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Fire Risk Assessment of:	5 to 48 Walham Green Court London SW6 2DH
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:	09/07/2024
Risk Assessment Valid To:	09/07/2025

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Building Features

Approximate Square Area of the Building:	270
Number of Dwellings:	44
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	13

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

Number of Occupants: Based on the numbers in the information pack in the SIB, 123

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, 13-storey block circa 1970 containing 44 flats laid out with 4 Flats on the 1st to the 11th floors. The Ground floor does not contain any accommodation, and the sub-level shops were not part of this FRA. The property is of concrete frame with concrete panel construction, concrete floors, staircases, and a flat roof. The sub-level consists of shops (a pizza restaurant, barbers, hairdressers, and an unoccupied area behind shutters) accessed externally and separately from the accommodation. The sub-level also has a hopper bin shed, the boiler room (which could not be accessed) which supplies hot water and heating for the accommodations and common areas, and a small room next to the pizza restaurant which was not accessible and its purpose and contents could not be confirmed. Outside the main entrance is a door to the Server Room. Access was not possible, so the full contents could not be confirmed. The main entrance to the building is accessible by a call bell system, resident fob, and drop-down key. It leads into an enclosed lobby containing the two lifts (A and B). The lobby has a door out to the ground floor hopper chute, the dry riser outlet for the ground floor, an electrical riser cupboard, an FD60s door to the protected stairs leading to the upper floors, and another door to a second set of stairs leading down to the rear lobby and 2nd emergency exit. The main lobby has an SIB located next to the lifts. The rear lobby contains the Dry Riser inlet. The protected stairwell leads to all upper floors in the block. Each landing has a door to that floor's protected lobby and has an opening window on each half landing. There are 4 Flats in each of the protected lobbies. Each protected lobby has two lifts, an electric riser cupboard, a dry riser outlet, and a door to the hopper bin chute for that floor. The 11th floor also has the vertical ladder to the roof hatch which contains the Lift motor room, and water tank room. All communal doors are FD60S. Within the corridors on each level are riser and electric supply cupboards. 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. A separate resident car park is located in an underground area to the side of the property but is not part of this FRA. 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. The retail premises within the sub-level are not included in this FRA. There are 23 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: THE ASSESSOR AND LBHF BUILDING CASE SAFETY MANAGER WERE UNABLE TO GAIN ACCESS TO: • The dry riser inlet cupboards with the old style doors in each accommodation lobby. • The electric riser cupboards in each accommodation lobby. • The Server Room • The Boiler Room. INSPECTIONS OF THESE AREAS ARE REQUIRED ONCE ACCESS IS OBTAINED AND SHOULD CONFIRM: • There are no sources of ignition which are not adequately controlled. • If any firefighting equipment is installed and, if so if it has been serviced within the last 12 months. • If fire stopping and compartmentation are suitable and sufficient. • That there is no unauthorised storage in these areas. • Damage to equipment within the rooms. NO EVIDENCE WAS SEEN ON-SITE 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. • Quarterly best endeavour inspections for annual Flat entrance doors. • Annual 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 if not where the information in the SIB was obtained. • 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 some updates. • Flat 27 has had a metal security gate fitted that could prevent rescue by the FRS. • The fire detector in the kitchen of Flat 23 could not be confirmed as a heat detector. • The compartment door out to the hopper chute on the 6th floor had paper wedged into the door closer runner and would not close into its frame. • The electric riser cupboard on the 10th floor was damaged and was found to be unlocked. • Unauthorised items were stored in the electric riser cupboard on the 10th floor. • The hopper system is fitted with a manual pull plate/damper which does not close automatically if there is a bin fire. • There were personal items stored in the accommodation lobby on the 8th floor which are against the LBHF policies for the use of the common means of escape. • The side panels to the main entrance were not security glass permitting easy access to uninvited guests. • The main exit has a push-to-open button significantly behind the door. • The method of opening the door is not signed. • There are loose cables on the outside of the building that could hinder rescue attempts by the FRS.</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

From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?	No
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	No
Does the building have a roof void?	No
Was a survey of the roof void carried out as part of this inspection?	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
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?	Unable to Confirm
Do utility cupboard doors appear to be FD30s standard?	Unable to Confirm
Is there evidence to confirm FD30s doors are certified?	Unable to Confirm
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?	Unable to Confirm
Are CO2 extinguishers compliant?	Unable to Confirm
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?	Yes
Where lifts are installed, are suitable fire safety signs displayed at each level?	Yes
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	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?	N/A
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?	Unable to Confirm
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?	No
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?	No
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?	Yes

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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?	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?	Yes
Is there a wheelchair or stair lift in the communal area?	No
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	No
Any there other concerns identified with ignition sources?	No

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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? N/A

Are there complexities or unique features to the building to warrant the installation of a Premises Information Box? N/A

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? Yes

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? 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?	Yes
In buildings with commercial outlets, do residents share any elements of the means of escape?	No
Where there is a shared escape route, is there a suitable interlinked fire alarm system installed?	N/A
Any other concerns identified with the shared means of escape?	N/A
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 triage of 'responsible persons' and associates and their contact details for the purpose of access?	yes
An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use?	yes
An orientated site plan showing the building in relation to other buildings, roads and open spaces?	yes
A 'Resident Mobility Summary'?	no
A single page block plan identifying specified key fire-fighting equipment?	yes
A log-book to record document updates?	no
Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment?	yes
The make-up of the building's external wall system?	yes
Description of current fire evacuation procedure?	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
Risks mitigated and documented?	no
Information shared with the FRS and documented?	no

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Documented?	no
Risk assessed 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?	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?	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
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