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Fire Risk Assessment of:	Tom Williams House Clem Attlee Court London SW6 7SA
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:	06/08/2024
Risk Assessment Valid To:	06/08/2025

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Building Features

Approximate Square Area of the Building:	720m ²
Number of Dwellings:	88
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	11

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

Number of Occupants:	Based on 2 per Flat: 176
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Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:

Survey Findings:

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<p>Building Construction & Layout:</p>	<p>Tom Williams House is an 11-storey, general needs, purpose-built block and part of the larger Clem Attlee Court Estate containing 88 dwellings. The building is brick and concrete built areas of internal stud partitioning. The building is accessed from a secure entrance on the ground floor leading to a central protected stairwell to all floors with two lifts serving each floor. There is one main secure access door with a rear additional door on the opposite side of the ground floor lift lobby. Both doors have a key fob and remote intercom access, with a Drop-Key access for the emergency services. There are three main blocks, (or wings), accessed off the central stairwell and lift landing areas. The ground floor flats are single-level dwellings having their egress to an ultimate place of safety with their front doors and no communal areas. There are 4 Flats on 2 wings, and 5 on the 3rd wing (204-216). The remaining flats are split-level maisonettes with entrances accessed from a protected stairwell/lift - to an open lift landing, leading to open deck access to the flat front doors. Two of the wings on the upper levels have 5 flats, with the third wing having 4 Flats, each with open deck access (217-291). On the intermediate floors between main residential landings, there is a resident storage barn area located on the open deck - accessible only by a resident fob. Lift access can only be gained from these intermediate levels to other residential floors - the lift cannot stop at these floors from the main lift panel. Floors 6 and above have additional rear flat deck egress from their first-floor balconies, along to fire escape doors leading onto the protected stairwell or the lift landing at the same level - depending on which wing of the block the resident lives - along with their own front main access deck walkway. Each landing has one or two fire-rated waste chute hoppers leading to two waste bin rooms on the ground floor. There are access hatches within the protected stairwells to access blocked chutes - these are not accessible by FB key. The main doors into the building are secure with the main residential access levels and ground floor stairwell doors being FD60 doors-certified. The intermediate level doors on 2, 4, 6, 8 and 10 have not currently been upgraded but are of sufficient historic standard and appear to be in good condition. The condition of the side panels is not known. There are certified BM Trada Q Mark 54mm 60-minute doors fitted to all the doors inspected. The electrical riser and storage cupboards have also had upgraded fire doors fitted and are all of a good standard. Access to the roof areas containing the water tanks and lift motor room is via a secured FB cabinet ladder on the 10th floor and roof access is secured by FB key. Emergency lighting, a Lightning Protection System (LPS), and Dry Risers are provided, with an SIB in the lobby. Resident parking is by permit and on-street parking by phone, or pay and display. The nearest hydrant identified was outside the Herbert Morrison block of Flats.</p>
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Executive Summary	<p>Under LBHF standard inspection requirements, a minimum of 10% of dwellings are included in the Type 1 survey. The retail premises within the sub-level are not included in this FRA. 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:</p> <ul style="list-style-type: none"> • A mobility scooter was outside Flat 234 and the battery was on charge. 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. • Annual best endeavours inspections for Flat entrance doors. • Quarterly inspections for compartment fire doors. • Lightning Protection System inspections. • In-house testing of emergency exit routes to confirm in-house checks are taking place, (including water accumulation on the balconies). • 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. • Access was not gained into the SIB to confirm contents. • There were potential breaches in the fire rating of the cupboard doors to the waste hopper chute clearance areas on the protected stairway landings and the FB keys did not open the doors for checks to be completed. • There were potential breaches in the fire stopping from the airbricks from the Flat kitchens to the balcony outside the Flats. • Doors to the riser cupboards on the 7th, 8th and 9th floors would not lock. • The resident in Flat 276 indicated that the door slams shut and is hard for his elderly mother to open without assistance. • There are compartment doors from the protected stairway to the intermediate (even) floors that have not been upgraded, and the side panels could not be confirmed as fire-rated. • Dry Riser cabinet doors are not fire-rated, and the rear of the riser cabinets have had sections cut out with no confirmation that the shafts are compartmentalised. • The hopper system is fitted with a manual pull plate and damper which does not close automatically if there is a bin fire. One of the pull plates would not move. • The hopper chute on the 7th floor was not secured to the wall due to a loose bolt. • Unauthorised items were stored in the electric supply and riser cupboards. The electric riser cupboard on the 10th floor had a bottle of unknown liquid which may be flammable. Contractor waste was also found inside cupboards. • There were personal items stored on the means of escape which are against the LBHF policies for the use of the common means of escape. • There was evidence of staff and/or contractor smoking in the riser cupboard on the 10th floor. • Flat 291 FDS was not fully compliant with LBHF guidelines for this type of building. • There was water pooling and algae across the means of escape. • There was a loose tread on the stairs. • There are 240v power sockets next to the lifts where the lock has been damaged allowing unauthorised use of the sockets. • There was an incorrect emergency exit sign from the 10th floor. • There are loose cables on the outside of the building that could hinder rescue attempts by the FRS. • There are FD30-rated security doors to Flats. It is advisory only to upgrade them to the same rating (FD60) as the other Flats in the block.
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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?	Unable to Confirm
From a Type 1 inspection perspective, are there ineffective or inappropriate 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?	Yes
Are there any fire-fighting lifts?	No
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?	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?	Yes
Are there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Are CO2 extinguishers installed inside each electrical riser?	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?	Yes

