

Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	Herbert Morrison House Clem Atlee Court London SW6 7SZ
Author of Assessment:	Christopher Horsfall TIFSM, AIOSH, Nebosh (CFS) Fire Risk Assessor
Quality Assured by:	Nicola Heywood – Administrator
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	25/06/2024
Risk Assessment Valid To:	25/06/2025

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Building Features

Approximate Square Area of the Building:	600m ²
Number of Dwellings:	68
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	18

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

Number of Occupants:	Based on Fire Brigade On-Arrival Information within the SIB, average 280
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Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:

Survey Findings:

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<p>Building Construction & Layout:</p>	<p>An 18-storey purpose-built high-rise block containing 68 flats, 4 flats per floor on floors 1–17. The property is of traditional masonry construction with reinforced concrete brick walls, concrete floors, and staircases. Externally at the rear, there is a second emergency exit. Recycling and bulk waste bins are located separately at the front of the block. The block has 1 main entrance which is accessible by an intercom call system, resident fob, and drop-down key, and a rear exit. The main entrance leads into an enclosed lobby containing a Concierge office which is staffed 8.00 - 11.00 pm, a BT server cupboard, a storeroom, and an FD30s door to the lift lobby. The Concierge office consists of the front reception room, a hallway which contains the 2 Fire Alarm panels, a staff rest room, a toilet, and various cupboards. The lift lobby contains 2 lifts (A and B) The lifts only serve floors 1-16. Floor 17 is accessed by a stairwell from the 16th floor. The lift motor room is on the roof and is accessed from the stairwell on the 17th floor. There is a single protected stairwell that leads to all floors in the block and is protected by an FD60S fire door from the lift lobby and a second into the rear lobby. On all levels, there are FD60s communal fire doors leading into a protected lobby, which then lead via a second FD60s door into the lobby for the 4 Flats on that floor. New secure by design/BM Trada flat entry doors with integral self-closing devices are fitted throughout the block except for Flats 11, 12, 17 and 18 which have not been upgraded. The stairwell has fixed open louvers and windows installed on each level providing ventilation for the stairwell. Electric riser cupboards are protected by FD60S doors, and service cupboards for the Flats are protected by FD30S doors. Emergency lighting, wayfinding, Fire action Notices, and Fire Exit signage are displayed throughout the building on all floors and in all the means of escape stairwells and corridors. The block is currently served by dry risers on alternate floors from floor 4 upwards, and on the roof which are being replaced by a wet riser system for all floors with the pump and water tank room being accessed from the outside of the building waiting to be commissioned. There are also FIRETRACE automatic fire suppression systems fitted to the control system in the lift room and the BT cabinet on the ground floor. A lift hoist is located on the 16th-floor stairwell. External resident private sheds and resident car parking by permit holders are located at the front of the property, and on-street parking is available by phone or pay and display.</p>
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<p>Executive Summary</p>	<p>Under LBHF standard inspection requirements, a minimum of 10% of dwellings are included in the Type 1 survey. There are 26 areas of improvement that have been identified during the survey, and these have been raised in this report to bring the building up to a high standard of fire safety. These include:</p> <ul style="list-style-type: none"> • There are lithium batteries stored in the BT cupboard with exposed terminals. • There was evidence of smoking in the electric cupboard, and used cigarettes were found on top of wood dust, wastepaper, and cardboard. • The EICR test certificate was not seen to confirm all fixed wiring has been included, and that a satisfactory result was achieved, or completion of remedial actions, if required have been completed. • No records of testing the fire suppression systems were seen. • No evidence was seen of quarterly communal fire door checks. • No records of testing of emergency exit routes were seen to confirm in-house checks are taking place. • Fire Inspection Audit records were not seen. • The contents of the SIB require some updates. • No records of testing of the Lightning Protection System were seen to confirm a satisfactory result or completion of remedial actions if required. • No evidence was seen that induction training for all staff includes fire awareness and safety training. • There is an extinguisher in the electric supply cupboard and a fire blanket in the concierge rest room which had not been serviced within the last 12 months. • There were extinguisher ID signs and brackets which should be removed. • There were expired extinguishers in the caretaker's store room awaiting disposal. • The ceilings in the electric intake rooms have damaged sections of plasterboard, and there were cable penetrations in these rooms and the BT server room with potential fire-stopping breaches. • The electric supply cupboards and riser cupboard are used for storage and/or waste. • The utility cupboard door into the ground floor lobby did not have fire-rated hinges. • The hatch into the lift motor room from the 17th-floor lobby below had unsealed holes in the metal. • The electric intake cupboard in the concierge reception has loose screws which will affect its fire rating. • Compartment doors on the ground floor have been fitted with non-fire-rated hinges, some of which have loose/missing screws, and others are damaged with hinge pins coming out. • The compartment door on the 17th-floor sticks at the bottom when opened fully. • The door from the front lobby into the lift lobby does not close fully into the frame without additional effort. • 4 of the Flat entrance doors were of a different style to the others and not confirmed as fire-rated with positive action self-closers fitted. • The fire detection in Flat 24 was damaged, and in Flat 33 did not fully comply with the LBHF guidance of an LD2 Grade D alarm system. • A Cause and Effect study is recommended for the 2 fire alarm systems installed in the concierge office. • The riser cupboard on the 1st floor contains contractor waste items which have not been removed. • There was at least one loose cable on the outside of the building that could hinder rescue attempts by the FRS. • Directional exit signage has fallen off and requires replacement. • There were missing "Do not use the lift in the event of fire" signs. • There was a bicycle in the 1st floor lobby which is against the LBHF policies for the use of the common means of escape.
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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, 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?	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?	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?	No
Are there other concerns identified with the utility Cupboards and vertical risers?	No

