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Fire Risk Assessment of:	Michael Stewart House London SW6 7SE
Author of Assessment:	James Costigan MiFireE MIFSM
Quality Assured by:	Elizabeth Kennan - Project Co-ordinator / Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	21/02/2023
Risk Assessment Valid To:	21/02/2024

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Building Features

Approximate Square Area of the Building:	1500 M2
Number of Dwellings:	104
Number of Internal Communal Stairs:	3
Number of External Escape Stairs:	0
Number of Final Exits:	7
Number of Storeys	8
Is there a Basement Present?	No
Is Gas Installed to Building?	
Are Solar Panels Installed on Building?	no
Number of Occupants:	104 (Based on one person living in each of the flats).
Current Evacuation Policy:	Mixed Evacuation Procedure
Recommended Evacuation Policy:	Mixed Evacuation Procedure
Last LFB Inspection:	

Survey Findings:

Building Construction & Layout:	<p>Michael Stewart House is a building providing sheltered housing accommodating 104 one-bedroom flats. The block has eight-floor levels consisting of a ground floor and upper levels 1-7.</p> <p>The ground floor and levels 1-3 are a T shape. The upper levels are served by three staircases with a staircase at the end of the two corridors and the third staircase positioned centrally. All flats on two of the corridors are provided with bidirectional escape when residents leave their apartments. The third corridor is 21 meters long and offers a single directional escape when residents leave their flats. The corridor has been subdivided by a cross-passage door which is positioned 8 meters from the end of the corridor and 9 meters from the central staircase.</p> <p>Levels 4-7 consist of two corridors with staircases positioned at each end of the corridor providing residents with bidirectional escape when leaving their flats. The central lobby contains two lifts (one with a fire service switch) that serve all floor levels. The central lobby and the staircases are provided with fire doors providing separation between the residential corridors, the staircases and the central lobby.</p> <p>There are open vents next to the door leading to the staircases that will provide ventilation for any smoke present in the corridors.</p> <p>The ground floor central lobby area contains a reception office that is occupied Monday – Friday between the hours of 08:00-16:00.</p> <p>The upper floor levels' central lobby contains a waste disposal chute room, an electrical intake room and a mobility buggy parking room (note mobility buggy room on levels 1-6 only). All three of the rooms are compartment rooms and contain fire door separation.</p> <p>A dry riser outlet is present on all floor levels next to the waste disposal chute room. The dry riser inlet is positioned next to the main entrance to the building. The nearest hydrant is at one end of the building approximately 24 meters from the dry riser inlet.</p> <p>The waste disposal bin store is housed next to the main entrance to the</p>
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building. The waste chutes feeding the bin store containers have mechanical shutters at the end of the chutes. The full waste storage containers are moved to an open area on the opposite side of the road running across the front of the building.

The ground floor contains flats 1-5 along one of the corridors, flats 6-11 along the second corridor while the third corridor contains residents' facilities such as a communal room, a kitchen (with a serving hatch for the communal room), an office, a laundry, a gas meter room (with main cut-off valve) and cleaners cupboards.

The building has a flat roof with a boiler plant room and lifts motor plant room in enclosed units at the centre of the roof. The plant rooms are accessed by a concrete staircase via an access door positioned in the central lobby on the seventh floor.

There are seven final exits on the ground floor all leading directly to open air. The assembly point is positioned in an adjacent car park.

The building operates a stay-put (defend-in-place) policy for the flats and a simultaneous evacuation policy for people in any of the common areas of the building.

A Gerda box is present inside the main door on the ground floor level containing a single pack of laminated floor plans, a list of vulnerable residents and lift checks.

The fire panel is wall mounted in the entrance lobby.

Lightning conductor protection is present on the external elevations.

A fire action notice is present at the site on each floor level.

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, the bedroom, the kitchen and in living rooms.

All fire alarm activations within the building (common areas and residential flats) back-indicate to an Alarm Receiver Center (ARC). On activation, the fire and rescue service may be mobilised if a false alarm is not confirmed.

A fire alarm activation will cause sounders to operate within the flat of origin only. An activation within any common area of the building will result in the simultaneous evacuation of any person that is within the common areas at the time of the activation. Residents that are within their flats will stay put unless informed otherwise.

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 was built pre-year 2000 with a brick structure and concrete staircases and floor levels. The windows within the building are PVC frames with spandrel panels below. The windows are positioned in line between floors from the ground floor to the highest residential floor level.

Executive Summary

Michael Stewart House is a building providing sheltered housing.

The building has 8-floor levels and is estimated to be 21 meters tall to the highest occupied floor level. At the time of the assessment, the building had a scaffold erected to allow the replacement of the windows and associated spandrel panels.

