

London Borough of Hammersmith & Fulham



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| Fire Risk Assessment of: | 112-126 Walham Green Court, Cedarne Road, London, SW6 2DE |
| 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: | 13/09/2023 |
| Risk Assessment Valid To: | 13/09/2025 |

London Borough of Hammersmith & Fulham

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| Building Features |
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| Approximate Square Area of the Building: | 400m2. |
| Number of Dwellings: | 15 |
| Number of Internal Communal Stairs: | 1 |
| Number of External Escape Stairs: | 0 |
| Number of Final Exits: | 2 |
| Number of Stair Lifts: | |
| Number of Storeys | 7 |

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| Uninhabited Roof Void? | |
| Basement Present? | |
| Gas Installed to Building? | no |
| Solar Panels Installed on Building? | no |

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| Number of Occupants: | 40. |
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| Current Evacuation Policy: | Full Evacuation Procedure |
| Recommended Evacuation Policy: | Full Evacuation Procedure |

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| Last LFB Inspection: | |
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| Survey Findings: |
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London Borough of Hammersmith & Fulham

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| <p>Building Construction & Layout:</p> | <p>7-storey purpose built residential block with 16 flats. Brick on concrete built. Single staircase. Single lift serving floors 2-6. There are spandrel panels located on in the communal staircase under the windows and in the circulation areas on floors 1-6. There is a roof hatch located on floor 6 giving access to the tank room and lift room, which are located on the flat roof. The flats are accessed via a podium that gives access to other properties on the Walham Green Court estate (these properties have separate FRAs). Some flats with inboard balconies.</p> <p>Floor 1 contains 1 Flat, Floor 2 – 3 Flats, Floor 3 -3 Flats, Floor 4 - 3 Flats, Floor 5 - 3 Flats and Floor 6 - 3 Flats. The stairwell leads to a 'basement' final exit on Waterford Rd to a patio and planted area that is below street level, with steps to the street. There is no access to the estate underground car park, nor the undercroft area that serves other blocks.</p> <p>On floors 2-6 there is a bin chute room (with open to air grill on one side), that discharges to a bin room by the rear exit to the garage. Recycling bins are located on the ramp to the garage. On floors 1-6 there are utility cupboards. Compartment and utility doors are FD60. There are dry riser outlets on floor 2-6 and on the roof and an external access point by rear exit to the underground car park.</p> <p>Communal heating to all flats (boiler room located in a different block), with heating vents also in the communal areas. S.I.B. located in the entrance lobby (suitably stocked). Emergency lighting to communal area and lift room. UPVC windows (openable in the stairwell and in the circulations area on the upper levels. ventilation grills located above the entrance door. Secure intercom access with drop key</p> <p>.</p> |
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London Borough of Hammersmith & Fulham

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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, standard lighting was working well, and the refuse area is well managed. FD60 doors are fitted to all flats and utility cupboards and compartment doors are the same. Fire stopping work has been previously completed in the electrical cupboards.</p> <p>ECIR - 12/04/21 Lift service - 26/06/23 Emergency lighting - 30/09/22 Lightning protection service - 09/02/22 Dry riser service - To be confirmed. Fire Extinguisher service - 26/08/22</p> <p>To bring the building to a high standard of fire safety and support a Stay Put' policy, the following improvement actions have been recommended:</p> <p>Investigation to boxing by the bins chute on floor 2, sealing of window opening on floor 2, compartmentation inspection of unit 127, inspection of the lift override key, inspection of fan in unit 127, assessment of the spandrel panels, inspection of cupboard by unit 127, repair of the external gate override key and repair of the powered gate, inspection of non-accessible utility cupboards, removal of flammable items form utility cupboards, removal of surplus fire extinguisher signs and hooks, replacement of lift room extinguisher, fitting of dry riser signage and fitting of seals to the bin chute hoppers.</p> |
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London Borough of Hammersmith & Fulham

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.

London Borough of Hammersmith & Fulham

Compartmentation and Building Features

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| 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? | N/A |
| 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? | 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 the Lift Motor Room? | No |
| Are there utility cupboards within the communal area? | Yes |
| Are there any breaches in compartmentation? | No |
| Do utility cupboard doors appear to be FD30s standard? | Yes |
| Is there evidence to confirm FD30s doors are certified? | Yes |
| Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door? | No |
| Is there personal items or rubbish in any inspected utility or riser cupboard? | Yes |
| Is there a CO2 extinguisher installed inside any large electrical riser cupboard? | N/A |
| Are CO2 extinguishers compliant? | N/A |
| Are there other concerns identified with the utility cupboards and vertical risers? | Yes |

London Borough of Hammersmith & Fulham

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| 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

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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 |
| 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? | 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? | Yes |
| 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? | Yes |

London Borough of Hammersmith & Fulham

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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 |

London Borough of Hammersmith & Fulham

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| Doors |
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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? | Yes |
| 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? | 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? | No |
| Are there any flat entrance doors not conforming to FD60s standard? | No |
| Do the inspected FD60s doors have certified markings? | Yes |
| 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? | 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? | No |

London Borough of Hammersmith & Fulham

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| Fire Hazards |
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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? | No |
| Has fixed electrical wiring been subject to a safety inspection within the past five years? | Yes |
| Is there a lightning protection system installed? | Yes |
| Is there evidence of a valid certification? | Yes |
| Is the lightning protection free from defects and secured sufficiently? | Yes |
| 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? | Yes |

London Borough of Hammersmith & Fulham

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? No

Are there notable restrictions for the positioning of fire appliances within 20 metres 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? N/A

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? Yes

Is there evidence to confirm the Dry Riser is serviced? Unable to Confirm

Is Dry Riser signage displayed appropriately? No

Are there any observable defects to 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 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? N/A

Are there other concerns identified to do with fire safety management? No

London Borough of Hammersmith & Fulham

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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 there other concerns identified with control of shared means of escape? | N/A |

Safety Management

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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 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 |
| Is LBHF emergency and general contact details displayed in the communal area? | Yes |
| Any there other concerns identified with the management of information? | No |

Actions Arising from the Survey:

| | Slight Harm | Moderate Harm | Extreme Harm |
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| Low | Trivial Risk | Tolerable Risk | Moderate Risk |
| Medium | Tolerable Risk | Moderate Risk | Substantial Risk |
| High | Moderate Risk | Substantial Risk | Intolerable Risk |

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