

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	112-126 Walham Green Court Cedarne Road London SW6 2DG
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:	11/09/2025
Risk Assessment Valid To:	11/09/2027

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Building Features

Approximate Square Area of the Building:	21-m2 (foot print).
Number of Dwellings:	16
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	7
Uninhabited Roof Void?	no
Roof Void Accessible from Communal Area?	no
Basement Present?	no
Basement Use?	
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	40
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	01/01/1999

Survey Findings:

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<p>Building Construction & Layout:</p>	<p>112-126 Walham Green is a purpose built, general needs residential block. 7 Storeys. 16 flats. Traditional concrete and brick construction. Semi-detached. Flat roof. inboard balconies. Single lift serving floors 2-6 - lift motor room located on roof and accessed by secured ladder. Ventilated bin chute rooms on floors 1-6, located behind FD60S doors. Chutes discharge to bin chute room located on ramp on Waterford Rd.</p> <p>No cladding. There are spandrel panels, located on floors 106, on the stairwell and lift/flat circulation areas, on the Waterford Rd elevation.</p> <p>There are retail units in the block - these are accessed externally and there is no shared means of escape. One unit is located on the ground on Waterford Rd and is accessed down a half flight of steps, from street level, to where there is a small communal garden area. There is a second retail unit located on Moore Park Rd on the 1st floor.</p> <p>The front entrance door is located on the podium level of the estate - this is the 2nd floor and contains the S.I.B. and flats 110,113 and 114. Flat 112 is located on floor 1 and can be accessed from the main entrance or via the ground floor entrance, located on Waterford Rd. Both entrances are fitted with fob-controlled intercoms and have working drop keys. Floor three has flats 115,116 & 177, floor four has flats 118,119 & 120, floor five has flats 121,122 & 123 and floor six has flats 124, 125 & 126. There is no flat 111 (111 being in a different block). There are utility cupboards located on floors 1-6 - these could not be accessed during the assessment as they are fitted with non-standard locks. Flat, compartment and utility cupboard doors are FD60S. There is a noticeboard in the entrance lobby giving fire safety instruction.</p> <p>The block has communal heating and hot water.</p> <p>There is a dry riser inlet located by the entrance to the carpark on Waterford Road and outlets located on floors.</p> <p>There is an electrically powered gate, located on Moore Park Rd, giving access to the estate podium and the main entrance to the block. The gate is fitted with an intercom with fob access and override drop key on the roadside and push button on the inside. There is free egress from the podium on Fulham Rd.</p> <p>The other blocks on the estate are covered in separate FRAs, as is the basement car park and the boiler room. there is no access to the basement area from the block or to the undercroft area that serves the other blocks.</p>
<p>Executive Summary</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>Repair of emergency lights, fire stopping in bin chute room, removal of rubbish by the entrance to the car park, consideration of the spandrel panels, removal of bike and rubbish in the communal area, inspection of the utility cupboards, making access to the utility cupboards available for future inspection, changing of lock to external cupboard door, sealing of window to the communal area on floor 2, sealing on one internal flat window in the communal area, removal of personal items, net curtain and rubbish,</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 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.

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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 the roof void? N/A

Are lifts installed? Yes

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

Are there any fire-fighting lifts? No

Is there a lift motor room? Yes

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

Is the compartmentation acceptable? Yes

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

Are there utility cupboards within the communal area? Yes

Are there any breaches in compartmentation? Unable to Confirm

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

Is there personal items or rubbish in any inspected utility or riser cupboard? Unable to Confirm

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? Yes

Are travel distances appropriate for the building design? Yes

Are the internal escape route corridors free of trip hazards? Yes

Are stairs free of all trip hazards? Yes

Are there personal items exceeding the managed policy for communal areas, 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 signs displayed appropriately? 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? Unable to Confirm

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

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?	No
Are there any concerns identified with ventilation of the internal escape route?	No
Observations	Openable windows in the stairwell and lift/flat lobbies. Permanent vents located above both entrance doors.

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Doors

Is the main entrance door suitable as part of the evacuation strategy for the building? Yes

Is security to the property suitable to restrict access to uninvited persons during 'out of hour' times? Yes

Are there a sufficient number of fire exits? Yes

Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works? No

Do any fire exits lead to areas that could put persons at further risk? No

Do all fire exits have suitable signage? Yes

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

Are there any compartment fire doors installed in this building? Yes

Is every compartment fire door and frame installed to the correct fire rating standard? Yes

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? No

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

Do the inspected FD60s doors have certified markings? Yes

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

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

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

Are there other concerns identified with the flat entrance doors? No

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Fire Hazards

Are "No Smoking" signs displayed at each entrance? Yes

Is a no smoking policy being observed in the communal areas? Yes

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? Yes

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

Is there a lightning protection system installed? Yes

Is there evidence of a valid certification? Yes

Is the lightning protection free from defects and secured sufficiently? Yes

Is there a wheelchair or stair lift in the communal area? No

Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)? No

Are there other concerns identified with ignition sources? No

Observations E.I.C.R. completed - 29/03/21
Lightning protection inspection completed.30/11/24

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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? 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? N/A

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? No

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? 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? No

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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? No

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

Are there other concerns identified with control of shared means of escape? N/A

Observations Hydrant located on the corner of Moore park Rd and Waterford Rd. Dry riser serviced 22/05/25. There were no contractors working at the building, in the communal areas, at the time of the assessment.

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 there other concerns identified with on-site staff and their training? N/A

Are fire safety records accessible in a suitable physical or digital format for fire inspection audits? Yes

Is LBHF emergency and general contact details displayed in the communal area? Yes

Are there 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

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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