London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	444-484, Sulivan Court, Fulham, London, SW6 3BX
Author of Assessment:	Jakub Owczarek, MIFSM, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, LBHF Senior Fire Safety Surveyor
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	02/10/2025
Risk Assessment Valid To:	02/10/2027

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Building Features

Approximate Square Area of the Building:	400
Number of Dwellings:	37
Number of Internal Communal Stairs:	2
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	6
Uninhabited Roof Void?	no
Roof Void Accessible from Communal Area?	yes
Basement Present?	yes
Basement Use?	Basement Store/Utilities
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	111 - assuming 3 persons per flat
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Survey Findings:

Building Construction & Layout:	444-484 Sulivan Court is a purpose built, block of residential flats, built of reinforced concrete frame construction with brick cavity wall infill, 2 winged with wings slightly angled set over commercial units and a central under croft passage. Built in in late 1950s, which placed it under CP3, IV, pt.1 1948 and LCC Guidance (1946). At the time of construction, the surveyed building met the standards of the era. A single block of six storeys with two stairways, and one central lift accessed from street level using electronic fob control, with a FRS drop key override. Lift serves all floors. The 2 MoE stairways are sited at one at the end of each wing, secured at the base and open onto access deck balconies (except the fifth floor, where there are doors between stairways and access balconies), each of the five levels with accommodation comprising of 7 flats per upper level. 2 of the flats at each end of the building are accessed from within the staircase enclosure. Alternative direction of travel available from all flats opening onto balcony decks. For those opening onto the stairways, alternative direction is possible after reaching the junction point with balcony decks (approx. 4.5m at most). The two GF flats open directly to the outside, without the use of communal MoE. The GF comprises of two flats and three commercial units. Each side elevation

	provides access to one flat, directly from the outside. The premise has two sets of basements, not interlinked, accessed directly from the outside, via door at the rear, one at the end of each wing. The basement at the rear of the left-hand side houses a decommissioned office and storage space. The basement at the rear of the right-hand side is a decommissioned Sulivan Court Residents Club Hall, with additional means of egress via external stairs leading to the front car park. The roof is flat, reinforced concrete covered with roofing felt. The maximum height is 16.2 meters. Roof access hatch outside the lift car doors, 5th floor. Lift motor room which covers only the lift shaft is accessed from the roof. The refuse bin rooms are adjacent to both communal exits/entrances. Fusible link fire dampers were fitted. Each of the two refuse chutes has FR 240min, BS 476-22 tested hatches installed. Fire hydrants are located <30m from the building, on both the front and the rear side of the premise. Non-maintained emergency lighting in the MoE stairwells and along balcony decks. Standard EEL installed in the lift motor room and basements. EIC located in a cupboard accessed from the basement. Lightning protection installed. CCTV installed. FRS override installed to both communal exits. Heating is provided by gas boilers to each flat. Shunt ducts may have been used to prevent fire-spread between flats via common ventilation shafts. Article 22 of the Regulatory Reform (Fire Safety) Order 2005 requires all parties to cooperate, where two or more responsible persons have duties in respect of the Order. There are three commercial entities operating on the GF, with direct access from the outside, without the use of common means of egress. The compartmentation between the commercial and residential part of the premise are separated by REI60 fire resistant barrier – concrete slab. Access was not possible to either of the two decommissioned basement areas – further inspection is needed to ascertain compliance.

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 FD were to the correct and acceptable standard. The emergency escape lighting (EEL) and lightning protection system were found free from any defects.

	In buildings of 11m or more in height, a retrofit of a sprinkler system needs to be considered – it 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. Flat Entrance Doors (FED) – FD60s SC door sets installed throughout the surveyed premises. MoE Stairways – open to the outside. Both with refuse chute hoppers in each landing, but this has been mitigated by installing fusible link fire dampers at the base of each chute. AFD provision within the Accommodation units, LD2 - BS5839-6. Access for fire appliances is deemed acceptable – from front, side, and rear. Fire hydrants within the 30m from the building – front and rear. The Accommodation units Internal Design was not subject to inspection by the Assessor to confirm adequate compartmentation and installed 'passive' fire provisions. Shunt ducts were widely installed at the time of the surveyed building's construction – additional survey is recommended as these were proven unreliable. Persons at Risk – it is typical 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. 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. Access was not possible to the decommissioned basement areas – further inspection is necessary to ascertain compliance.