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?	No
Are stairs free of all trip hazards?	No
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?	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?	Unable to Confirm
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	Unable to Confirm
Does the building require the installation of an emergency lighting system?	N/A

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Is there a need to increase the emergency lighting provision?	No
Are there other concerns identified with the emergency lighting?	No
Does the building have suitable means to naturally ventilate the escape routes?	Yes
Is there a smoke ventilation system installed?	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?	Yes
Are all floors on the landing of a protected corridor and lobby highlighted using wayfinding signage?	Yes
Are there floor identification floor signs required where the flat numbers are located in more than one direction?	Yes
Are there appropriate evacuation signs on each floor within the communal lobbies?	Yes

Doors

Is the main entrance door suitable as part of the evacuation strategy for the building?	Yes
Is security to the property suitable to restrict access by uninvited persons during 'out of hour' times?	Yes
Are there a sufficient number of fire exits?	Yes
Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Do any fire exits lead to areas that could put persons at further risk?	No
Do all fire exits have suitable signage?	Yes
Are there other concerns identified with the main entrance and fire exit doors?	No
Are there any compartment fire doors installed in this building?	Yes
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?	Yes

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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?	Yes
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	No
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	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?	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?	Yes
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?	No
Does the refuse system appear to be free of physical defects?	No
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)?	Yes
Any there other concerns identified with ignition sources?	Yes

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Fire Detection

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

Fire Safety Management

Are there hydrants within the grounds of the property estate? Yes

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? No

Is there a Dry Riser installed? Yes

Are there Dry Riser outlets on each level above the 6th storey? Yes

Is there evidence to confirm Dry Risers are serviced? Yes

Are Dry Riser signs displayed appropriately? Yes

Are there any observable defects to Dry Riser inlets or outlets and their casings? Yes

Are there other concerns identified for fire service operations? No

Did you encounter any potential or actual hoarding risks? No

LBHF have a medical register of O2 users, did you encounter a resident declaring they were using O2 but not registered? No

Is there a suppression system installed within any part of the building? No

Did you encounter any potential hazards due to negligent contractor work at the property and its grounds? No

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

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Does the building have both commercial outlets and residential dwellings?	No
Any there other concerns identified with the shared means of escape?	No
Is there a secured SIB appropriately and securely located inside or on the exterior of the building?	Yes
Does the SIB have appropriate signage securely fixed to the SIB door?	Yes
Where the SIB is not on view externally, is there appropriate signage internally to assist in locating the SIB?	Yes
A 'Resident Mobility Summary'?	no
The make-up of the building's external wall system?	no
An orientated site plan showing the building in relation to other buildings, roads and open spaces?	no
A log-book to record document updates?	no
A triage of 'responsible persons' and associates and their contact details for the purpose of access?	no
Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment?	no
An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use?	no
A single page block plan identifying specified key fire-fighting equipment?	no
Description of current fire evacuation procedure?	no
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
Documented?	no
Risk assessed and documented?	no

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Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis?	No
Is there evidence that all defects relating to essential fire-fighting equipment has been actioned?	No
Have all fire fighting and evacuation lifts been identified?	Yes
Is there evidence of any defective fire-fighting and evacuation lifts which cannot be repaired within 24 hours been reported to the FRS?	No
Is there evidence that all communal fire doors being checked every 3 months?	No
Is there evidence that with all best endeavours all in-flat front doors are being checked annually?	No

Safety Management

Are there staff or site managers based at and working in the building?	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?	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

	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

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