

Hammersmith and Fulham by FCMS



Fire Risk Assessment of:	1-72, Lickey House, 243 North End Road, London W14 9UQ
Author of Assessment:	Ronnie Archer Fire Risk Assessor
Quality Assured by:	Nicola Heywood - Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	05/09/2023
Risk Assessment Valid To:	05/09/2024
Desk Top Review	Due To Major Capital Works In Progress
Date of Review	04/09/2024
Reviewer	Nick Hickman Lead Fire Safety Surveyor

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Building Features

Approximate Square Area of the Building:	400
Number of Dwellings:	79
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	10

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

Number of Occupants:	Based on 2 Occupants per dwelling/Flat 72 x 2 = 144
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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>A purpose-built, 9 -storey high-rise circa 1970's block containing 79 flats laid out 8 per floor, located on floors 1–9 and 7 flats located on the ground floor. The property is of traditional masonry construction with brick walls, concrete floors, staircases, and a flat roof. The property abuts an adjacent block, Desborough House. The main entrance to the building is accessible by a call bell system, resident fob, and drop-down key, which leads into an enclosed lobby containing a Concierge service, located in a bubble office. The concierge is present 8.00- 20.00 pm. The entrance lobby leads into an enclosed corridor protected by FD30S doors which then leads into 2 accommodation corridors and then onto access to the flats. This corridor also contains the internal electrical intake cupboard. The corridor leads into a protected lobby to a final exit at the rear of the block. A single protected stairwell leads to all floors in the block which are protected by FD60S fire doors, that lead into, 2 accommodation corridors which are protected by FD30S doors, leading onto the flats on each floor. At the top of the stairwell is a permanent fixed open vent. Each accommodation corridor has either openable windows or doors with fixed open louvers installed for ventilation of the floor. All floors have external waste hoppers located on balconies that are accessed by FD30S doors and serve the 2 refuse stores. Each floor contains 2 electrical riser cupboards that are protected by FD60S doors and other service cupboards protected by FD30S doors. Emergency lighting, Wayfinding Exit signage, Fire Action Notices, and No smoking signs are all displayed throughout the building on all floors and in all the means of escape stairwell and corridors. New secure by design/BM Trada flat entry doors with integral self-closing devices are fitted throughout the block. The block is served by dry risers on all floors. The centrally located passenger lift serves all floors from the ground to the 9th floor with the lift motor room located on the roof that is accessed from the 9th floor. The property has one refuse store which is located at the rear of the property and is secured by a padlock key which is served by the waste hoppers located on an external balcony on all floors. A small resident car park is located at the front of the property, and on-street parking is available by phone or pay and display.</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. At the time of this survey, there are no COVID-19 restrictions in place, although there may be occasions where verbal information regarding detection has been taken due to residents' issues with regard to access to private dwellings. Where a flat audit has not been carried out due to No Access to flats, through resident non-response – this has been noted in the added summary information below. There are a number of 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; • Ensuring lightning strip testing has been carried out to comply with BS 62305. • Ensuring that a fusible link or automatic fire shutter is fitted to the base of the vertical waste chutes. • Ensuring that the emergency lighting is confirmed as being tested to comply with BS5266. • Ensuring that an EICR is completed to BS 7671 and any raised condition issues are suitably actioned. • Ensuring that the electrical intake is cleared of all combustible rubbish and other items. • Ensuring that the portable fire extinguishing media in the electric intake cupboard and lift motor room are scheduled for testing and maintenance to comply with BS5306 as past the due test date of June 2023. • Ensuring compliant DO NOT USE LIFT in the event of fire signs are displayed on floor 9. • Ensuring the remaining flat doors are surveyed in unaudited flat(s) to ensure they meet current benchmark standards, and action to bring any audited and non-compliant flat doors to current benchmark standards, flats audited were 9, 19, 27, 39, 50, 64, 70, and 76. • Ensuring a detection survey is carried out in the remaining unaudited flat(s), to ensure they are provided adequate early warning of fire, ensuring adequate detection is installed where identified as required - flats audited, 9, 19, 27, 39, 50, 64, 70, and 76. • Ensuring the SIB contains all relevant and appropriate information for the Fire Service. • Ensuring the LBHF service that identifies and provides resources e.g. care line facility, to all current and future identified vulnerable residents in the event of fire is taking place, including PCFRA, and PEEPS where necessary. • Ensuring an emergency alert alarm warning system is in place. • Ensuring LBHF emergency contact details are clearly displayed in the building.</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?	No
Is 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?	Yes
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?	No
Are there personal items or rubbish in any inspected utility or riser cupboard?	No
Are CO2 extinguishers installed inside each electrical riser?	No
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility Cupboards and vertical risers?	Yes

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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?	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?	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?	Yes
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?	No
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	No
Does the building require the installation of an emergency lighting system?	Yes

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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?	Unable to Confirm
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?	Yes
Are there any flat entrance doors not conforming to FD60s standard?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
Are positive action self-closers fitted and to the front face of the doors?	No
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?	Unable to Confirm
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?	No
Is the lightning Protection free from defects and secured sufficiently?	Unable to Confirm
Is there a wheelchair or stair lift in the communal area?	No
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	No
Any there other concerns identified with ignition sources?	No

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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 meters of the building? No

Is a Premises Information Box installed? Yes

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

Is there a Dry Riser installed? Yes

Is there a Wet Riser installed? No

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

Is there evidence to confirm Dry Risers are serviced? Yes

Are Dry Riser signs displayed appropriately? Yes

Are there any observable defects to Dry Riser inlets or outlets and their casings? No

Are there other concerns identified for fire service operations? Yes

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? Unable to Confirm

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? Yes

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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?	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 log-book to record document updates?	yes
Description of current fire evacuation procedure?	no
An orientated site plan showing the building in relation to other buildings, roads and open spaces?	yes
A single page block plan identifying specified key fire-fighting equipment?	yes
A triage of 'responsible persons' and associates and their contact details for the purpose of access?	no
A 'Resident Mobility Summary'?	yes
An 'Off the Run' notice indicating those fixed fire fighting equipment which is unavailable for use?	no
The make-up of the building's external wall system?	no
Two or more A3 laminated sized copies of the building's floor plans clearly displaying specified key fire-fighting equipment?	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
Information shared with the FRS and documented?	no
Documented?	no
Risk assessed and documented?	no
Risks mitigated and documented?	no

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Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis?	Yes
Is there evidence that all defects relating to essential fire-fighting equipment has been actioned?	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

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?	Unable to Confirm
Is there a suitable induction for new staff on fire safety?	Unable to Confirm
Is there evidence of evacuation and fire warden training for on-site staff?	Yes
Are staff trained to support an evacuation of the building during a fire emergency?	N/A
Are fire safety records accessible (digital or paper) for fire inspection audits?	No
Are LBHF emergency contact details displayed?	No
Any there other concerns identified with the management of information?	Yes
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?	No
Are in-house checks of Fire exits and Escape routes being carried out and recorded?	Yes

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