

## Hammersmith and Fulham by FCMS



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| Fire Risk Assessment of:    | 444-484, Sullivan Court, Fulham, London, SW6 3BX |
| Author of Assessment:       | Ronnie Archer<br>Fire Risk Assessor              |
| Quality Assured by:         | Nicola Heywood - Administrator                   |
| Responsible Person:         | Jonathan Pickstone                               |
| Risk Assessment Valid From: | 13/09/2023                                       |
| Risk Assessment Valid To:   | 13/09/2025                                       |

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| <b>Building Features</b> |
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| Approximate Square Area of the Building: | 450 |
| Number of Dwellings:                     | 37  |
| Number of Internal Communal Stairs:      | 2   |
| Number of External Escape Stairs:        | 0   |
| Number of Final Exits:                   | 3   |
| Number of Storeys                        | 6   |

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

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| Number of Occupants: | Based on 1-2 occupant per dwelling<br>$37 \times 1.5 = 55$ |
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| Current Evacuation Policy:     | Stay Put Procedure |
| Recommended Evacuation Policy: | Stay Put Procedure |

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| Last LFB Inspection: |
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**Survey Findings:**

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| <p>Building Construction &amp; Layout:</p> | <p>Detached 6-storey purpose-built block containing 37 flats, 2 flats located on the ground floor, and 7 flats on each level on floors 1-5. Traditional masonry construction of concrete floors and staircases, with brick walls and a flat roof. Flats on the upper floors have private balconies. Ground floor flats open onto street level. A commercial property is located on the ground floor, with separate access and means of escape from the block. There is one centrally located lift and two stairwells, one at each end of the property which serve all floors 1-5. The lift motor room is located on the roof and is accessed by a ladder from floor 5. There are 2 entrances accessible by a call bell system, tradesmen, residents fob, and drop-down key facility, that leads into an open stairwell and then leads onto the open deck balcony access to flats on all floors, where a two-way travel option is offered. The electrical intake was not identified during the inspection. Fire Action Notices, wayfinding, exit, and no smoking signage were displayed on all floors and stairwells, and 'Do not use lifts' signs were installed by every lift. There are 2 external bin sheds, which are served by waste hoppers located in the stairwell on each floor. Communal gardens are located at the back of the property. Resident parking is by permit and on-street parking is by phone and pay and display.</p> |
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| <p>Executive Summary</p> | <p>Under LB H&amp;F standard inspection requirements a minimum of 10% of dwellings are included in the Type 1 survey. At the time of this survey, there are no COVID-19 restrictions in place, although there may be occasions where verbal information regarding detection has been taken due to residents' issues with regard to access to private dwellings. Where a flat audit has not been carried out due to No Access to flats, through resident non-response – this has been noted in the added summary information below. There are a number of areas of improvement that have been identified during the survey, and these have been raised in this report to bring the building up to a high standard of fire safety;</p> <ul style="list-style-type: none"> <li>• Ensuring lightning strip testing has been carried out to comply with BS 62305.</li> <li>• Ensuring that the refuse sheds are secure and the historic non-fire-rated hoppers are remediated or replaced.</li> <li>• Ensuring that the emergency lighting is confirmed as being tested to comply with BS5266.</li> <li>• Ensuring that the electrical intake door is inspected to ensure a compliant FD30s door is installed and adequate Keep Locked and Electrical Hazard signage is displayed.</li> <li>• Ensuring that an EICR is completed to BS 7671 and any raised condition issues are suitably actioned.</li> <li>• Ensuring an inspection of the electrical intake cupboard is undertaken, to check no fire-stopping breaches are present and that no unauthorised storage is present.</li> <li>• Ensuring that the portable fire extinguishing media are scheduled for testing and maintenance to comply with BS5306, as past the due test date of March 23, and if any CO2 extinguishers are located in the electrical riser they are removed.</li> <li>• Ensuring audited flat doors are replaced with FD60s doors to ensure they meet current benchmark standards.</li> <li>• Ensuring all remaining flat doors are surveyed in unaudited flat(s) to ensure they meet current benchmark standards, and action to bring any audited and non-compliant flat doors to current benchmark standards.</li> <li>• Ensuring the audited flats install adequate detection to BS 5839-6, to ensure they provide adequate early warning of fire.</li> <li>• Ensuring a full detection survey is carried out in the remaining unaudited flat(s), to ensure they are provided adequate early warning of fire, ensuring adequate detection is installed where identified as required.</li> <li>• Ensuring the service offered by LBHF to identify and provide resources to all current and future identified vulnerable residents in the event of a fire is taking place, including PCFRA, and PEEPS where necessary.</li> <li>• Ensuring the LBHF emergency contact number is clearly displayed within the property.</li> </ul> |
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### Guidance

#### Copyright:

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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