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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.

Compartmentation and Building Features

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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?	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 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?	No
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

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Observations	Adequate standard of compartmentation observed within the communal areas, with some deficiencies noted - vent installed above one of the flats in the stairway. External walls - cavity masonry with facing brick to all elevations, not of flammable design. 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. No cupboards opening onto the communal MoE routes were noted. Barrier separating the GF landings and the bin rooms lobbies are not FR but it's been deemed acceptable due to the presence of alternative MoE, additional bin rooms' doors and good ventilation of the stairways. There are two basements, not interlinked, under the two ends of the surveyed block - accessed externally.

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, adversly 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?	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
If no emergency lighting is installed, does the building require the installation of an emergency lighting system?	N/A
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?	Yes
Observations	Most flats have alternative direction of travel available from the door - 10 flats with the need to pass other FED to reach the stairway junction point. The furthest FED's are <15m from the nearest stairway. FED of the flats opening directly onto the stairways are under 4.5m from the stairs. Final exits: both are 890mm wide. FRS override switches installed. MoE stairways - both are 1000mm wide at he GF and 1100 above, with floor numbering and flat directory signage installed on each floor. Emergency evacuation lighting (EEL) installed within the MoE stairway, at the communal lift landings/junction points (a self-testing LuxBright system), in the water tank room and LMRs. It is recommended to extend the EEL coverage to the balcony access decks and the MoE routes in the basement communal storage areas (if they are to be in use again) - to ensure that all evacuation routes are easy to follow during an emergency. in the communal areas - records kept online. The common areas of the building are not fitted with AFD, no sprinkler system installed - deemed as not necessary. Communal areas are well ventilated - open to the outside. FAN and 'No Smoking' signage on each floor in the MoE stairways and lift lobbies.

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

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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?	N/A
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?	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
Observations	There are notional FD, separating landings on the 5th floor from the balcony decks but these are not considered necessary compartment FD and as such are not being recommended for upgrade. FED in the surveyed building are certified FD60s SC door sets. Final exits/Communal entrance doors - access is via a FOB key. Intercom and FRS override switches installed to both doors.

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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?	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
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

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Observations	No evidence of smoking observed within the communal areas. Records of the last EICR, and the Lightning protection available on TF Cloud - an online LBHF database. All in date. No fire hazards, i.e. electrically charged items, noted within the communal areas. Notes prohibiting such items noted. Refuse Chute bin rooms (x2) found well presented with some shortcomings regarding secure locks. Refuse chute hoppers on each landing – opening directly onto the stairways (x2). Fusible link fire dampers are installed at the base of both refuse chutes. No evidence of smoking within the communal MoE noted during the inspection. Lightning Protection System installed and without visible faults.

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate?	No
Observations	LD2 level of automatic fire detection installed within the flats managed by LBH&F. No communal AFD installed, as it is not required nor recommended for the blocks of flats with compartmentation suitable to sustain a 'Stay Put' policy.

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 metres of the building?	No
Is a Premises Information Box installed?	No
Are there complexities or unique features to the building to warrant the installation of a Premises Information Box?	No
Is there a working Drop Key mechanism to access the building?	Yes
Is there a Dry Riser installed?	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

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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?	No
Are there other concerns identified to do with fire safety management?	No
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	The nearest fire hydrants located approx. 20m away from the building, on both sides - front and rear. Evidence of FED inspections are kept in an online database. The Assessor did not see evidence of an elevated risk of external spread of fire - the design of the external wall construction and the materials used - brick and mortar walls on a reinforced concrete frame. No refurbishment (i.e. retrofitted cladding) to the external walls since the time of construction - based on visual inspection. A pictogram indicating the presence of a firefighting lift installed but the lift cannot be used for firefighting purposes due to lack of backup power supply. FRS lift override switch installed.

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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 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
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