

# Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	Muscal House (9-67) Field Road London W6 8HS
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:	17/07/2024
Risk Assessment Valid To:	17/07/2025

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### Building Features

Approximate Square Area of the Building:	500m <sup>2</sup>
Number of Dwellings:	59
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	12

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

Number of Occupants:	Based on 2 per Flat: 118
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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 &amp; Layout:</p>	<p>A 12-storey high-rise, purpose-built block containing 59 flats. The property was built circa 1980 and is of traditional masonry construction with reinforced concrete, brick walls concrete floors, concrete staircase, and a flat roof where the water tanks and lift motor room are located. Externally there is a hopper bin shed, water pump room, dry riser inlet, a separate shed locked by FM padlock, a locked electric distribution cupboard used by the electricity board, and the rear ground floor emergency exit. There is also a water tap inside a small, locked cupboard. There is 1 main entrance accessed via a ramp or steps to the front door. The door has a call bell system, a resident fob, and a drop-down key and leads into an enclosed lobby. The lobby contains the 2 lifts, A and B, the SIB, a cupboard next to lift A containing the Fire Detection and AOV control systems plus a distribution board, 2 electric supply cupboards, and Flats 9 and 10. There is a door to a middle corridor, and then into the protected stairs which also has the rear emergency exit, and 2 doors to the rear corridor which contains Flats 11 and 12, and 2 riser cupboards. The single protected stairwell leads to all upper floors in the block which are protected by FD60S fire doors and each contains 5 Flats. On each landing of the stairwell are permanently fixed vents. The stairwell doors lead out on all floors to a balcony. The balcony has a door to the bin chute room, a door to the left-hand corridor, and a door to the right-hand corridor. The left-hand corridor contains 3 Flats and the lifts, plus 2 riser cupboards, and the right-hand corridor contains 2 Flats and one riser cupboard. There are two further doors linking the corridors and AOV vents in both. Emergency lighting, wayfinding exit signage, Fire Action Notices, and No Smoking signage are displayed throughout all floors and in all the means of escape stairwells, and corridors. There is an LPS (Lightning Protection System) fitted to the building. FD60s and PAS 24 compliant Flat entry doors with integral self-closing devices are fitted throughout the block. The block is served by dry risers on all floors. The lift motor room is located on the roof and is accessed from the 11th floor. A small resident car park is located at the side of the property, and on-street parking is available by phone or pay and display. The nearest fire hydrant seen was on the pavement at the junction of Greyhound Road and Kinnoul Road.</p>
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Executive Summary	<p>Under LBHF standard inspection requirements, a minimum of 10% of dwellings are included in the Type 1 survey. There are 30 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"> <li>• There are lithium batteries stored in the Riser Cupboard on the 10th floor.</li> <li>• There is a cabinet in the accommodation corridor on the 11th Floor which contains electrical risks and is not fire-rated. No evidence was seen onsite or on TF Cloud of the following:             <ul style="list-style-type: none"> <li>• 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.</li> <li>• Annual best endeavours inspections for Flat entrance doors.</li> <li>• Quarterly inspections for compartment fire doors.</li> <li>• Lightning Protection System inspections.</li> <li>• Dry riser inspection and servicing.</li> <li>• In-house testing of emergency exit routes to confirm in-house checks are taking place.</li> <li>• Fire Inspection Audit records.</li> <li>• FRAEW, and inclusion of that information in the SIB.</li> <li>• There are smoke AOV systems and a fire alarm panel, however, it could not be confirmed if they are subject to periodic servicing and testing.</li> <li>• The CO2 extinguisher and fire blanket in the Lift Motor Room have not been inspected and serviced within the last 12 months.</li> <li>• That the extinguisher and fire blanket are visually inspected in-house each month.</li> <li>• 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.</li> <li>• Without reference to the FRAEW, the assessor could not confirm if the external walls are compliant.</li> <li>• The contents of the SIB require updates.</li> <li>• The fire detection system in Flats 9 and 57 did not fully comply with the LBHF guidance of an LD2 Grade D alarm system.</li> <li>• The dry riser sign in the ground floor stairwell should be removed.</li> <li>• Compartment doors were damaged, had missing handles, no longer fit their frames within tolerances, were missing part of their seals, were held open preventing them from closing, or had twist and bow faults.</li> <li>• There were compartment doors that did not close into their frames without manual intervention.</li> <li>• A Riser cupboard frame has been damaged.</li> <li>• The electric intake room had a bottle of unknown liquid which may be flammable.</li> <li>• 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 and therefore, fire stopping is required. A breeze block has also been removed compromising the cupboard fire rating.</li> <li>• It could not be confirmed if the vents in the electric supply cupboard fire doors were fire-rated.</li> <li>• The hopper system is fitted with a manual pull plate. There is a wired system possibly connected to a fusible link. It could not be confirmed if this is working, and if it has been inspected and serviced within the past 12 months.</li> <li>• The pull plate system has waste items on top which may prevent it from closing.</li> <li>• Directional exit signage requires review and replacement where missing.</li> <li>• The bracket and signs for the removed CO2 extinguishers should also be removed.</li> <li>• The stairs did not have edge markings to assist the visually impaired.</li> <li>• There are loose cables on the outside of the building that could hinder rescue attempts by the FRS.</li> </ul> </li> </ul>
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### 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.

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<b>Compartmentation and Building Features</b>
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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?	No
Are there any fire-fighting lifts?	No
Is a there a lift motor room?	Yes
Is the compartmentation acceptable?	Unable to Confirm
Did you get access to survey the lift motor room?	Yes
Are there any other concerns with Lifts or Lift Motor Room?	Yes
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?	Yes
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?	Yes

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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

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? No

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? 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?	Yes
Is there a smoke ventilation system installed?	Yes
Does the ventilation system appear to be in good working order?	Unable to Confirm
Is there certification on site to confirm the ventilation system is maintained and serviced?	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

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



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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?	No
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
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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<b>Fire Hazards</b>
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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 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?	No
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?	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

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### Fire Detection

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

### 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? 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

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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
A log-book to record document updates?	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?	no
Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment?	no
A 'Resident Mobility Summary'?	yes
An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use?	yes
Description of current fire evacuation procedure?	no
The make-up of the building's external wall system?	no
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
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?	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?	No

### 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?	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?	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

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