London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	Linacre Court, Great Church Lane, Hammersmith, W6 8DE
Author of Assessment:	Jakub Owczarek, MIFSM, ACABE, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	30/09/2024
Risk Assessment Valid To:	30/09/2025

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Building Features

Approximate Square Area of the Building:	250
Number of Dwellings:	69
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Stair Lifts:	
Number of Storeys	18
Uninhabited Roof Void?	
Basement Present?	
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	193 - as per the information stored in the PIB
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

Survey Findings:

Building Construction & Layout:	General Needs purpose built, 50m high, communal block of flats incorporating 69 self-contained accommodation units, with a 'Stay Put' fire evacuation strategy in place, and a TRA office room. The building has been built in the 1960's, which placed it under CP3, IV, pt.1 and the 1962 London County Council guidance on fire precautions in blocks of flats, in support of the London Building Acts For blocks accessed via open balconies or ventilated lobbies that connected to enclosed stairways. The recommendations varied according to whether there was only one flat in line from the stairway or more than one flat. In both cases, entrance halls were required within flats and the cross ventilation of the lobby was required. To facilitate safe escape within the common parts, in the case of flats accessed via balconies, alternative means of escape from each dwelling to a stairway was considered necessary. For dwellings with a corridor approach, where every dwelling was provided with an alternative exit to a main stairway, the maximum travel distance from the flat entrance door to a main stairway was limited to approx. 30m and the corridor was to be provided with permanent or openable ventilation. All flats opening onto PV lobbies, with access to open air lobbies at either side, both leading to a FD60s SC protected stairway. Each dwelling has alternative direction of travel to reach the single protected staircase. The building meets the standards of the era. The building is constructed of a reinforced structural concrete frame; floor and roof slabs with structural core lift and staircase shafts. Solid Brick and mortar infill and external walls with no cladding installed.

Direct approach access to the building from the front and rear side. Intercom, 'key coded/ FOB' Security Door entry system with FRS override switch, leading into a lift lobby, incorporating two lifts, two FED – one flat and one TRA community office, and an Electrical Intake Room.
The main MoE final exit (860mm) is at the rear of the building, at the bottom of the 1000mm wide communal staircase. FRS override switch installed.
Both exit doors open in the direction of travel with an additional exit (push-bar) at the front entrance.

The GF lobby has a PIB, fire safety information signage and notice board and a floor directory installed. Fob keys for the barrier to the car park area of the building are stored within the PIB.

FD60s SC, doors separating the concrete core MoE staircase on all floors.
The common areas of the building are not fitted with AFD, no sprinkler system installed.

The building operates a stay-put policy with fire action notices posted in the communal areas on each floor level.

The community room (Charlie Wilson TRA Hall) is managed by a TRA Committee and has its own fire risk assessment.
The room is comprised of one small meeting room/office (approx. 4x3.5m).
It is accessed from the GF lift lobby – FD60s SC access door is 2m from the main communal door – final exit. The room is ventilated by two windows (approx. 450x950mm each) – OV. AFD installed – 10yr lithium battery powered smoke detector. Emergency electrical lighting installed.
Recently, residents did not have the use of the room - used as an office for LBHF housing officers.

The building contains 69 flats with one on the ground floor and four flats on each of the upper seventeen-floor levels. Each of the floor levels contains a similar layout – four FED, two lift doors and a notional FD30s protected riser cupboard in the main landing lobby area. An access door is present on each side of the lobby with PV louvres above the doors. The access doors lead to an open deck with access to the waste chute on one side and the electrical riser cupboard on the other. The electrical cupboards are all FD30s.
There is an electrical meter cupboard by each FED – FD30s protected.

The open deck alternates with the even-numbered floors having fixed railings and the odd-numbered floors having a larger deck/balcony with access leading to each of the access doors.
The protected staircase is positioned in a concrete core shaft through the centre of the building, between the landing lobbies and the open-deck balconies.

All travel distances between the furthest FED and a place of relative safety (nearest compartment FD) are <7m to the FD60 protecting the stairway – 5.5m to the nearest door, 7m to the alternative door).
There are additional doors separating lift lobbies from the open-air lobbies, but these are not FD and cannot be counted as providing relative safety.

