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Fire Risk Assessment of:	STAFFORD CRIPPS HOUSE
Author of Assessment:	M Richards GIFireE
Quality Assured by:	Andy Whiting LBHF Fire Risk Assessor
Responsible Person:	Named person within the organisation, Richard Buckley
Risk Assessment Valid From:	12/12/2019
Risk Assessment Valid To:	12/12/2021

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Building Features

Approximate Square Area of the Building:	90m x 20m
Number of Dwellings:	114
Number of Internal Communal Stairs:	3
Number of External Escape Stairs:	0
Number of Final Exits:	3
Number of Stair Lifts:	
Number of Storeys	7
Is there an Uninhabited Roof Void?	no
Is the Roof Void Accessible from Communal Area?	no
Is there a Basement Present?	no
Is the Basement in use?	
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no
Number of Occupants:	340
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:

Survey Findings:

Building Construction & Layout:	<p>Circa 1970's brick facade on reinforced concrete general needs block of 7 floors with flats opening to street level and maisonettes to the upper floors open balcony approach with internal stairs to each dwelling. 4 partially enclosed core stairs with pitched roof over cores and flat concrete roof to other parts. Block divided into 4 areas with plant/lift motor rooms at level 7 accessed from each of the 2 central core stairs.</p>
Executive Summary	<p>Housekeeping was good except to plant areas where there was lift works being undertaken. Open balcony approach doors were sampled and found to be FD30S with hydraulic external self closing devices. Other doors appear to be of the same type. The current Flat Entry Doors are currently FD30s with external self-closure devices fitted. LBHF policy is to upgrade all buildings of six floors and above to FD60s irrespective of design.</p> <p>Refuse chutes with metal hoppers provided with bin stores at base and set away from accommodation balconies and in good condition. Exit widths and escape routes appropriate and within guidance. Secure intercom/keyfob access control with simple handle or push to release button for egress. Overall risk is regarded as moderate.</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, were 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?	Yes
Are there roof voids access hatches within the communal areas?	No
Are all roof void access hatches fitted 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 the 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
Was there evidence of routine servicing and maintenance?	Yes
Are there any other concerns with Lifts or the Lift Motor Room?	No
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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Means of Escape

Is the stated emergency evacuation strategy suitable?	Yes
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 or rubbish along the escape routes to be removed?	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
Does the standard lighting provide suitable illumination?	Yes
Is the standard lighting in good working order?	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?	No
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

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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
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Is security to the property suitable to restrict access to the property by uninvited persons during 'out of hour' times?	Yes
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Are there a sufficient number of fire exits?	Yes
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Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works?	No
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Do any fire exits lead to areas that could put persons at further risk?	No
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Do all fire exits have suitable signage?	Yes
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Are there other concerns identified with the main entrance and fire exit doors?	No
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Are there any compartment fire doors installed in this building?	No
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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
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Are there any flat entrance doors not conforming to FD60s standard?	No
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Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	N/A
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For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	No
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Are positive action self-closers fitted and to the front face of the doors?	Yes
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From the sample inspection taken, do the flat entrance doors freely self close into the frame?	Yes
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Are there any defective flat entrance doors (glazing, furniture, frames, door) requiring repair or maintenance works?	No
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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 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?	Yes
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?	No
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 a valid maintenance certificate available for the lightning protection?	No
Is the lightning protection free from defects and secured sufficiently?	Yes
If there's a wheelchair or stair lift, is there a valid test certificate?	N/A
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 task raised as detection to Residential Flats should be as detailed in the above matrix and to: BS 5839-6 D1 LD2 and Installation of these devices will be through the Planned Maintenance programme and upgrading of void properties or through the LFB Fire Safety programme for existing tenants. Weekly testing of these devices will be the responsibility of the tenants.

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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 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?	No
Is there a dry/wet riser installed?	No
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
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 contain commercial outlets and residential dwellings?	No
Any there other concerns identified with control of 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
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?	No
Are staff able to be contacted in the event of an emergency while off site?	N/A
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 Fire exits and Escape routes being carried out and recorded?	No

Actions Arising from the Survey:

	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