

London Borough of Hammersmith & Fulham



Assessment Details:

Property Assessed	Horton House
Was the Survey Completed?	Yes
Assessment Date	26/03/2019
Assessment Valid Until	25/03/2021
Assessment Frequency	24 months
Assessor Details	Nick Hickman - Fire Safety Officer
QA Assessment by	Andy Whiting – LBHF Fire Risk Assessor/Surveyor

Property Information:

Ward	Avonmore and Brook Green
Construction Details	Concrete and brick built. Interior walls are brick and brick plaster. Flat roof. Solid walls and floors. Approximately 20m high. Built circa 1960/70s. At the time of construction this property was passed by building inspectors under the regulations of the time.

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Premises Layout

Horton House has two entrances (front and rear) with two communal staircases and lifts to all floors. Two open to air balconies serving most properties on levels above ground. The stairwells are ventilated to air apart from the ground floors.

There is a mix of flats and marionettes - some properties have balconies. There is a storage area on the 1st, 2nd and 4th floors. Most ground floor properties have a garden. There is one ground floor flat whose entrance is via GF lobby. There are electrical rooms in the ground floor of each stairwell and by the stairwell on each floor. Located in a residential area next to Margravine Cemetery. There is a small car park located by Claxton Grove and a grassed area to one side. There is a MUGA located between this property and the adjacent block. There is a small structure covered with scaffolding on the roof that has telecom aerials. There is CCTV covering the inside and external areas.

There are two exits - each with two exit doors - one that leads to a road and the other that leads to the inner courtyard area (both are to a place of ultimate safety).

There are two lifts that discharge into the stairwells.

Was the premises purpose built?

Number of Floors above ground 6

Number of Floors below ground 0

Number of Flats/Bedsits 55 flats and marionettes

Number of Internal Staircases 2

Number of Escape Lifts on Site 0

Number of Passenger Lifts on Site 2

Number of Firefighting Lifts on Site 0

Number of Final Exits 4

Are there external escape Stairs?

Electricity Utilities? yes

Water Utilities? yes

Gas Utilities? yes

Solar Panels on Site? no

Staffing & Occupancy:

Number of Day Staff 1 - 5

Number of Night Staff 0

Number of Other people on site 100+

Time that the Premises is in use 24 Hours a day, 7 days a week, 365 days a year

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 Specialized 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, dependent 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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Impact of fire on others

1.01 Are the premises shared occupancy (e.g. mixed commercial units/residential)?	no
1.02 If the Premises are shared occupancy and has a shared means of escape, does LBHF have any control over these?	
1.03 Do you consider the premises presents an environmental risk in the event of a fire?	no
If Yes in 1.03 above: Is there a risk management plan available?	N/A
1.04 Would serious damage on this property require a risk management plan?	yes
Commentary	<p>A major incident (fire) that prevented re-occupation of all or most of the property would have an impact on re-housing in the Borough.</p> <p>There are no water courses that could be contaminated by water run-off from any firefighting activity.</p>

Persons at particular risk

2.01 Does the building contain domestic / privately occupied rooms or apartments?	yes
2.02 Do residents live within the building without access to on-site staff assistance?	yes
2.03 Is the premises used or otherwise accessed by members of the public?	yes
2.04 Are residents / visitors made aware of fire emergency procedures for the premises? (Fire Action Notice)	yes
2.05 Is there any staff or residents known to have a significant disability; may have difficulty evacuating the premises in an emergency without assistance	Not Known
2.06 Is there any staff or residents known to have a significant learning difficulty? If so do they understand the evacuation procedure?	Not Known
2.07 Are there any staff or residents who may be at risk due to their young age or inexperience?	Not Known
2.08 Are staff aware of individual residents emergency arrangements and of their part in the procedures?	No

Commentary	<p>There are Fire Action signs displayed throughout the premise.</p> <p>It is likely, given average age profiles, that there are residents under the age of 18 and over the age of 60. Some residents may have mobility or other health issues that may restrict their ability to escape unaided or quickly. The details of any such persons is not known as the property is not a staffed premise (no concierge). Any concern on a person's ability to escape unaided (temporary or permanent conditions) should be addressed by the LBHF Housing Officers in partnership with relevant LBHF teams and outside organizations.</p> <p>The building will be accessed by visitors of the residents, LBHF staff on official business and by contractors.</p>
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Ignition Sources

