

Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	Jepson House London SW6 2BG
Author of Assessment:	James Costigan MiFireE MIFSM
Quality Assured by:	Elizabeth Kennan - Project Co-ordinator / Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	20/02/2023
Risk Assessment Valid To:	20/02/2024

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Building Features

Approximate Square Area of the Building:	900 M2
Number of Dwellings:	67
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2(One from the staircase and one from the lift lobby).
Number of Storeys	18

Is there a Basement Present?	No
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no

Number of Occupants:	Based on three people living in each flat, approximately 200 people may sleep within the building.
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Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:

Survey Findings:

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<p>Building Construction & Layout:</p>	<p>Jepson House is a high-rise residential block of flats with eighteen-floor levels (Ground floor and upper levels 1-17). The block has 67 residential flats. There is a single flat on the ground floor that is accessed from outside the building. All upper levels 1-16 contain similar floor plans with four flat front doors on each floor level. Level 17 has two flats. The ground floor comprises one residential flat, access to the lift lobby, a dry riser inlet, an electrical intake room that is situated adjacent to residential storage cupboards, a second set of residential storage cupboards, a waste disposal bin store, a water pump plant room and a second access door leading to a single staircase. The lift lobby contains two lifts, each provided with fire service switches. The lift serves alternative floor levels with one serving even numbers and the other serving odd-number floor levels. The small room is also accessed from the lift lobby and contains a panel for the Automatic Opening Vents within the building, a store area, a small toilet room and an entrance room. The rooms are being used as cleaners'/caretaker's accommodation. The lift lobby and the single staircase are separate on the ground floor. Access between the lifts and the staircase is only available on upper floor levels. The lift lobby may be accessed via a resident fob control unit or by use of a drop key facility. The staircase is within a protected shaft and serves all floor levels. The staircase has fixed open vents at the highest level of the shaft. Each of the upper floor levels may be accessed via the staircase or by one of the lifts. The staircase is separated from the landing levels by an FD60s fire door. The lift opens directly into the landing. Each landing has four flat front doors. The floor levels have an electrical cupboard at one end and a waste disposal chute at the opposite end. The electrical cupboard and waste hoppers are on open deck balconies and are separated from the landing by fire doors. The door leading to the electrical cupboard is locked and the open-deck balcony may be accessed by use of an FB2 key. Each of the landings contains Automatic Opening Vents (AOVs) in the form of automatically opening windows. The AOVs are activated by a single smoke device on each landing. Every second floor contains dry riser outlets (even number floor levels only). The seventeenth floor provides access to a lift motor room situated in an enclosed plant room on the roof and access to two water tank rooms. A door from the water tank rooms leads to an open-deck walkway on the flat roof. The walkway allows access to plant rooms at the side of the building that contains (what looks like) a decommissioned extract system. The plant rooms have shafts that appear to lead from the ground floor to the roof within the block. There is a single final exit from the single staircase at the ground floor level leading directly to open air. The building operates a stay-put (defend-in-place) policy for the flats with fire action notices posted on each floor level. A Gerda box is present in the lift lobby area on the ground floor level containing a single pack of laminated floor plans, a list of vulnerable residents and lifts checks. Lightning conductor protection is present on the external elevations. A No Smoking sign is present at the entrance to the staircase. The escape routes are fully supported with emergency lighting and directional signage. Based on the flat audits, smoke detection is present within the flats providing coverage with detectors in the entrance hall and kitchen, some with additional detection within the living rooms. The flat front doors are noted to be an FD60s rating, all of the same design and appear to have been renewed recently. The building is a brick structure and concrete staircases and floor levels. The flats have balconies on most floors.</p>
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Executive Summary	<p>Jepson House is a high-rise residential block of flats. The building has 18 floor levels and is estimated to be approximately 50 meters tall based on 3 meters per floor. The building may contain approximately 200 residents with an estimated average of three people in each flat. A non-intrusive visual review was conducted, and the compartment walls within the block were noted to be in reasonable condition without any compartment breaches identified. Although it was noted a single cable has been pushed through the fire stopping that is in place on the ceiling of the electrical cupboard on each floor.</p> <p>The main entrance doors to the building contained a maglock, an intercom system and a drop-key facility that is operating correctly. A drop key facility is fitted to the lift lobby access only, the staircase does not have drop key access. Based on the flat audits (10%), the flat front doors contain smoke seals, intumescent strips and door closure devices. The flat front doors were all of the same design and make. Flat No.56 has had the door closure device disconnected. Flat No. 31 requires the self-closure device to be adjusted as the door was not fully latching in the closed position.