

Hammersmith and Fulham by FCMS



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| Fire Risk Assessment of: | DESBOROUGH HOUSE North End Road London W14 9UH |
| 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: | 16/07/2024 |
| Risk Assessment Valid To: | 16/07/2025 |

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Building Features

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| Approximate Square Area of the Building: | 400m ² |
| Number of Dwellings: | 79 |
| Number of Internal Communal Stairs: | 1 |
| Number of External Escape Stairs: | 0 |
| Number of Final Exits: | 3 |
| Number of Storeys | 10 |

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

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| Number of Occupants: | Based on 2 per Flat: 158 |
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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>A purpose-built, 10-storey 1970s block containing 79 Flats laid out with 7 Flats located on the ground floor and 8 per floor on floors 1–9. The property is of traditional masonry construction with brick walls, concrete floors, staircases, and a flat roof. The property abuts an adjacent block, Lickey House and shares the entrance lobby and concierge office. The concierge office was considered part of Lickey House for the purpose of these Fire Risk Assessments. Externally on either side of the rear exit are the two hopper bin sheds. At the time of the assessment, the building had scaffolding fitted to the external walls. Asbestos panels attached to the balcony fronts were to be removed. The main entrance to the building is accessible by a call bell system, resident fob, and drop-down key, which leads into an enclosed lobby containing the Concierge office. The concierge is present 8.00-8.00 pm. The entrance lobby leads into Lickey House which is not part of this FRA, and into Desborough House which is. The entrance door into Desborough House requires a key fob or remote entrance via intercom. The door leads into a protected lobby, then into the lift lobby protected by FD30S doors. The lift lobby contains Lift A for the Odd-numbered floors and Lift B for the even-numbered floors. There are 4 Flats sharing the lift lobby and an internal electrical intake cupboard. There are 2 doors from the Lift lobby into either side of the protected stairway, and 2 doors to either side of the rear lobby. The rear lobby has 3 Flats and the emergency exit to the rear of the building. The protected stairwell is accessible from both sides of the Lift lobby and leads to all floors in the block. Each landing has a door on either side into the two accommodation corridors. There are 4 Flats in each of the accommodation corridors with new secure by design/BM Trada Flat entrance doors with integral self-closing devices fitted throughout the block. There is a door at each end linking the two corridors, and one in the centre where the lift for that level is located. All communal doors are FD60S. Within the corridors on each level are riser and electric supply cupboards. Each accommodation corridor has openable windows and fixed open louvres. All floors have one external waste hopper located on balconies at the end of the corridors that are accessed by one FD30S door at on each side. Emergency lighting, Wayfinding Exit signage, Fire Action Notices, and No Smoking signs are displayed on all floors and in all the means of escape stairwells and corridors. The block is served by dry risers on all floors. The lift motor room is located on the roof and is accessed from the 9th floor by the lift. A small resident car park is located at the front of the property, and on-street parking is available by phone or pay and display.</p> |
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| Executive Summary | <p>Under LBH&F standard inspection requirements, a minimum of 10% of dwellings are included in the Type 1 survey. 27 areas of improvement 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: THE ASSESSOR WAS UNABLE TO INSPECT THE EXTERNAL WALLS DUE TO THE PRESENCE OF SCAFFOLDING. AN INSPECTION OF THE FOLLOWING IS REQUIRED ONCE THE SCAFFOLDING IS REMOVED: • The external walls for cladding and fire spread. • The presence of cables not correctly secured to the walls. • The skylight and ventilation of smoke at the head of the protected stairwell. NO RECORDED EVIDENCE WAS SEEN ONSITE OR ON THE TF CLOUD OF THE FOLLOWING: • The EICR test certificate 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. • Annual best endeavour inspections for Flat entrance doors. • Quarterly inspections for compartment fire doors. • Lightning Protection System inspections. • Dry riser inspection and servicing. • In-house testing of emergency exit routes to confirm in-house checks are taking place. • Fire Inspection Audit records. • If the external walls have had a risk assessment and inclusion of that information in the SIB. • It could not be confirmed if all the emergency lighting is included in the automatic Luxbright monitoring system, and no evidence was seen for the inspections. OTHER ISSUES IDENTIFIED INCLUDE: • The contents of the SIB require some updates. • The Dry Riser inlet cupboard is exposed into the hopper bin shed. • The dry riser outlet on the roof was not sufficiently signed. • The lightning protection conductor tapes on the roof are not connected to the down-tapes. • The compartment doors throughout have multiple deficiencies. • There are 4 vents/ airbricks from Flat 7 into the ground floor means of escape which have not been confirmed as fire stopped. • The electricity supply cupboard and riser cupboards have metal trunking connecting them, and feeding out through the means of escape. The trunking has been removed or does not fit correctly. Therefore, fire-stopping is required. • Unauthorised items were stored in the riser cupboard on the 9th floor. • The hopper system is fitted with a manual pull plate/damper which does not close automatically if there is a bin fire. • The hopper bin chute on the 2nd floor would not close. There are concerns that the contents would not fall down the chute due to the chute being blocked. • There were personal items stored in the accommodation corridors which are against the LBHF policies for the use of the common means of escape. • There are smoke systems and 2 fire alarm panels. It could not be confirmed how these are controlled when manual intervention is required, or if they are subject to periodic servicing and testing. A cause-and-effect study has been recommended. • Directional exit signage requires review and replacement where missing. • There is an unauthorised Foam extinguisher in the corridor outside Flat 13. • The bracket and sign for the removed CO2 extinguisher in the lift room should also be removed. • There was evidence of smoking outside the rear exit next to the scaffolding netting. • No smoking signs are required on the 3rd-floor landing.</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.