3.01 Are there suitable smoking arrangements for these premises?	Yes - There is a No Smoking Policy.
3.02 Are "No Smoking" signs displayed at each entrance where needed?	Yes
3.03 Are suitable arrangements in place for smokers i.e. demarcated smoking areas, provision of suitable receptacles etc	No
3.04 Are portable heaters in use within the building communal areas?	No
3.05 Are all fixed heaters fitted with suitable guards within the communal area?	N/A
3.06 Are all boiler systems and other heating systems and devices regularly maintained within the communal area?	N/A
3.07 Are all other systems that operate with a naked flame regularly maintained?	N/A
3.08 Where applicable, are systems in place (Hot permits to work) when naked flames are used by contractors on site?	Yes - LBHF operates a "permit to work" system with Contractors undertaking hot works on site
3.09 Has fixed electrical wiring been subject to a safety inspection within the past five years in accordance with BS7671 2001 (17th Edition Wiring Regulations)?	No records
3.11 Does the site have a stair or wheelchair lift?	no
3.12 Is a Lightning Protection System installed?	yes
3.14 If so, has the Lightning Protection system been tested and recorded?	yes
List any other sources of ignition	Other than lifts (lift rooms not accessible) no other ignition sources in communal areas. Individual flats there their own ignition sources but these are not covered in this assessment. Resident can smoke in the confines of their own property.
Commentary	The lighting test data (13/06/18) shows a fail and remedial works are planned by end of September 2019. The locks for the electrical cupboards and storage areas are not standardised and access to all of them was not possible. There is evidence of cigarette butts in containers outside one flat.

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Sources of Fuel

4.01 Is the external of the premises free from disposed household items and other rubbish?	yes
4.02 Are the escape routes free from any combustible materials covering substantial wall/ceiling areas >10%	yes
4.03 Is there Gas Pipework in the communal Area?	yes
4.04 Is the general standard of housekeeping satisfactory?	yes
4.05 Is there a Gas Supply to the Premises?	Yes
4.06 Has the pipework been tested?	Unknown
4.07 Are there any Oxygen (O ²) cylinders on site?	Not Known - When LBHF become aware of residents using and storing O ₂ cylinders then appropriate information (name of user and address, location of cylinders) will be recorded and passed to the Fire & Rescue Service.
4.08 Does the site have adequate / appropriate external containers for rubbish?	Yes
4.09 Where provided, are rubbish containers kept secure?	No
4.10 Where provided are rubbish containers kept a reasonable distance from the Premises?	No
4.11 Does the site have adequate / appropriate external containers for recycling?	Yes
4.12 Where provided are recycling containers kept secure?	No
4.13 Where provided, are recycling containers kept a reasonable distance from the premises?	No
4.14 Where provided, are notice boards secure?	Yes
4.15 Are combustible materials, flammable liquids, oxidising agents & gases stored safely and isolated from ignition sources?	N/A
4.16 Are they isolated from ignition sources?	N/A
Commentary	Recommend bins are located no less than 6m away from the building

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Active Fire Protection Systems

5.01 Is the premises provided with suitable means to raise an alarm in the event of fire?	In line with normal practice for purpose built residential blocks designed to facilitate a 'Stay Put' evacuation strategy there is no need for communal automatic fire detection and alarm system to be fitted in the building.
5.02 If an alarm system is installed is it adequate/ appropriate? (Give details within commentary)	N/A
5.02(a) State Category of Alarm installed	Non installed
5.03 Are there sufficient smoke/heat detectors provided in all common areas?	N/A
5.04 Is there smoke/heat detection in individual rooms? offices / bedrooms/flats?	N/A
5.05 Are adequate Manual call points provided?	N/A
5.06 Are Manual call points (where fitted) clearly visible, indicated & unobstructed and appropriately located?	N/A
5.07 Are Manual call points DDA compliant? I.e. 1.4m +/- 200mm?	N/A
5.08 Is the fire alarm system tested in accordance with BS5839 and appropriate records kept? *	N/A
5.09 Is all testing and maintenance recorded within the fire log book and signed?	N/A
5.10 Are the premises provided with an automatic smoke extraction / ventilation system linked to the fire alarm system? *	no
5.11 Does the site generate UWFs?	no
5.14 Is the building linked to an automatic Receiving Centre i.e. Redcare" or Help line facility?	no

