

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	Michael Stewart House Clement Atlee Estate Lillie Rd Fulham London SW6 7SE
Author of Assessment:	Kieron O'Neill
Quality Assured by:	Ranie Goolcharan IOSH Tech, Nebosh Fire, IFSM
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	14/03/2022
Risk Assessment Valid To:	14/03/2023

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Building Features

Approximate Square Area of the Building:	1400
Number of Dwellings:	104
Number of Internal Communal Stairs:	3
Number of External Escape Stairs:	0
Number of Final Exits:	6-3 from core staircases, 1 main entrance, 2 from lounge area.
Number of Stair Lifts:	
Number of Storeys	8

Uninhabited Roof Void?

Basement Present?

Gas Installed to Building?

Solar Panels Installed on Building? no

Number of Occupants: 110

Current Evacuation Policy: Mixed Evacuation Procedure

Recommended Evacuation Policy: Mixed Evacuation Procedure

Last LFB Inspection:

Survey Findings:

<p>Building Construction & Layout:</p>	<p>Brick & mortar on reinforced concrete frame with concrete stairs and floors and a flat concrete roof. Flats have UPVC windows with what appear to be composite infill or UPVC spandrels below glazed areas.</p> <p>T shape building 7 floors (G plus 6) with mezzanine level above 7th for lift motor/plant rooms. One wing of building only 4 floors (G plus 3). Ground level flats 1-11; 1st 12-26; 2nd 27-41; 3rd 42-56; 4th 57-68; 5th 69-80; 6th 81-92; 7th 93-104. Dry riser plus 2 hydraulic passenger lifts in central firefighting lobby to levels G to 7th with inlet adjacent to bin store by front entrance. Bin store fitted with pull plate. POV in staircases, corridors, and lift lobbies at all levels G-7 plus mezzanine in addition to openable windows to all residential corridors. 3 protected staircases with discharge direct to ultimate safety; 2 stairs from 7th to ground and one central stair 4th to ground. Communal lounge, kitchen, laundry, gas intake and toilets to one wing at ground level. Scheme office in reception area adjacent to lifts. Mobility aids room refuse chutes and electrical riser cupboards also within lift lobby at each level. Store rooms.</p>
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<p>Executive Summary</p>	<p>The assessment noted generally a good standard of fire safety and housekeeping in common areas.</p> <p>A training package was developed and delivered in October 2020 where the main areas of fire safety in sheltered housing was provided including PCFRA documents. This has been complemented by Toolbox talks at five monthly intervals.</p> <p>The following certification was able to be viewed before the assessment:</p> <ul style="list-style-type: none"> •Gas Testing Gas Safety (Installation and Use) Regulations was completed on the 28/10/2020. Serial Number B0000467/ •Electrical Installation Condition Report Issued In Accordance With British Standard 7671 24/04/2021-Certification number HF009308 831842.This did however give work recommendations •Fire Extinguisher servicing to BS 5306 Part 3 •Portable Appliance Testing 01/01/2021 To: 19/04/2021 •Emergency lighting and BS EN 50172:2004 / BS 5266-8:2004 Emergency escape lighting systems <p>It was not possible to find evidence of the following:</p> <ul style="list-style-type: none"> •11-Monthly Lightning Protection System Inspection BS EN 62305 •Fire alarm servicing to BS 5839-1 •Testing and performance of Dry Riser Systems in accordance with BS 9990: 2015 <p>Magnetic lock with intercom and drop key override to main entrance door were tested and found functional. There is CCTV at the property and generally good security against a possible arson attack.</p> <p>The assessment has recommended the following improvements:</p> <ul style="list-style-type: none"> •Compartmentation in communal areas •Assurance any breaches in the compartmentation have been suitably sealed against the spread of fire and smoke from the area of origin. •Products used for compartmentation •UPVc panels are rated to the right specifications. •Suitability and testing of fire doors •Housekeeping in communal lockers •The provision of additional fire action notices as well as other signage <p>There has been a strategised agreement for the Fire Safety Works Team to pre-survey compartmentation works in April 2022.</p> <p>The assessment gave an overall risk rating of 'Moderate Risk' with a hoped reduction to 'Tolerable' when passive and fire safety management works have been conducted.</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?	Yes
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?	No
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?	No
Is there damage to any part of the doors or frames affecting its performance as a 30 minute fire and smoke resistant door?	Yes
is there a CO2 extinguishers installed near to or inside the electrical riser?	Yes
Are CO2 extinguishers compliant?	Yes
Are there other concerns identified with the utility Cupboards and vertical risers?	No
Is external cladding fitted to the building?	Yes