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| From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?  | No  |
| From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation? | No  |
| Does the building have a roof void?   | No  |
| Was a survey of the roof void carried out as part of this inspection?   | N/A |
| Are there other concerns identified with the roof void?   | N/A |
| Are lifts installed?  | Yes |
| Does each lift have a fire service over-ride switch?  | No  |
| Are there any fire-fighting lifts?  | No  |
| Is there a lift motor room?   | Yes |
| Did you get access to survey the lift motor room?   | Yes |
| Is the compartmentation acceptable?   | Yes |
| Are there any other concerns with Lifts or the Lift Motor Room?   | Yes |
| Are there utility cupboards within the communal area?   | No  |
| Is external cladding fitted to the building?  | No  |
| Are the internal escape route walls and ceilings to Class 0 standard?   | No  |
| Are there other concerns identified with flammable materials?   | No  |

### Means of Escape

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| Is the stated emergency evacuation strategy suitable?                                      | Yes |
| Are fire action notices displayed at the entrances, fire exits and each level as required? | Yes |

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| 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?         | No  |
| Do final exits open in the direction of flow where required?   | Yes |
| Are cable and wire fixings to external walls/ceilings to current standards to limit the likelihood of wire entanglement? | Yes |
| Are there suitable door opening devices such as thumb turns, push pad/bar?   | Yes |
| Is directional and exit signage necessary in this building?  | Yes |
| Are directional and exit signs displayed appropriately?  | Yes |
| Does the building have an external escape route?   | No  |
| Are there other concerns identified with the evacuation of the building?   | No  |
| Is emergency lighting installed?   | Yes |
| Does the installed emergency lighting provide suitable coverage?   | Yes |
| Are there recorded or observable defects with the emergency lighting system?   | No  |
| Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?             | No  |
| If no emergency lighting is installed, does the building require the installation of an emergency lighting system?       | N/A |
| Is there a need to increase the emergency lighting provision?  | No  |
| Are there other concerns identified with the emergency lighting?   | No  |
| Does the building have suitable means to naturally ventilate the escape routes?  | Yes |
| Is there a smoke ventilation system installed?   | No  |
| Are there any concerns identified with ventilation of the internal escape route?   | No  |

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| <b>Doors</b> |
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| Is the main entrance door suitable as part of the evacuation strategy for the building?                               | Yes |
| Is security to the property suitable to restrict access to uninvited persons during 'out of hour' times?              | Yes |
| 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?  | N/A |
| Are there other concerns identified with the main entrance and fire exit doors?                                       | No  |
| Are there any compartment fire doors installed in this building?  | No  |
| Are there locations where compartment fire doors should be installed?   | No  |
| Are there other concerns identified with the compartment fire doors?  | N/A |
| Are there any flat entrance doors not conforming to FD60s standard?   | Yes |
| Do the inspected FD60s doors have certified markings?   | 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?   | Yes |

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| <b>Fire Hazards</b> |
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| Are "No Smoking" signs displayed at each entrance?  | Yes               |
| Is a no smoking policy being observed in the communal areas?  | Yes               |
| Any 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 vertical refuse chutes fitted to the building?  | Yes               |
| Are the hoppers in good condition and fitted with smoke seals?  | No                |
| Is there a working pull plate at the base of the chute?   | Yes               |
| Does the refuse system appear to be free of physical defects?   | Yes               |
| Are there other concerns identified with refuse?  | Yes               |
| Has fixed electrical wiring been subject to a safety inspection within the past five years?                 | Unable to Confirm |
| Is there a lightning protection system installed?   | Yes               |
| Is there evidence of a valid certification?   | No                |
| Is the lightning protection free from defects and secured sufficiently?                                     | Unable to Confirm |
| 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 other concerns identified with ignition sources?  | No                |



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### Fire Detection

From the sample flats accessed, is early warning fire detection appropriate? No

### Fire Safety Management

Are there hydrants within the grounds of the property estate? Yes

Are there notable restrictions for the positioning of fire appliances within 20 metres of the building? No

Is a Premises Information Box installed? No

Are there complexities or unique features to the building to warrant the installation of a Premises Information Box? Unable to Confirm

Is there a working Drop Key mechanism to access the building? Yes

Is there a Dry Riser installed? Yes

Are there outlets on each level above the 6th storey? N/A

Is there evidence to confirm the Dry Riser is serviced? N/A

Is Dry Riser signage displayed appropriately? N/A

Are there any observable defects to inlets or outlets and their casings? N/A

Are there other concerns identified for fire service operations? N/A

Did you encounter any potential or actual hoarding risks? No

LBHF have a medical register of 02 users, did you encounter a resident declaring they were using 02 but not registered? No

Is there a suppression system installed within any part of the building? Unable to Confirm

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

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| Does the building contain both commercial outlets and residential dwellings?                       | Yes |
| In buildings with commercial outlets, do residents share any elements of the means of escape?      | No  |
| Where there is a shared escape route, is there a suitable interlinked fire alarm system installed? | N/A |
| Any other concerns identified with control of shared means of escape?                              | N/A |

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| <b>Safety Management</b> |
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| 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 |
| Any other concerns identified with on-site staff and their training?                                    | N/A |
| Are fire safety records accessible in a suitable physical or digital format for fire inspection audits? | No  |
| Is LBHF emergency and general contact details displayed in the communal area?                           | No  |
| Any other concerns identified with the management of information?                                       | 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 |