

Hammersmith and Fulham by The Oakleaf Group



Fire Risk Assessment of:	5-48 Walham Green Court, London, SW6 2DH.
Author of Assessment:	Kieran Moodley. Fire Risk Assessor.
Quality Assured by:	Andy Whiting OAKLEAF: Fire Risk Assessor and Validator.
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	08/09/2022
Risk Assessment Valid To:	08/09/2023

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Building Features

Approximate Square Area of the Building:	Unknown.
Number of Dwellings:	44 flats.
Number of Internal Communal Stairs:	One.
Number of External Escape Stairs:	None.
Number of Final Exits:	Two.
Number of Storeys	13
Is there a Basement Present?	No
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no
Number of Occupants:	44 flats. 88 occupants based on 2 occupants per flat.
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

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Survey Findings:

<p>Building Construction & Layout:</p>	<p>A purpose-built block of flats containing 44 flats across 13 floors. The ground floor at street level contains commercial units, the upper ground floor within the building contains a communal area with access to two lifts and the staircase, no flats are located on the upper ground floor. Floors 1 to 11 all contain 4 flats on each level, access to a bin chute and an electrical riser cupboard. A lift motor room is provided accessed via a hatch located on the top floor within the communal area, access to the flat roof is via the lift motor room. The premises is provided with a bin chute, the bin chute is protected by FD60s doors and has access to fresh air. A bin storage room is located on the ground floor level and accessed externally. The premises is provided with a single protected staircase leading to two final exits, one of which leads away from street level and one of which leads away from the upper ground floor level. The exit door on the upper ground floor is also used as the main entrance into the building, the main entrance door is well secured with an intercom/door entry system and fitted with a trade access button and drop key facility. No entry can be gained from the exit door leading away from street level. A dry riser is provided for the premises with the inlet located on the ground floor and outlets provided on all levels above.</p>
<p>Executive Summary</p>	<p>The premises has been awarded a 'Moderate' risk rating due to the actions and controls identified within the report. Notable actions include, obstruction and trip hazards noted on the means of escape, flat doors fitted with security gates, no access gained into riser cupboards (confirmation required to ensure doors are correct, adequate compartmentation is present within and cupboards are free of items), fire doors protecting the staircases noted with excessive gaps between the doors and the frames. Should all of the actions raised be completed, a reduced risk rating could be achieved. It should be noted that Tech Forge was accessed to gain specific information regarding the properties testing and maintenance procedures. Actions have been raised where applicable.</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.

Hammersmith and Fulham by The Oakleaf Group

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?	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?	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 Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	Unable to Confirm
Do utility cupboard doors appear to be FD30s standard?	Unable to Confirm
Is there evidence to confirm FD30s doors are certified?	Unable to Confirm
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	Unable to Confirm
Are there personal items or rubbish in any inspected utility or riser cupboard?	Unable to Confirm
Are CO2 extinguishers installed inside each electrical riser?	No
Are CO2 extinguishers compliant?	Yes. (Fire extinguishers are provided within the lift motor room.)
Are there other concerns identified with the utility Cupboards and vertical risers?	No

Hammersmith and Fulham by The Oakleaf Group

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

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?	Yes
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?	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 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
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?	No

Hammersmith and Fulham by The Oakleaf Group

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

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 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?	No
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?	Yes
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?	Yes
Are there any flat entrance doors not conforming to FD60s standard?	No

Hammersmith and Fulham by The Oakleaf Group

Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	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?	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?	Yes

Hammersmith and Fulham by The Oakleaf Group

Fire Hazards

Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas	Yes
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 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?	No
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	No
Is there a lightning protection system installed?	Yes
Does the lightning certificate display a valid inspection date?	Unable to Confirm
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 there other concerns identified with ignition sources?	No

Hammersmith and Fulham by The Oakleaf Group

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate Yes

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

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

Is there a Wet Riser installed? No

Is there a Dry Riser installed? Yes

Are there Dry Riser outlets on each level above the 6th storey? Yes

Is there evidence to confirm Dry Risers are serviced? No

Are Dry Riser signs displayed appropriately? Yes

Are there any observable defects to Dry Riser inlets or outlets and their casings? 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 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? 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

Hammersmith and Fulham by The Oakleaf Group

Does the building have 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 the shared means of escape?	No

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
Are fire safety records accessible (digital or paper) for fire inspection audits?	No
Are LBHF emergency contact details displayed?	Yes
Any other concerns identified with the management of information?	No
Are in-house checks of the Emergency Lighting being carried out and recorded?	Unable to Confirm
Are in-house checks of the Extinguishing Media being carried out and recorded?	Unable to Confirm
Are in-house checks of Fire exits and Escape routes being carried out and recorded?	Unable to Confirm

	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

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Risk Scores:	
Risk Score at the time of the Assessment	Moderate Risk
Risk Score if all actions are implemented:	Tolerable Risk