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Does the external cladding appear suitably fitted and in good condition? Unable to Confirm

Is the external cladding constructed from fire rated materials? Unable to Confirm

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? Unable to Confirm

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? No

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? Yes

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

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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?	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?	Yes
Are there any concerns identified with ventilation of the internal escape route?	No

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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 the property 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?	No
Does every compartment door freely self close into the frame?	No
Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works?	Yes
Are there locations where compartment fire doors should be installed?	Yes
Are there other concerns identified with the compartment fire doors?	No
Are there any flat entrance doors not conforming to FD30s standard?	Unable to Confirm
Where FD30s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	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

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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
Is there a designated smoking area within the grounds of the property?	N/A
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?	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 current portable electrical appliances (PAT) annual test record	Yes
Are the electrical sockets and extension plugs suitable and loaded to the correct amperage?	No
Are there wheelchair or stair lifts in the property	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?	Yes

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Fire Detection

From the sample flats accessed, is early warning fire detection appropriate Unable to Confirm

Is the Type of communal fire alarm system installed to the correct LBHF standard? Yes

Are detector heads sited appropriately to provide the required coverage for the system Type? Yes

Are there sufficient inbuilt or standalone sounders to alert all occupants in the building to the required decibel levels? Yes

Is a fire panel installed? Yes

Is the fire panel suitable? Yes

Is the fire panel in good working order with no faults? Yes

Is an out of hours contact number given and persons/organisations appointed to attend and reset the fire panel? Yes

Are manual call points installed? Yes

Are manual call points installed in all required areas? Yes

Is a Red Care type system installed? Yes

Is the red care system suitable and in good working order? Yes

Is there a service contract and maintenance programme in place? Yes

Are repeater panels installed? No

Any other concerns identified with the early warning detection system? Yes

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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
Does the Premises Information Box contain appropriate resources to aid attending fire crews in an emergency?	No
Is there a working Drop Key mechanism to access the building?	Yes
Is there a suitable zone map provided near the fire panel?	Yes
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?	N/A
Is there a suppression system installed within any part of the building?	No
Is fire extinguishing media positioned in the relevant areas?	Yes
Is there a valid test date on all portable extinguishing media	Yes
Did you encounter any potential hazards due to negligent contractor work at the property and its grounds?	Yes
Are there other concerns identified to do with fire safety management?	Yes
Does the building consist of residential dwellings and commercial outlets?	No
Any other concerns identified with control of shared means of escape?	No

Safety Management

Are there staff or site managers based at and working in the building?	Yes
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Have you identified any issues relating to staff carrying out their fire safety duties?	No
Is there a suitable induction for new staff on fire safety?	Yes
Were records available confirming fire warden and emergency evacuation training takes place?	Yes
Are staff deemed competent of carrying out the emergency evacuation procedure?	Unable to Confirm
Any there other concerns identified with on-site staff and their training?	No
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	No
Are staff able to be contacted in the event of an emergency while off site?	Yes
Are emergency contingency plans in place?	Yes
Are all personal emergency evacuation plans (PEEPs) valid and to an acceptable standard?	Unable to Confirm
Are Person Centred Assessments valid and to an acceptable standard?	Unable to Confirm
Are staff aware of utility isolation points and have these been identified on site plans in the PIB or zone chart?	Yes
Any there other concerns identified with the management of information?	Yes
Are in-house checks of the Fire Detection system being carried out and recorded?	Yes
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?	Yes
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