Commentary	This is a type 1 assessment it is recommended that each flat has a Fire Safety Plus inspection to ensure they have suitable detection - at least a smoke detector in the hall and a heat detector in the kitchen. One Flat was inspected and found to have no heat detection in the kitchen and no smoke in the hall - only smoke detection was present in the landing. It was noted that some flats have a heat detector in the kitchen and smoke detection in the hall and landing.
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Means of Escape

6.01 Are All Escape Routes and Final Exits Easily and Readily Available At All Times And Lead To A Place Of Ultimate Safety?	Yes
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6.02 Are Escape Routes and Final Exits Appropriately Indicated No
With Correct Signage (Directional Signage, Pictorial Signage,
And Means to Operate Final Exits)

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6.03 Where required to do so, do ALL Final Exit Doors open in the direction of travel?	Yes
6.04 Are all Final Exit Doors EASILY and READILY available at all times, without the use of a key, and via a single operation?	Yes
6.05 Do all electronically controlled doors have a fail-safe in case of a power failure?	Yes - All LBHF electronic door devices are fitted with a failsafe mechanism
6.06 Are escape routes at least 1m wide for staircases / 1.2 m wide for corridors & minimum of 750mm for doors?	Yes
6.07 Do the widths of Escape Routes appear adequate for the number of persons who may need to use them?	Yes
6.08 Is the condition of the Escape Route suitable? (i.e free from trip hazards etc)	Yes
6.11 Are final exit doors unobstructed (eg parked cars) and appropriately signed?	No
6.12 Are Travel Distances excessive? i.e. single direction over 18 meters	Yes
6.13 Are there any "Dead – end" conditions?	Yes
6.14 Is suitable ventilation provided throughout the building?	No
6.15 Is smoke ventilation equipment reasonable and free from any obvious defects?	N/A
6.16 Is there a test record kept?	N/A

Commentary	<p>Although there is direction escape signage in the two stairwells there is no signage along the balconies.</p> <p>Balconies are approximately 1.2m wide (measured from gas pipes to balcony wall). Stair wells are approximately 1.1m wide.</p> <p>There are considerable travel distances on the balconies at both levels where there is one-way travel and a dead-end situation - approximately 31 and 43m, respectively.</p> <p>The stairwells are not ventilated at ground level but are open to air at high levels.</p>
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Fire Doors

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Are there communal Fire Doors?

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7.01 Are communal fire doors installed to an appropriate standard (e.g., FD30S, FD60S)?	No
7.02 Where appropriate, are communal fire doors supplied with correct signage?	No
7.03 Where required, are communal fire doors fitted with intumescent strips and cold smoke seals?	No
7.04 Where required, are communal fire doors fitted with a positive action self-closing device?	N/A
7.05 Where installed, do communal fire doors fully close against frame?	Yes
7.06 Are all communal fire doors in good condition?	No
7.07 When closed, are gaps between door and frame within acceptable limits (e.g. 3mm top and sides, 8 mm base of door) ?	Yes
7.08 where required, are communal doors provided with vision panels and of the correct fire resistance?	N/A
7.09 Are any communal fire doors fitted with a ventilation grille, if so are they appropriately fire rated?	No
7.10 Is there a program of maintenance in place for all communal entrance fire doors?	Quarterly visual inspection carried out by housing officers, any defects, recorded and reported accordingly (access to records provided)
Commentary	<p>The only communal doors are the electrical cupboards and storage cupboards.</p> <p>Most cupboard doors have no fire door signage.</p> <p>The electrical intake cupboard (415V) in the GF stairwell by Field Road is un-locked (previously nailed shut) and not lockable. It has no fire signage, no intumescent strips or cold smoke seals. Doors appear to be notional.</p> <p>Doors set into frame that does not cover the walls and gaps are present. Plaster coming off wall exposing bricks.</p> <p>Electrical intake room GD has metal faced door and side panels - damage to the leading edge of the door and there is a small hole - rooms contains surplus flammable items including a push bike, doors, various pieces of wood and a plastic barrier. Door has no intumescent strips or cold smoke seals.</p> <p>1st floor electrical distribution cupboard has double leaf folding doors with no intumescent strips or signage.</p> <p>All electrical and storage cupboards that are on the means of escape from one-way travel/dead end situations should be upgraded to FD30s in line with current recommended guidance BS476.</p>
7.12 Are flat entrance fire doors installed to an appropriate standard (eg, FD60S, FD30S)	No

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7.13 Where required, flat entrance fire doors fitted with intumescent strips and cold smoke seals	No
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7.13(a) Flat details

It was noted that the flat entry doors inspected were 44mm thick with no closing device, Georgian wire vision panel, no intumescent strips, 2x rising hinges.