Dry riser outlets located on all odd numbered floors from the 5th upwards, and on the roof. Inlet at the rear of the building, near communal exit. The nearest fire hydrant is on the corner of the road at the front of the building, <30m away.

	An electrical cupboard is present next to the door of the waste disposal store. Large part of the GF is the externally accessed former resident storage area, recently converted to accommodate the water tanks and the booster pump for the newly installed wet riser – not yet commissioned at the time of the inspection. Flat, felt covered, roof with Water Tank rooms and a Lift Motor room – brick and mortar enclosures opening onto a service hallway and service staircase, accessed via the communal MoE staircase – security door on the 17th floor. Two passenger lifts, only lift A with a FRS override installed – discharge passengers to all accommodation floors (0-17). A1, aluminium, encasement windows to all accommodation units, all Elevations. Installed directly before this FRA – product safety data sheet not disclosed but the management described the product and assured its fire rating. One designated, ventilated and FD60s SC protected, single core, 1000mm wide, stairwell – PV at the top (650x2000 louvre). The protected stairwell is enclosed with a lobby at the bottom, two access doors on each of the upper floor levels, one on either side. Electrical intake room is located on the ground floor – protected by a metal security door. FD30s protected mains riser cupboards are present on each floor. Non-maintained emergency lighting in the EIC, MoE stairwell, lift lobbies and corridors. EEL installed in the rooftop lift motor room. Refuse Chute storeroom – integrated into the footprint of the building on the GF, next to the rear exit, locked, accessed externally. Manual pull plate installed at the base of the Refuse Chute. Refuse chute with non-enclosed, FR hatches on all floors, in each LHS corridor leading to lift lobby. There are private balconies on all levels, corners of the two side external walls. The building is detached with a grass area around the ground floor perimeter. There are resident storage units and a car park with a playground on top near the block. Away from the main building. All secured behind gated access. Lightning protection system installed. CCTV throughout.

Executive Summary	At the time of the Inspection the Assessor identified that the premise has adequate standard of compartmentation within the communal areas, with some deficiencies noted. GF – bottom of the MoE stairs lobby – vent bricks in the compartment wall separating the dwelling and the MoE lobby. A boiler cupboard is ventilated into the enclosed communal MoE lobby instead directly to the outside. The Assessor believes that the area was originally open but after the retrofit of the communal security doors, it now remains enclosed.

Remedial works to fire stop (FR60) the breaches in compartmentation and install alternative ventilation, taking fresh air and discharging directly to the outside (back wall of the cupboard) are recommended.
An alternative solution would be to install FR60 min intumescent grilles over the air bricks, but this would not stop smoke and gases in the early stages of a fire.

False Ceiling above the MoE corridor near the GF flat, between the two compartment FD, covering a high void, found with a large hole – Insufficient protection of the MoE due to potential omitted fire stopping around the mains penetrating compartment walls within the void (impossible to ascertain during a non-destructive inspection) and the broken false ceiling.
It is recommended to open the false ceiling and FR60 fire stop around any mains pipework and cables penetrating compartment walls within the void.
Repair the false ceiling with FR30 type of panel (as a minimum), to ensure the required protection of the communal MoE.

The survey found the communal areas to be in good condition with no personal items stored within or obstructing the means of escape.

Communal MoE staircase, corridors, mains cupboards, and lift motor room are fitted with EEL.

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 accommodation units have alternative directions to reach the staircase, common areas are fire sterile (possible oil-based paint lining the walls – to be confirmed), the floor upper lobbies are well ventilated, and the corridor decks open to the outside.
In buildings of this height, however, a retrofit should be considered during the next major refurbishment.

FED – FD60s SC door sets installed throughout the surveyed premises.
Staircase – protected with FD60s SC.
The riser cupboard doors are FD30s.

The Assessor noted that windows along the side MoE corridors have extraction fans installed, discharging directly into the communal MoE route and the lift lobbies, as the PV louvres are adjacent – it is recommended to install ducts to ensure that the ventilation fans discharge directly to the outside and eliminate a possibility of compromising the MoE in the early stages of a potential fire within one of those dwellings.

External walls – brick and mortar – no cladding installed. LBHF have recently replaced all windows with A1 FR aluminium frame type, as disclosed by the building safety manager (product safety data sheet has not been made available to the Assessor).

