

## Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	16-59 Lampeter Square London W6 8PS
Author of Assessment:	James Costigan MiFireE MIFSM
Quality Assured by:	Elizabeth Kennan - Project Co-ordinator / Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	31/01/2023
Risk Assessment Valid To:	31/01/2024

## Hammersmith and Fulham by FCMS

### Building Features

Approximate Square Area of the Building:	1000 M2
Number of Dwellings:	44
Number of Internal Communal Stairs:	2
Number of External Escape Stairs:	0
Number of Final Exits:	2

NOTE - The building has nine levels (not including the lift motor room). The section below does not allow 9 floor levels to be selected as it starts at 10? I have selected 10 to allow the risk assessment document to be completed.

Number of Storeys	10
Is there a Basement Present?	No
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no

Number of Occupants:	Based on three people living in each flat, it is estimated that 132 people may sleep within the building.
----------------------	---

Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:	
----------------------	--

### Survey Findings:

## Hammersmith and Fulham by FCMS

<p>Building Construction &amp; Layout:</p>	<p>16-59 Lampeter Square is high rise purpose-built block of flats. The block has nine-floor levels consisting of a ground floor, the 1st floor, the upper level of the maisonettes on level 1A, and the 2nd – 7th floor inclusive. The ground floor contains the waste disposal bin rooms (two) and garage/storage units. The first floor has a wide open-deck balcony with front doors to maisonettes. The first-floor maisonettes have rear gardens. The next floor level (referred to as level 1A for the purpose of this report) is not accessed by the staircase but accessed by the residential flats' internal stairs. Level 2 contains an open-deck balcony with front doors to a row of maisonettes. The 3rd floor does not have a balcony or flat front doors as it has the upper level of the maisonettes. Levels 4 to 7 contain a range of maisonettes and single-level flats. The flats (single-level and maisonettes) are accessed via an open-deck balcony. The upper level of the maisonettes is provided with an additional exit via the open-deck balconies leading to the central staircase via a metal gate. The operation of the metal gate was not tested as part of this assessment as it was within the resident's demise. The block has the majority of the flats/maisonettes on the lower levels as the building is arranged with steps leading in from both sides of the building. There are thirteen flats on the ground floor and six flats on the seventh floor. The building has two staircases. The main staircase is positioned in the center of the block serving all floor levels. There is also a second staircase at one end of the building serving levels ground to the second-floor level. Waste disposal hoppers are present in the small staircase and also in a small room off the open deck balconies. The first and second-floor open-deck balconies are connected to the adjacent block providing a bi-directional escape for the flats situated between the two staircases on the first and second-floor levels. All other flats are provided with a single directional escape when leaving their flat front door via the central staircase. There is a lift lobby adjacent to the central staircase. The two lifts serve floor levels ground to seventh. The lift motor room is present within a plant room positioned on the flat roof of the building. A Gerda box is present in the lift lobby on the ground floor level containing a single pack of laminated floor plans, a list of vulnerable residents, and lifts checks. A fire action notice is present at the site on each floor level confirming that the buildings operated a stay-put process. A dry riser system is present within the building with an inlet on the ground floor and outlets on intermittent floor level. A No Smoking sign is present at the entrance to the staircase. The escape routes are fully supported with emergency lighting. Based on the flat audits, smoke detection is present within the flats consisting of detectors in the hall and the kitchen and in some living rooms. A gas boiler plant room is situated below the building at the basement level. The boiler room can be accessed via a ramp from street level or via a vertical fixed ladder at the opposite end of the plant room. The plant room contains a manual call point but smoke detection was not identified. The building was built pre-year 2000 with a brick structure and concrete staircases and floor levels. Block 16-59 is part of an estate with lower-level blocks forming a square with a grassed play area in the center. The block is connected to the other buildings by concrete open-air bridges at one end of the block and opposite the central staircase on the first-floor levels.</p>
--	---