</p> <p>It was confirmed during the flat audit that smoke detection is fitted within the flats providing coverage in the entrance hall and kitchen. Some residents confirmed that detection is also present in the living rooms.</p> <p>The general housekeeping within the building was reasonable but some household waste/storage was present on level 1 outside flat No.3.</p> <p>The fire extinguishers within the water tank plan rooms on the 17th floor were not serviced.</p> <p>The two plant rooms that were accessed via the open deck walkway on the roof that contained the decommissioned vent system and shaft that passed through the building had some areas where the fire stopping was conducted using expanding foam. Also, plastic pipework (looked like water drainage pipework (approximately 50mm diameter) was leading from the residential flat areas into a drainage pipe. The plastic drainage pipe was not fire-stopped.</p> <p>The waste disposal store on the ground floor had a shutter that may be used to separate the chute and the bin but the shutter was tied open with string.</p> <p>The electrical intake room adjacent to the storage cupboards contained waste. The CO2 fire extinguisher was left outside the room and the seal on the unit was broken. There was a ladder within the electrical room leading to an open hatch in the ceiling.</p> <p>The two storage cupboard areas on the ground floor had metal gates but both were unlocked and most of the storage cupboard doors were left open.</p> <p>The AOV room in the lift lobby had a section of the ceiling panel missing exposing a void above the roof. Cables passing into the compartment wall could be seen which was not fire stopped. Also, the cables were not correctly secured but held in place with plastic cable ties. The general housekeeping in the room required attention.</p> <p>An AOV logbook was held next to an AOV control panel. The logbook had a record showing that the AOV system had been tested (25%) on 08/11/2022 but failed. Remedial action was not recorded.</p> <p>The life safety assets appeared to be in good condition but not all supporting maintenance certification was available at the site or on TF Cloud.</p> <p>A visual, non-intrusive check of the building's external façade was undertaken from the ground level as part of this fire risk assessment. External wall cladding was not present and no concerning features were identified.</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 (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?	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 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?	No
Did you get access to survey the lift motor room?	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?	No
Is there evidence to confirm FD30s doors are certified?	N/A
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	No
Are there personal items or rubbish in any inspected utility or riser cupboard?	No
Are CO2 extinguishers installed inside each electrical riser?	No
Are CO2 extinguishers compliant?	Yes
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?	Yes

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?	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?	No
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?	No
Does the building require the installation of an emergency lighting system?	N/A

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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?	No
Is there a smoke ventilation system installed?	Yes
Does the ventilation system appear to be in good working order?	No
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

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?	Yes
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

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Are there other concerns identified with the compartment fire doors?	No
Are there any flat entrance doors not conforming to FD60s standard?	Yes
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	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	Yes
Any 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?	No
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	No
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
Any 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

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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 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?	N/A
Is there a Wet Riser installed?	No
Is there a Dry Riser installed?	Yes
Are there Dry Riser outlets on each level above the 6th storey?	Yes
Is there evidence to confirm Dry Risers are serviced?	No
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?	Yes
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?	No
Are there other concerns identified to do with fire safety management?	No
Does the building have both commercial outlets and residential dwellings?	No
Any other concerns identified with the shared means of escape?	No

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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 fire safety records accessible (digital or paper) for fire inspection audits? No

Are LBHF emergency contact details displayed? Yes

Any there other concerns identified with the management of information? No

Are in-house checks of the Emergency Lighting being carried out and recorded? No

Are in-house checks of the Extinguishing Media being carried out and recorded? No

Are in-house checks of Fire exits and Escape routes being carried out and recorded? No

	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