It was noted that the scaffold poles are making access to the dry riser inlet cupboard difficult. The scaffold requires relocating to allow free and unhindered access.

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 that a plastic vent is fitted above the fire door of the gas intake room, venting into the escape corridor. The vent

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requires moving to an external wall and the current vent to be sealed by a competent fire-stopping service provider.

The main entrance doors to the building contained a maglock, an intercom system and a drop-key facility that is operating correctly.

Based on the flat audits, the flat front doors contain smoke seals and intumescent strips. Door closure devices were fitted on the exterior of the doors and all appear to be fully connected. The flat front doors were all of the same design and make. One flat front door (No.86) has been forced and was badly damaged and required replacing. Ten flats were assessed within the building, and nine of the doors were noted to be in good condition. One door (flat 85) failed to fully close and latch when released and therefore requires the door closure device to be adjusted.

A fire action notice is present at the site on each floor level. The fire action notices within the common area of the building refer to a Stay-Put process. As the common areas of the building operate a full simultaneous evacuation process, the fire action notices need to be changed to provide correct information to the residents.

It was confirmed during the flat audit that smoke detection is fitted within the flats providing coverage in the entrance hall, the living room, the kitchen and the bedroom.

The general housekeeping within the building was reasonable but a mobility buggy was noted to be parked in the lift lobby common area (the escape route) on the third floor. It was also noted that a small staircase leading from the lift motor room to the external area of the flat roof has a build-up of combustible waste (mainly paper and cardboard).

It was noted that cables were hanging loose above three doors within the common areas (1. The Storeroom on the first floor. 2. The storeroom on the second floor, and 3. Above the damaged flat door No.86). Other cables within the common areas of the building were contained within small gauge plastic trunking. Two areas were reviewed, one area on the ground floor had metal clips holding the cables in place but the second area outside the storeroom on the first floor did not have metal clips).

The fire doors on the corridors and utility cupboards and room were noted to be in good condition and closing correctly when released from the hold-open devices. The exception is three cross-passage new doors that are fitted on the single-direction residential corridor of levels 1-3. The new doors operate well but are not fitted with door closure devices or hold-open devices.

The fire alarm panel in the main entrance area had a fault/disablement recorded on the display. It was not known what had caused the fault/disablement.

Records relating to general controls of the building were not available for review and were not taking place. Guidance documents specifically relating to Michael Stewart House are available but do not appear to be used or the guidance followed. The on-site information that was not available are Weekly manual call point test – monthly emergency light test – staff training records – daily escape route and final exit checks.

It was noted that Person Centre Fire Risk Assessment (PCFRA) were not being conducted.

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.

A visual, non-intrusive check of the building's external façade was undertaken from the ground level as part of this fire risk assessment. It was stated that the spandrel panels and windows were being replaced.

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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?	No
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 Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	No
Do utility cupboard doors appear to be FD30s standard?	Yes
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?	No
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?	No

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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?	No
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?	Yes
Is the condition and features of the external escape route to an acceptable standard?	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?	Unable to Confirm
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	No
Is there a need to increase the emergency lighting provision?	No

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Are there other concerns identified with the emergency lighting?	No
Does the building have suitable means to naturally ventilate the escape routes?	Yes
Is there a smoke ventilation system installed?	No
Are there any concerns identified with ventilation of the internal escape route?	No

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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?	Yes
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?	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 FD30s standard?	Yes
Where FD30s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
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?	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
Is there a designated smoking area within the grounds of the property?	No
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 there other concerns identified with refuse?	Yes
Has fixed electrical wiring been subject to a safety inspection within the past five years	No
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?	Yes
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	Yes
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?	Unable to Confirm
Is a fire panel installed?	Yes
Is the fire panel suitable?	Yes
Is the fire panel in good working order with no faults?	No
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?	Unable to Confirm
Is there a service contract and maintenance programme in place?	No
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?	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
Does the Premises Information Box contain appropriate resources to aid attending fire crews in an emergency?	Yes
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?	No
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?	No
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?	Yes
Is there a suitable induction for new staff on fire safety?	Unable to Confirm
Were records available confirming fire warden and emergency evacuation training takes place?	No
Are staff deemed competent of carrying out the emergency evacuation procedure?	No
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?	Unable to Confirm
Are emergency contingency plans in place?	No
Are all personal emergency evacuation plans (PEEPs) valid and to an acceptable standard?	No
Are Person Centred Assessments valid and to an acceptable standard?	No
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?	No
Are in-house checks of the Fire Detection system being carried out and recorded?	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

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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	Substantial Risk
Risk Score if all actions are implemented:	Tolerable Risk