Are vertical refuse chutes fitted to the building?	Yes
Are the hoppers in good condition and fitted with smoke seals?	No
Is there a working pull plate at the base of the chute?	Unable to Confirm
Does the refuse system appear to be free of physical defects?	Unable to Confirm
Are there other concerns identified with refuse?	Unable to Confirm
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?	Unable to Confirm
Is there a wheelchair or stair lift in the communal area?	No
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	No
Any other concerns identified with ignition sources?	No

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### Fire Detection

From the sample flats accessed, is early warning fire detection appropriate? No

### 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 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? Yes

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? Yes

Did you encounter any potential or actual hoarding risks? Yes

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? N/A

Are there other concerns identified to do with fire safety management? Yes

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Does the building contain both commercial outlets and residential dwellings? Yes

In buildings with commercial outlets, do residents share any elements of the means of escape? Yes

Where there is a shared escape route, is there a suitable interlinked fire alarm system installed? N/A

Any other concerns identified with control of shared means of escape? Yes

### 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 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 other concerns identified with the management of information? No

### 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