## Hammersmith and Fulham by FCMS

Executive Summary	<p>16-59 Lampeter Square is high rise purpose-built block of flats. The building has 9-floor levels and is estimated to be 20-25 meters tall to the highest occupied floor level. Based on a non-intrusive visual review, the structural walls within the block were noted to be in reasonable condition with compartment breaches. The main entrance doors to the block contained a maglock, an intercom system, and a drop-key facility that is operating correctly on the first-floor level but not operating on the ground-floor level. Based on the flat audits, some of the flat front doors contain smoke seals and door self-closing devices. It was noted that some of the doors were renewed and contain glazed non-fire-rated panels. It was also noted that another door did not have smoke seals or a door closure device on a single directional escape. The flat front doors are a mixture of standards. The flat fronts contain a panel at a low level. It is not known whether the panel is fire-resistant as the panel appears to have a plastic surface. A fire action notice is present at the site on each floor level confirming that the building operates a stay-put (defend in place) policy which is considered to be the correct option for this building. It was confirmed during the flat audit that smoke detection is fitted within the flats. The general housekeeping within the building was reasonable but some cupboards contained household items. The common area fire doors leading to the staircase were in reasonable condition but the doors leading to the lift lobby were mainly removed (not sure if damaged or just removed). The missing doors allowed the lift lobby to be open to the open-deck balconies on most floor levels. The life safety assets appeared to be in good condition but not all supporting maintenance certification was available at the site or on TF Cloud. A visual, non-intrusive check of the building's external façade was undertaken from the ground level as part of this fire risk assessment. The check carried out at the time of the fire risk assessment did not identify any conspicuous features or fixings that would adversely affect the level of risk at the premises. This should not be construed as a complete survey of the external wall. This is due to the absence of information relating to concealed materials and the quality of their installation. If further information becomes available concerning the external wall construction, it should be reviewed to confirm the suitability of the existing fire precautions at the premises. It is recommended that a full external wall survey is conducted by a competent service provider. If any remediation or renovation of the external wall system is considered, a competent person should be consulted before any work is carried out.</p>
-------------------	--

## Hammersmith and Fulham by FCMS

### Guidance

#### Copyright:

The information contained within this Fire Risk Assessment (FRA) document is owned by the London Borough of Hammersmith & Fulham (LBHF) and may not be used or reproduced without written permission. This document is provided, to the recipient, subject to specific obligations of confidentiality set forth in one or more binding legal agreements between LBHF and the recipient.

#### 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 FCMS

<b>Compartmentation and Building Features</b>
---

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 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 a there a lift motor room?	Yes
Did you get access to survey the lift motor room?	Yes
Is the compartmenation 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?	No
Do utility cupboard doors appear to be FD30s standard?	Yes
Is there evidence to confirm FD30s doors are certified?	No
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	No
Are there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Are CO2 extinguishers installed inside each electrical riser?	Yes
Are CO2 extinguishers compliant?	Yes
Are there other concerns identified with the utility Cupboards and vertical risers?	Yes

## Hammersmith and Fulham by FCMS

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

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?	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?	Yes
Does the building require the installation of an emergency lighting system?	N/A

## Hammersmith and Fulham by FCMS

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?	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



## Hammersmith and Fulham by FCMS

For open deck buildings, are there flat entrance doors not at a suitable fire and security standard? No

---

Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ? No

---

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? No

---

## Hammersmith and Fulham by FCMS

<b>Fire Hazards</b>
---------------------

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?	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	Yes
Is there a lightning protection system installed?	Yes
Does the lightning certificate display a valid inspection date?	No
Is the lightning Protection free from defects and secured sufficiently?	No
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?	Yes

## Hammersmith and Fulham by FCMS

<b>Fire Detection</b>
-----------------------

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

Yes

---

## Hammersmith and Fulham by FCMS

<b>Fire Safety Management</b>
-------------------------------

Are there hydrants within the grounds of the property estate?	No
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?	Yes
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?	Yes
Is there evidence of a cleaning contract?	Yes
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?	No
Does the building have both commercial outlets and residential dwellings?	No
Any other concerns identified with the shared means of escape?	No

## Hammersmith and Fulham by FCMS

<b>Safety Management</b>
--------------------------

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? Unable to Confirm

---

Are fire safety records accessible (digital or paper) for fire inspection audits? No

---

Are LBHF emergency contact details displayed? Yes

---

Any there other concerns identified with the management of information? No

---

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? No

---

Are in-house checks of Fire exits and Escape routes being carried out and recorded? No

---

	Slight Harm	Moderate Harm	Extreme Harm
<b>Low</b>	Trivial Risk	Tolerable Risk	Moderate Risk
<b>Medium</b>	Tolerable Risk	Moderate Risk	Substantial Risk
<b>High</b>	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