

# Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	Sharnbrook House Marchbank Road London W14 9PL
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

## Hammersmith and Fulham by FCMS

### Building Features

Approximate Square Area of the Building:	750m2
Number of Dwellings:	52
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
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 the information in the FB On-arrival information sheet: 146
----------------------	---

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>A 9-storey, purpose-built block of Flats built circa 1970. The property has a reinforced concrete frame with brick infill. The roof is flat with asphalt covering and contains the brick enclosure for the lift motor room. Access to the roof is via the hatch on the 8th-floor lobby. The front entrance lobby is accessed via a key fob or remote access via Flat intercom. There is drop-key access for the emergency services. Externally, the dry riser inlet is positioned to the left of the entrance door. Bicycle parking is provided on both the left and right of the main entrance. To the left of the building are two hopper bin sheds, and the 2nd emergency exit from the ground floor. To the rear, there is a gate leading to a small courtyard area with a window to the ground floor and two cupboards. The left-hand cupboard is the electric intake room, and the right is a store cupboard. A dry riser outlet is provided on all upper-level landings. The ground floor front lobby contains the SIB and 2 lifts, Lift A giving access to odd-numbered floors, and B to the even-numbered floors, both with fireman override switches. There are fire-rated doors, one from the front lobby to the protected stairwell, one to the left leading directly to the side emergency exit and Flats 1 and 2, and one to the right to Flats 3 and 4. The accommodation corridor has a second door to the protected stairwell and a telecoms cupboard. Wayfinding signage has been provided to assist firefighting personnel. Each of the 7 upper floors contains 6 Flats. 3 within the front accommodation corridor, and 3 within the rear accommodation corridor. The protected stairwell opens on each side into the 2 corridors. The bin hopper chutes are located on each level on the external balcony with one access door on each of the two corridors. The lift for that floor opens directly onto the rear corridor. There are 3 doors connecting the two corridors. Also on each floor are 3 riser cupboards. Flats 5 to 10 are on the 1st level. Flats 11 to 16 are on the 2nd level. The 17 to 22 are on the 3rd level. Flats 23 to 28 are on the 4th level. Flats 29 to 34 are on the 5th level. Flats 35 to 40 are on the 6th level. Flats 41 to 46 are on the 7th level. Flats 47 to 52 are on the 8th level. This level also contains the roof access hatch. Emergency lighting is installed in common areas. A Lightning Protection System has been installed. Parking is via estate permit in the marked bays within the estate. A fire hydrant is located on Clem Atlee Court.</p>
--	--

## Hammersmith and Fulham by FCMS

<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 28 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: NO EVIDENCE WAS SEEN ONSITE OR ONLINE 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 endeavours 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. • FRAEW, and inclusion of that information in the SIB. Without reference to the FRAEW, the assessor could not confirm if the external walls are compliant: • 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. • The contents of the SIB require updates. • The building was undergoing door replacement, asbestos removal, and lighting repairs at the time of the assessment. THE FOLLOWING ISSUES WERE NOTED, AND IT IS STRONGLY RECOMMENDED THAT COOPERATION AND COORDINATION BETWEEN EACH 'RESPONSIBLE PERSON' DETERMINES AND ADDRESSES WHO IS WHOLLY OR PARTIALLY RESPONSIBLE FOR THESE DEFICIENCIES: • Doors to the protected stairwell have been removed and the gaps left open. • Panels above the fire doors have been removed and not replaced. • Wayfinding signage has been removed on the 7th-floor landing and not replaced. • Directional exit signage has been removed from multiple locations and not replaced. Some signage has been replaced but now points in the wrong direction. • The Fire Action Notice has been removed on the 7th-floor landing. • No Smoking signs have been removed on the 7th-floor landing. • There is no Dry Riser sign by the Dry Riser on the roof. • Riser cupboards had not been locked. • Ground floor doors had been taped open to prevent them from closing. OTHER GENERAL ISSUES IDENTIFIED INCLUDE: • There are compartment doors that no longer fit their frames within tolerances. • Flat 39 entrance door did not close into its frame without manual intervention. • There were compartment doors that did not close into their frames without manual intervention. • 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 8th floor. • The centre riser cupboard on the ground floor would not lock and requires repair/adjustment. • Dry Riser cabinets are of the older type with Yale-type keys which were not accessible. • The hopper system is fitted with a manual pull plate and damper which does not close automatically if there is a bin fire. • There were personal items stored in the accommodation corridors which are against the LBHF policies for the use of the common means of escape. • The presence of loose cables on the outside of the building that could hinder rescue attempts by the FRS could not be confirmed due to scaffolding fitted at the time of this assessment.</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

### 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?	Yes
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?	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

## Hammersmith and Fulham by FCMS

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?	No
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?	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

## 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
Are all individual flat numbers highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected stairway highlighted using wayfinding signage?	No
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?	Yes
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



## Hammersmith and Fulham by FCMS

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?	Yes
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?	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?	No
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?	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?	Unable to Confirm
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

### Fire Detection

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

### 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? Unable to Confirm

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? Yes

Are there other concerns identified to do with fire safety management? No

## Hammersmith and Fulham by FCMS

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
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'?	no
A log-book to record document updates?	yes
An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use?	yes
Description of current fire evacuation procedure?	yes
The make-up of the building's external wall system?	yes
A triage of 'responsible persons' and associates and their contact details for the purpose of access?	yes
A single page block plan identifying specified key fire-fighting equipment?	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
Documented?	no
Risk assessed and documented?	no
Risks mitigated and documented?	no
Information shared with the FRS and documented?	no

## Hammersmith and Fulham by FCMS

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?	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?	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?	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

	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

## Hammersmith and Fulham by FCMS

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