7.14 Where required, are flat entrance fire doors fitted with a positive action self-closing device? No

7.15 Where installed, do flat entrance fire doors fully close against frame automatically? Yes

7.17 When closed, are gaps between door and frame within acceptable limits (e.g. 3mm top and sides, 8 mm base of door)? Yes

7.18 (a) If yes above, is it an intumescent letter box? No

7.19 Is there a program of maintenance in place for all flat entrance fire doors? Quarterly visual inspection carried out by housing officers, any defects, recorded and reported and logged accordingly.

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Commentary

It was noted that side cladding/partitions by several flat doors that houses electrical meters - the fire rating of this could not be determined and should be investigated as and when the doors are upgraded. Flat doors are a mixture of original and new and are of a varying quality and condition. All flat doors, that are required to be passed on the means of escape to be upgraded to FD30 and set. All Flat Entry doors must meet with FD30s to BS 476. These doors should be installed in accordance with the TRADA scheme or equivalent and include the installation of automatic self-closing devices, ideally fitted to the external face of the door leaf. Additionally, the doors should be fitted with intumescent strips and cold smoke seals.

Structural Protection

8.01 Is the compartmentation, including electrical cupboards of an adequate standard and where required, appropriately fire stopped?	no
8.02 Is a complete new electrical Cupboard required?	no
8.03 Does the existing electrical cupboard require upgrading?	no
8.04 Are there breeches within the electrical cupboard?	no
8.05 Are suspended ceilings fitted?	no
8.06 Where pipe-work or cable carriers penetrate a compartment wall are they adequately fire stopped?	no
8.07 Are the premises free from structural features that could promote the spread of fire/smoke?	yes
8.08 If suspended ceilings are fitted are they free from defects?	N/A
8.09 Are Cavity barriers provided within voids? i.e. for areas >20m	Not Known - Unable to access Voided areas at time of assessment.
8.10 Does the compartmentation extend above the ceiling to the underside of the floor above?	Yes
8.11 Where necessary are "Fire / Smoke Dampers" provided?	N/A
8.12 Are "Dumb" waiters or other unprotected vertical shafts / ducts located within the structure that might compromise compartmentation?	8.13 Are Ducts separated at each floor level where they penetrate compartment floors?

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N/A

Not Known - This is a Type 1 non-intrusive survey and covered ducting could not be checked.

8.14 Is there evidence of Asbestos in the building?

Yes

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8.15 is there a Loft Space?	Yes
8.16 Was the Loft Space Inspected?	no
8.17 Is there a visible Access Hatch?	yes
8.18 Is the Loft Hatch FD30s?	
8.19 Is the Loft Hatch locked secure?	
8.20 Was the housekeeping good?	
8.21 Where there any breeches in compartmentation?	
8.22 Do the electrics look in good condition?	
8.23 Does the Loft Hatch have a "keep locked shut" sign?	No
8.24 Was the Fire Curtain in good condition?	N/A
8.25 Are roof voids adequately separated to prevent the passage of smoke? (where applicable)	
8.25 Are roof voids adequately separated to prevent the passage of smoke? (where applicable)	
8.25 Are roof voids adequately separated to prevent the passage of smoke? (where applicable)	No access to roof

Commentary	Loft space not inspected. There is unknown fire stopping in the ground floor electrical cupboard with power cables passing through to the floor above. It was noted that most electrical cupboards by have no fire stopping (sleeves or collars) of the power cables going through the ceiling or floor. Another electrical cupboard has data cable conduit passing through the floor that is missing metal panels. The room has no mechanical ventilation and no wall opens to the outside of the building.
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Emergency / Escape Lighting

9.01 Are the premises equipped with a suitable & sufficient emergency EXTERNAL lighting system to allow for safe evacuation from all areas?	No
9.01 Are the premises equipped with a suitable & sufficient emergency INTERNAL lighting system to allow for safe evacuation from all areas?	No
9.03 Is the Emergency lighting tested, maintained & recorded in accordance with Current Regulations?	No - No evidence of periodic testing held onsite although records should be held electronically. LBHF to confirm emergency lighting is subject to periodic inspection as per BS 5266.
9.03 (a) If yes in 9.03 - Provide Date	

