

## London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	31-39 Meadowbank Close (odd numbers), Fulham, London, SW6 6PE.
Author of Assessment:	Nick Hickman - Fire Safety Surveyor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	21/06/2023
Risk Assessment Valid To:	21/06/2024

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<b>Building Features</b>
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Approximate Square Area of the Building:	250m2.
Number of Dwellings:	5
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	1
Number of Stair Lifts:	
Number of Storeys	2
Uninhabited Roof Void?	
Basement Present?	
Gas Installed to Building?	
Solar Panels Installed on Building?	no
Number of Occupants:	5-10.
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

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### Survey Findings:

<p>Building Construction &amp; Layout:</p>	<p>Purpose built 2 storey sheltered accommodation of 5 flats. Brick and concrete construction with a pitched and tiled roof. No communal loft hatch. Three flats (35,37 &amp; 39) have direct access from ground floor level. The communal area is comprised of a staircase (with openable window) to the 21st floor that provide access to flats 31 &amp; 33 (these flats have private balconies). There is a stair lift in the stairwell that is not currently in use. Main entrance door has a secure intercom and a working drop key. Electrical cupboard accessed externally - located between flats 37 &amp; 39. There are recycling bins on the mains road that are shared with other blocks and the general waste bins are located externally in block 2-56. The other blocks that form part of the Meadowbank scheme have their own FRAs. There is mains detection in the communal area and in each flat (detection in every room less bathroom) - this is connected to the main fire panel located in block 2-56. There is a site office located in block 2-56. S.I.B. located in block 2.56. There is no lift or bin chute. UPVC windows.</p> <p>Flat 35 is not part of the sheltered scheme and is a general needs flat.</p>
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<p>Executive Summary</p>	<p>The survey found the communal area to be well presented with no concerns regarding obstructed escape routes or excessive combustible items. The main entrance door was able to be secured appropriately and standard lighting was working well. LBHF have a planned programme of Fire safety works including upgrades and renewal of flat entrance doors which are on a capital works rolling programme. PCFRAs, PEEPS and Staff training if covered in the FRA for block 2-56</p> <p>Emergency lighting service - 19/08/22, Fire detection serving (11/05/22), Fire extinguisher serviced July 2022, EICR done June 2023 (waiting for QC). Serving date of stairlift to be confirmed.</p> <p>A number of areas for improvement were identified during the survey and these have been raised in this report to support s Stay Put Policy:</p> <p>Fitting of fire and electrical safety signs to the electrical cupboard door, removal of personal items in the electrical cupboard, servicing of the fire detection system, inspection of the two flat front doors in the communal area and fire stopping in the electrical room.</p>
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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

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?	Unable to Confirm
Are roof voids access hatches within the communal areas?	No
Are all roof void access hatches filled with securing devices?	N/A
Are all hatches providing suitable fire and smoke resistance?	N/A
Was a survey of the roof void carried out as part of this inspection?	No
Are there other concerns identified with roof void?	N/A
Are lifts installed?	No
Is there a lift motor room?	N/A
Are there any other concerns with Lifts or Lift Motor Room?	N/A
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?	Yes
Are there other concerns identified with flammable materials?	No

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<b>Means of Escape</b>
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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?	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?	No
Where lifts are installed, are suitable fire safety signs displayed at each level?	N/A
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?	Yes
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 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?	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 FD30s standard?	Unable to Confirm
Where FD30s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	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?	Unable to Confirm
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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<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
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?	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	N/A
Are the electrical sockets and extension plugs suitable and loaded to the correct amperage?	N/A
Are there wheelchair or stair lifts in the property	Yes
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 Unable to Confirm

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

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

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

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Is a fire panel installed? N/A

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Are manual call points installed? Yes

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Are manual call points installed in all required areas? Yes

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Is a Red Care type system installed? Yes

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

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Is there a service contract and maintenance programme in place? No

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Are repeater panels installed? No

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Any other concerns identified with the early warning detection system? No

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<b>Fire Safety Management</b>
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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?	N/A
Is there a working Drop Key mechanism to access the building?	Yes
Is there a suitable zone map provided near the fire panel?	N/A
Are there other concerns identified for fire service operations?	No
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	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 consist of residential dwellings and commercial outlets?	No
Any other concerns identified with control of shared means of escape?	N/A

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### Safety Management

Are there staff or site managers based at and working in the building?	No
Are staff deemed competent of carrying out the emergency evacuation procedure?	N/A
Any there 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?	Yes
Are staff able to be contacted in the event of an emergency while off site?	N/A
Are emergency contingency plans in place?	Yes
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?	No
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?	Unable to Confirm
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