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| 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? | 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 |
| Is the compartmentation acceptable? | Yes |
| Did you get access to survey the lift motor room? | 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? | 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 |
| Are there personal items or rubbish in any inspected utility or riser cupboard? | Yes |
| Are CO2 extinguishers installed inside each electrical riser? | No |
| Are CO2 extinguishers compliant? | N/A |
| Are there other concerns identified with the utility Cupboards and vertical risers? | No |

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| Is external cladding fitted to the building? | Unable to Confirm |
| 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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| 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? | 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? | Unable to Confirm |
| 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? | 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? | Unable to Confirm |
| 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? | No |
| Is there a smoke ventilation system installed? | Unable to Confirm |
| 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

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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 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? | No |
| 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? | No |
| 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 ? | 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 |

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| Fire Hazards |
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| Are "No Smoking" signs displayed at each entrance? | No |
| 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? | 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? | Yes |
| 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? | 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? | No |

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Fire Detection

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

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 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? No

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

Is there evidence to confirm Dry Risers are serviced? Unable to Confirm

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? 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? 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

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| 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 |
| An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use? | yes |
| A triage of 'responsible persons' and associates and their contact details for the purpose of access? | no |
| An orientated site plan showing the building in relation to other buildings, roads and open spaces? | yes |
| Description of current fire evacuation procedure? | no |
| Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment? | no |
| A single page block plan identifying specified key fire-fighting equipment? | yes |
| The make-up of the building's external wall system? | no |
| A 'Resident Mobility Summary'? | yes |
| A log-book to record document updates? | no |
| 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 |
| Information shared with the FRS and documented? | no |
| Documented? | no |
| Risk assessed and documented? | no |
| Risks mitigated and documented? | no |

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| Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis? | Yes |
| Is there evidence that all defects relating to essential fire-fighting equipment has been actioned? | Yes |
| 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? | Yes |
| 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? | No |

Safety Management

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| 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? | N/A |
| 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 there 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? | N/A |
| Are in-house checks of Fire exits and Escape routes being carried out and recorded? | Unable to Confirm |

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| | 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 | Substantial Risk |
| Risk Score if all actions are implemented: | Tolerable Risk |