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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

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?	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?	No
Where lifts are installed, are suitable fire safety signs displayed at each level?	No
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

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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
Are all individual flat numbers highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected stairway highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected corridor and lobby highlighted using wayfinding signage?	Yes
Are there floor identification floor signs required where the flat numbers are located in more than one direction?	Yes
Are there appropriate evacuation signs on each floor within the communal lobbies?	Yes

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?	No

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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?	Unable to Confirm
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
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?	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

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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 there other concerns identified with smoking?	Yes
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?	No
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
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?	Yes

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate	No
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Fire Safety Management

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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 Dry Riser installed?	Yes
Is there a Wet Riser installed?	Yes
Are there Wet Riser outlets on each level above the 6th storey?	Yes
Are there Dry Riser outlets on each level above the 6th storey?	Yes
Is there evidence to confirm Dry Risers are serviced?	Yes
Is there evidence to confirm Wet Risers are serviced?	N/A
Are Dry Riser signs displayed appropriately?	Yes
Are Wet Riser signs displayed appropriately?	Yes
Are there any observable defects to Dry Riser inlets or outlets and their casings?	No
Are there any observable defects to Wet 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?	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

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Are there other concerns identified to do with fire safety management?	No
Does the building have both commercial outlets and residential dwellings?	No
Any there other concerns identified with the shared means of escape?	No
Is there a secured SIB appropriately and securely located inside or on the exterior of the building?	Yes
Does the SIB have appropriate signage securely fixed to the SIB door?	Yes
Where the SIB is not on view externally, is there appropriate signage internally to assist in locating the SIB?	Yes
A single page block plan identifying specified key fire-fighting equipment?	yes
A triage of 'responsible persons' and associates and their contact details for the purpose of access?	yes
A 'Resident Mobility Summary'?	yes
The make-up of the building's external wall system?	yes
An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use?	no
Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment?	yes
Description of current fire evacuation procedure?	no
A log-book to record document updates?	yes
An orientated site plan showing the building in relation to other buildings, roads and open spaces?	yes
How is access given the Fire and Rescue Service?	Sharing of keys
Has documentation relating to the assessment of the external wall structure been provided prior to the fire risk assessment being undertaken?	No
Risk assessed and documented?	no
Risks mitigated and documented?	no
Documented?	no

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Information shared with the FRS and documented?	no
Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis?	No
Is there evidence that all defects relating to essential fire-fighting equipment has been actioned?	No
Have all fire fighting and evacuation lifts been identified?	Yes
Is there evidence of any defective fire-fighting and evacuation lifts which cannot be repaired within 24 hours been reported to the FRS?	No
Is there evidence that all communal fire doors being checked every 3 months?	No
Is there evidence that with all best endeavours all in-flat front doors are being checked annually?	Yes

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Safety Management

Are there staff or site managers based at and working in the building?	Yes
Have you identified any issues relating to staff carrying out their fire safety duties?	N/A
Is there a suitable induction for new staff on fire safety?	Unable to Confirm
Is there evidence of evacuation and fire warden training for on-site staff?	N/A
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?	Unable to Confirm
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?	Yes
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

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