

## Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	16-59 Lampeter Square, Lampeter Square, London, W6 8PS
Author of Assessment:	Andrew Potter BSc (Hons), AIFSM, DipFD
Quality Assured by:	Hannah Sellick, Project Coordinator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	10/02/2022
Risk Assessment Valid To:	10/02/2023

## Hammersmith and Fulham by FCMS

<b>Building Features</b>
--------------------------

Approximate Square Area of the Building:	750
Number of Dwellings:	44
Number of Internal Communal Stairs:	2
Number of External Escape Stairs:	0
Number of Final Exits:	Open to fresh air
Number of Storeys	11

Is there a Basement Present?	Yes
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no

Number of Occupants:	Assuming 2 residents per flat. 44 Flats. 44 x 2 = 88 Approximately 88 residents.
----------------------	---

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

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

# Hammersmith and Fulham by FCMS

**Survey Findings:**

<p>Building Construction &amp; Layout:</p>	<p>16-59 Lampeter Square is a purpose-built structure located on a sloping site over 11 floors (LG, G plus 9 upper floors including plant levels). Construction of the building used traditional methods and materials (brick, stone, timber, steel, mortar, plaster and concrete). The building has a flat roof which is accessed at the head of the common area stairs, via large roof access hatch. The property consists of 44 flats over 11 floors with two lifts with fire service control, protected stair and open to fresh air balcony approaches. There are garages, stores and refuge locations at lower ground floor. The residential accommodation is located from the ground-floor up a consists of a mix of single level flats and dual level maisonettes.</p> <p>LOWER GROUND FLOOR: Externally accessed resident store areas, garages, refuse stores, gas service cupboard, electric service cupboard, lift lobby area (open), 2 x lifts, protected stair.</p> <p>GROUND FLOOR: Landing, protected stair, lift lobby, 2 x lifts, refuse chute room, link bridge to the adjacent building, dry riser intake, Maisonettes 16-28 and open ramp access from the rear.</p> <p>FIRST FLOOR: Houses the upper floors to maisonettes 16-28 accessed from ground floor level.</p> <p>SECOND FLOOR: Landing, protected stair, lift lobby, 2 x lifts, refuse chute room, link bridge to the adjacent building, dry riser outlet, flats 29-32 and maisonettes 33-41</p> <p>THIRD FLOOR: Houses the upper floors to maisonettes 33-41 accessed from second floor level.</p> <p>FOURTH FLOOR: Landing, protected stair, lift lobby, 2 x lifts, refuse chute room, dry riser outlet, maisonettes 42-45 and flats 46-48.</p> <p>FIFTH FLOOR: Landing, protected stair, lift lobby, 2 x lifts, refuse chute room, dry riser outlet, the upper floors to maisonettes 42-45 and flats 49-51.</p> <p>SIXTH FLOOR: Landing, protected stair, lift lobby, 2 x lifts, refuse chute room, dry riser outlet, maisonettes 52-53 and flats 54-56.</p> <p>SEVENTH FLOOR: Landing, protected stair, roof access hatch, lift lobby, 2 x lifts, refuse chute room, dry riser outlet, the upper floors to maisonettes 52-53 and flats 57-59.</p> <p>EIGHTH FLOOR: Flat roof and lift motor room</p> <p>NINETH FLOOR: Plant room</p>
--	--

<p>Executive Summary</p>	<p>Fire doors: Overall, the fire doors require remedial action to ensure they fit correctly into their frame and are provided with the necessary working door attributes to ensure their performance in the event of a fire.</p> <p>The significant points identified within the assessment that require clarification, confirmation or remedial action to ensure that the general fire precautions within the premises are adequate are:</p> <ul style="list-style-type: none"> <li>- Inspection required in the flat roof and subsequent plant rooms as it was not possible to gain access at the time of the inspection</li> <li>- Confirmation of in-house testing and/or servicing records for installed measures</li> <li>- Confirmation of the electrical fixed wiring test</li> <li>- Electrical cable management</li> <li>- In-house housekeeping</li> <li>- Fire-stopping works are required in identified areas</li> <li>- Installation of site signage</li> <li>- consideration as to installing an access control system.</li> </ul>
--------------------------	---

## 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?	No
Are there other concerns identified with roof void?	Unable to Confirm
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?	No
Are there any other concerns with Lifts or Lift Motor Room?	Unable to Confirm
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	Yes
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?	Yes
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?	No

## 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?	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?	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?	No
Are there suitable door opening devices such as thumb turns, push pad/bar?	N/A
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?	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?	Unable to Confirm
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?	Yes

## 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?	No
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?	No
Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works?	Yes
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?	N/A

## Hammersmith and Fulham by FCMS

Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ? N/A

---

For open deck buildings, are there flat entrance doors not at a suitable fire and security standard? Yes

---

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? Yes

---

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?	Unable to Confirm
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 there other concerns identified with ignition sources?	No

## 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?	Unable to Confirm
Is there evidence to confirm Dry Risers are serviced?	No
Are Dry Riser signs displayed appropriately?	No
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 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 have both commercial outlets and residential dwellings?	No
Any other concerns identified with the shared means of escape?	No

## Hammersmith and Fulham by FCMS

### 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? No

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? No

	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