The dry riser is still in use and will remain so until the wet riser has been commissioned. The Assessor noted that the Dry Riser testing and maintenance is out of date – it is necessary to maintain the fire safety infrastructure until the day the replacement is operational and commissioned.

MoE staircase ventilation – There is a 650x2000mm PV at the top of the MoE stairway, in the plant area.
Access to the top of the stairway is restricted by a metal cage with doors.
It has been noted that metal sheets have been welded onto the security cage, for extra security, significantly reducing the airflow and negatively impacting the

ventilation of the MoE.
Remedial works are necessary to reduce the metal plates' coverage, to allow a greater airflow (at least a 1m2 opening) to sufficiently ventilate the MoE stairway.

The contents of the PIB were inspected and found to contain relevant equipment for use by the FRS. Update of some of the contents is needed.

Two lifts installed in the surveyed building but only one (A) has a FRS override switch installed. Both are named as 'firefighter's lifts'.
Installation a FRS override switch to lift B, allowing the FRS to take control over the lift and ground it during emergencies is recommended.

The surveyed premise has a manual pull plate, without the means to close without touching the plate itself, installed at the bottom of the refuse chute.
Refuse Chute hoppers open directly onto a communal MoE without a protected enclosure (flat windows open onto the area, PV louvres in place over non-FD between the hopper area and the lift landings).
There is an alternative direction MoE to access the staircase and the hoppers are on an open deck (although set deep within the building >3m from the edge and near flat windows) – this made the Assessor assign the job a lower priority, but an installation of a fusible link fire damper at the base of the refuse chute, to mitigate the risk of compromising the communal MoE in an event of a fire within the bin room is recommended.

AFD provision exists within the Accommodation units, LD2 D1 - BS5839-6.

Access for fire appliances is deemed as acceptable – from front and rear. Fire hydrant < 30m from the building.

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.

Individual residents especially at risk from fire have been identified and listed on the Emergency Evacuation Resident Information sheet, stored in the PIB. These persons have been identified as a result of PCFRA's carried out by the LBHF Safety First officers.

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.

Number of other areas for improvement were identified during the survey and

	these have been raised in this report, not all findings have been described in the summary.

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?	Yes
From a Type 1 inspection perspective, are there ineffective or inapprpropiate materials used to create compartmentation?	Yes
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 compartmenation acceptible?	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?	No
Is there evidence to confirm FD30s doors are certified?	N/A
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	N/A
Are there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Are CO2 extinguishers installed inside each electrical riser?	N/A

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Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility Cupboards and vertical risers?	Yes
Is external cladding fitted to the building?	No
Are the internal escape route walls and ceilings to Class 0 standard?	No
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?	No
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversly 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?	Yes
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?	No
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	Yes
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?	Yes

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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?	No
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?	Yes
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?	No
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?	No
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?	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 ?	Yes
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?	Yes
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?	Yes
Are vertical refuse chutes fitted to the building?	Yes
Are the hoppers in good condition and fitted with smoke seals?	No
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
Does the lightning certificate display a valid inspection date?	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?	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 Wet Riser installed?	Yes
Is there a Dry Riser installed?	Yes
Are there Dry Riser outlets on each level above the 6th storey?	No
Are there Wet Riser outlets on each level above the 6th storey?	Yes
Is there evidence to confirm Dry Risers are serviced?	No
Is there evidence to confirm Wet Risers are serviced?	Unable to Confirm
Are Dry Riser signs displayed appropriately?	No
Are Wet Riser signs displayed appropriately?	No
Are there any observable defects to Dry Riser inlets or outlets and their casings?	Yes
Are there any observable defects to Wet 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

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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 supression system installed within any part of the buiding?	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 have both commercial outlets and residential dwellings?	No
Any there 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
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	no
Does the SIB contain:	no
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
How is access given the Fire and Rescue Service?	Key stored in a safe box
Has documentation relating to the assessment of the external wall structure been provided prior to the fire risk assessment being undertaken?	No

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Where there is evidence of a risk of external spread of fire, has the design of the external wall construction and the materials used been:	yes
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Where there is evidence of a risk of external spread of fire, has the design of the external wall construction and the materials used been:	yes
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?	No
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

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Safety Management	
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?	Yes
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?	Yes
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

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