London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	298-315 Sulivan Court, Block K, London, SW6 3DA
Author of Assessment:	Jakub Owczarek, MIFSM, ACABE, TFRAR, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, LBHF Fire Risk Assessor
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	26/09/2024
Risk Assessment Valid To:	26/09/2026

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Building Features

Approximate Square Area of the Building:	200
Number of Dwellings:	18
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	1
Number of Stair Lifts:	
Number of Storeys	6
Uninhabited Roof Void?	
Basement Present?	
Gas Installed to Building?	no
Solar Panels Installed on Building?	no
Number of Occupants:	36
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

Survey Findings:

Building Construction & Layout:	General Needs purpose built Communal Block incorporating 18 self-contained accommodation units, with a 'Stay Put' fire evacuation strategy in place. Part of the Sulivan Court Estate, the surveyed block has been built in 1960's, which placed it under 1962 London County Council guidance on fire precautions in blocks of flats, in support of the London Building Acts. This guidance required entrance halls within flats. It continued to permit direct access from flats to a single stairway (or to an internal protected lobby or corridor leading to a stairway or to an external balcony leading to an open stairway or partially open stairway) provided no floor was greater than 42ft in height. For blocks with floors over 42ft in height, an alternative means of escape was required, but this could comprise access to the roof (with a screen across the stairway to separate the lower floors from the uppermost floors). From the roof, access was provided to an adjoining building, a balcony or an external stairway. For balcony approach dwellings with only one storey above 42ft, a suitable alternative means of escape comprised a stairway to the balcony below – which is the case with the surveyed premise. All flats are one or two-bedroom flats. The Freehold is held by the Council. Occupation is split between Leaseholders and general needs rented. The Council has full repairing and maintaining responsibility to the common parts and all exterior plus rented property. The building is constructed of a reinforced structural concrete frame; floor and roof slabs with structural concrete main cross walls (intermediate cross walls

deemed to be masonry) 60mins FR with ‘brick ‘cavity’ walls and spandrel panels to external facade.

Flat, felt covered, Roof with a Water Tank and Lift Motor room (FR 60mins constructions) on top, accessed via FD hatch within the MoE stairwell.
Electrical substation located externally on GF – No Access at the time of the inspection.

12 of the 18 flats have their FED opening onto a partially enclosed (open onto the balcony decks on every upper floor) stairway (2 per floor).
5 flats have their entrance doors on open balconies accessed by the same single stairway (1 per floor) – approx. 9m travel along the balcony deck between each FED and the MoE stairway.
One dwelling is accessed directly from the outside, without the use of the communal MoE.
The roof is flat reinforced concrete.
The maximum height is 16.2 meters.
Space heating is provided by gas boilers to each flat.

Direct approach access to the building. An Intercom, 'key coded/ FOB' Security Door (900mm wide) entry system with FRS override switch, leading into a lift lobby, incorporating two FED, and a FD30s enclosed Electrical Intake Cupboard.

The GF lobby has a PIB, fire safety information signage and notice board.
Two flats on each floor - FED are opposite one another, 4m apart. All travel distances between FED and a place of relative safety (nearest compartment FD) are 5m.
Rooftop enclosure housing lift motor room and water tank room – accessed from the roof.
Rooftop is accessed via a hatch, from communal staircase, 5th floor.

Passenger lift, with a FRS lift call override, installed – discharges passengers to all floors (0-5).

UPVc encasement windows to all accommodation units, all Elevations.

One designated, ventilated, single core stairwell – partially open to the outside and with one 1m2 window on each upper floor. The 1100mm wide staircase leads to the ground floor lift lobby with one final exit door.

Refuse chute with non-enclosed FR hatches on all half floors, in the MoE stairway.

Non-maintained emergency lighting in the EIC, MoE stairwell, balcony decks, water tank room and lift motor room.

Refuse Chute Bin Room – lockable, accessed externally. Automatic fire damper plate installed at the base of the Refuse Chute.

Private balconies on all levels, rear side.

The Ground and 1st floor flats has alternative to communal means of escape via balconies, as they are <4.5m from the ground, so can be classified as secondary means of escape.

Lightning protection system installed.

	CCTV installed.