Commentary	<p>There is no external emergency lighting - the roadside exit to Claxton Grove and Filed Road has borrowed light from street lamps. The exits leading into the inner courtyard area has borrowed light from estate lamps only (which may be on the same power system for the block).</p> <p>There is emergency lighting in the stairwells but not on the balconies - these have very limited borrowed light.</p> <p>The electrical intake cupboard by the GF rear entrance has a working emergency light (tested).</p> <p>It was noted that there is a loose emergency light cover in the stairwell.</p>
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Means of Fighting Fire

10.02 Is the premises provided with a suppression system (sprinkler/misting/foam or gas)	no
10.03 Are there a sufficient number of appropriate fire extinguishers	No
10.03 (a) If Applicable - Are fire extinguishers clearly visible, fixed to walls at the correct height or on stands and unobstructed	no
10.03 (c) If Applicable - Are the fire extinguishers regularly serviced? (Annually) In accordance with BS5306	no
10.04 Are there any risers installed?	No
Commentary	<p>There are no extinguishers in the communal areas.</p> <p>It was noted that the extinguishers within the electrical cupboards had not been serviced.</p>

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Fire Procedure, Emergency Plan, Management Responsibility

11.01 Is there a suitable Emergency Evacuation Strategy in place with appropriately worded fire action notices displayed, for the premises?	Yes - This Premise has a "Stay Put" Policy as displayed on the Fire Action Notice.
11.02 Is the designated assembly point situated in a safe location away from the building clearly identified?	yes
11.03 Does the procedure include the safe evacuation of disabled persons, visitors, contractors etc.?	yes
11.04 Is the access to mains gas/electricity shutoff unobstructed?	yes
11.05 Are all utility services clearly identified?	no
11.06 Are premises management and occupants aware of the fire safety features provided and their purpose?	yes
11.09 Does the Fire Procedure for the building include actions to be taken on hearing the Fire Alarm?	N/A
11.10 Does the emergency plan cover investigating the fire alarm prior to calling the fire service?	N/A
11.11 Do the premises occupiers pose a risk to Fire Fighters? i.e. violent, aggressive behaviour etc.	Not Known
11.12 For unstaffed premises, are suitable arrangements in place for silencing and re-setting the fire panel?	N/A
11.13 Are regular checks of escape routes and exit doors carried out and recorded?	Quarterly inspection carried out by housing officers, any defects recorded and reported accordingly.

Staff Training

Are any staff employed at this premises? no

Commentary There are no staff employed by LBHF at this site. The caretaker is employed by Pinnacle who are responsible for all their training. They work on site for a few hours a day in the communal areas only.

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Access of Fire Appliances

13.01 Are there any space and access restrictions for fire service appliances approaching the premises? no

13.02 Are adequate water supplies for firefighting available? i.e. local hydrants, open water etc. yes

13.03 Are there any additional facilities in place to aid firefighters (eg lift shaft).

Commentary

Fire Service drop keys do not work.

There is access to the front and rear of the property via Claxton Grove and Field Road - there is limited off street parking.

The local fire authority is responsible for ensuring the condition and availability of hydrants.

Any Other Related Issues

14.01 Is there any evidence of surface mounted cables or plastic trunking? yes

14.02 If yes to 14.01 - are there surface mounted cables that do not comply with BS 5839 Part 1 26(f) yes

14.03 Are composite panels installed (e.g. over-cladding) on the external surface of the property? no

14.04 (a) If yes to 14.03 - do any panels not meet the requirements of a) surface spread of flame

14.04 (b) If yes to 14.03 - do any panels not meet the requirements of fire resistance

14.05 If any panels in 14.04 do not meet the requirements, have arrangements been made to obtain samples for testing purposes?

14.06 Is there an arson risk? i.e. evidence of vandalism, appropriate storage for waste etc.? no

Commentary

There are several sections of balcony and internal lobby areas with a considerable amount of bundled wiring secured only with plastic cable ties which represent an entanglement risk to residents and fire crews.

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Risk Score After Assessment:		
Likelihood of Fire:	Consequence of Fire:	Overall Risk:
Medium	Moderate	Tolerable Risk