

## London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Drake Court, Scotts Road, London, W12 8HG
Author of Assessment:	Z Noorgat LBHF Fire Safety Surveyor
Quality Assured by:	Nick Hickman - Fire Safety Surveyor. AIFireE, MISFM, ACABE
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	17/07/2025
Risk Assessment Valid To:	17/07/2026

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<b>Building Features</b>
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Approximate Square Area of the Building:	320m2
Number of Dwellings:	38
Number of Internal Communal Stairs:	2
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:	90
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

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### Survey Findings:

<p>Building Construction &amp; Layout:</p>	<p>Constructed in the 1970s, this is a purpose-built concrete tower block. It features concrete floors, brick exterior walls, and a flat concrete roof housing the plant rooms. Drake Court is a residential building with 11 floors. The ground floor contains the main lobby, storage for tenants, and refuse areas. Above this, there are 10 residential floors, accommodating a total of 38 flats.</p> <p>Floors one through nine each have four self-contained flats, with access to lifts and two staircases via a shared lift lobby. The 10th floor has two flats, which open into a lobby that provides access to both staircases. The building features a main entrance at street level and a secondary exit at the rear.</p>
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<p>Executive Summary</p>	<p>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 BS9792:2025, Fire risk assessment, Housing code of practice 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'.</p> <p>The assessor was able to gain access to the communal area and the following requires further attention:</p> <ul style="list-style-type: none"> <li>- Ensure duct in ceiling is adequately fire stopped and sealed to afford 60 mins of fire resistance. Ground floor.</li> <li>- Fire alarm panel showing error sign 'zone 1 in fault'</li> <li>- Remove contractor waste and material from uppermost floor void area.</li> <li>- Provide adequate fire stopping to service penetrations on ground floor utility cupboard.</li> <li>- Remove items stored in communal area on 8th floor.</li> </ul> <p>The assessor was able to gain access to a sample flat and found that there was an AFD present and that the flat fire door self closed into its frame.</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 BS9792;2025, Fire risk assessment, Housing code of practice 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.

### Compartmentation and Building Features

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From a Type 1 inspection perspective, are there breaches identified Yes  
effecting compartmentation along the escape route?

From a Type 1 inspection perspective, are there ineffective or No  
inappropriate materials used to create compartmentation?

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? No

Are lifts installed? Yes

Does each lift have a fire service over-ride switch? Yes

Are there any fire-fighting lifts? Yes

Is there a lift motor room? Yes

Did you get access to survey the lift motor room? Yes

Is the compartmentation acceptable? Yes

Are there any other concerns with Lifts or Lift Motor Room? No

Are there utility cupboards within the communal area? Yes

Are there any vertical or horizontal breaches in compartmentation? 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 No  
performance as a 30 minute fire and smoke resistant door?

Are there personal items or rubbish in any inspected utility or riser No  
cupboard?

Are CO2 extinguishers installed inside each electrical riser? No

Are CO2 extinguishers compliant? N/A

Are there other concerns identified with the utility Cupboards and No  
vertical risers?

Is external cladding fitted to the building? Yes

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

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Is the external cladding constructed from fire rated materials? Yes

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

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, 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? 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? 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

Does the building require the installation of an emergency lighting system? N/A

Is there a need to increase the emergency lighting provision? No

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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? Yes

Does the ventilation system appear to be in good working order? Yes

Is there certification on site to confirm the ventilation system is maintained and serviced? 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? No

Are there appropriate evacuation signs on each floor within the communal lobbies? Yes

### 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

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

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Does every compartment door freely self close into the frame? Yes

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Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works? No

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Are there locations where compartment fire doors should be installed? N/A

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Are there other concerns identified with the compartment fire doors? No

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Are there any flat entrance doors not conforming to FD60s standard? No

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Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ? Yes

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For open deck buildings, are there flat entrance doors not at a suitable fire and security standard? N/A

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Are positive action self-closers fitted and to the front face of the doors? No

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From the sample inspection taken, do the flat entrance doors freely self close into the frame? Yes

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Are there any defective flat entrance doors (glazing, furniture, frames, door) requiring repair or maintenance works? No

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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

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

Does the refuse system appear to be free of physical defects? Yes

Are there other concerns identified with refuse? No

Has fixed electrical wiring been subject to a safety inspection within the past five years? Yes

Is there a 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)? No

Are 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

### 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 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?

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?

Yes

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

Did you encounter any potential hazards due to negligent contractor work at the property and its grounds?

Yes

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Are there other concerns identified to do with fire safety management?	No
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:	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:	yes
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?	Yes
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:	yes
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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: yes

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? Yes

Is there evidence of any defective fire-fighting and evacuation lifts which cannot be repaired within 24 hours been reported to the FRS? Yes

Is there evidence that all communal fire doors being checked every 3 months? Yes

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

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

### Actions Arising from the Survey:

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	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

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