Executive Summary	At the time of the Inspection the Assessor identified that the premise has adequate standard of compartmentation within the communal areas. The survey found the communal areas to be in good condition with no combustible items stored or obstructing the means of escape/communal areas. LBHF have a planned programme of Fire safety works including upgrades and renewal of flat entrance doors which are on a capital works rolling programme. Communal MoE staircase, corridors, EIC, and the roof top plant rooms are fitted with non-maintained EEL – Digital records available. In buildings of 11m or more in height a retrofit of a sprinkler system needs to be considered. A retrofit has been deemed not reasonably practicable, in case of the surveyed premises, as the common areas are fire sterile and all upper level lobbies/decks are open to the outside, with additional windows installed in the stairways. FED – FD60s SC installed throughout the building. AFD provision exists within the Accommodation units, LD2 D1 - BS5839-6. Access for fire appliances is deemed as acceptable – from front and sides. Fire hydrant across the street, approx. 30m from the building, shown on the plans stored in the PIB. PIB – two sets of floor plans with infrastructure important from the fire safety perspective marked are stored in the box. It has been noted that the plans still indicate the presence of CO2 fire extinguisher inside the EIC, which is no longer the case due to the change of LBHF policy. It is recommended that the plans are amended accordingly. External wall near communal exit and bin room – electric cables in disarray and not suitably installed. 4th Floor – cables attached with plastic bands, running over and along the MoE route. Unsuitably installed cables pose a risk of entanglement during an emergency action. Remedial work to ensure cables are suitably contained with metal clips and secured to a non-flammable, well secured object, or a high-tension steel wire fixed to external wall as per the guidelines within BS 7671 wiring regulations, is recommended. Refuse chute automatic fire shutter – no evidence of periodical testing and maintenance regime has been made available to the Assessor. The shutter is to be tested in line with the product recommendations and records kept available for inspection. The Accommodation units Internal Design was not subject to inspection by the Assessor to confirm adequate compartmentation and installed ‘passive’ fire provisions. Shunt ducts were widely installed at the time of the surveyed building’s construction – additional survey is recommended to assess the state of compartmentation between dwellings/levels, as these were proven unreliable. Persons at Risk, it is not untypical of a social housing block for persons of various ages, physical & cognitive abilities, and behavioural types to be in the

	premises by way of lawful and unlawful tenancies or visit. It had not been identified to the Assessor of any specific individual person/s especially at risk from fire. It is expected that lone workers (LBHF cleaning operatives) are informed of, 'site specific' risks and have appropriate Fire Safety Awareness Training. It is the Assessors view that the 'Stay Put' strategy adopted is adequate for the type of the premise surveyed. The building's risk rating can be lowered to 'tolerable', subsequent to further surveys/inspections to be undertaken and inclusive of the identified remedial works to be actioned as noted in this FRA.

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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 the 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 there a lift motor room?	Yes
Did you get access to survey the lift motor room?	Yes
Is the compartmentation acceptable?	Yes
Are there any other concerns with Lifts or the Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any breaches in compartmentation?	No
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
Is there personal items or rubbish in any inspected utility or riser cupboard?	No
Is there a CO2 extinguisher installed inside any large electrical riser cupboard?	N/A
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?	No
Are the internal escape route walls and ceilings to Class 0 standard?	Yes
Are there other concerns identified with flammable materials?	No

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Means of Escape	
Is the stated emergency evacuation strategy suitable?	Yes
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, adversly 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?	No
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	No
Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	Yes
Are there recorded or observable defects with the emergency lighting system?	No
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	Yes
If no emergency lighting is installed, does the building require the installation of an emergency lighting system?	N/A
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

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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 to 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?	No
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	N/A
Are there any flat entrance doors not conforming to FD60s standard?	No
Do the inspected FD60s doors have certified markings?	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	
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?	Yes
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?	Yes
Is there a lightning protection system installed?	Yes
Is there evidence of a valid certification?	No
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?	Yes

Fire Safety Management

Are there hydrants within the grounds of the property estate?	Yes
Are there notable restrictions for the positioning of fire appliances within 20 metres 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?	No
Is there a working Drop Key mechanism to access the building?	Yes
Is there a Dry Riser installed?	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 02 users, did you encounter a resident declaring they were using 02 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
Does the building contain both commercial outlets and residential dwellings?	No
Any there other concerns identified with control of shared means of escape?	N/A

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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
Any there other concerns identified with on-site staff and their training?	N/A
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	Yes
Is LBHF emergency and general contact details displayed in the communal area?	Yes
Any there other concerns identified with the management of information?	No

Actions Arising from the Survey:

	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	Moderate Risk
Risk Score if all actions are implemented:	Tolerable Risk