

London Borough of Hammersmith & Fulham



Fire Risk Assessment of:	61-106 Barclay Close, Fulham, SW6 5QQ
Author of Assessment:	Jakub Owczarek, MIFSM, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	17/12/2024
Risk Assessment Valid To:	17/12/2026

London Borough of Hammersmith & Fulham

Building Features

Approximate Square Area of the Building:	430
Number of Dwellings:	46
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	1 stairwell with 4 exit points at the GF (2 main and 2 side gate exits)
Number of Stair Lifts:	
Number of Storeys	8
Uninhabited Roof Void?	no
Basement Present?	no
Basement Use?	
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	184 - as per Building Information Sheet inside the PIB
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Last LFB Inspection:

Survey Findings:

<p>Building Construction & Layout:</p>	<p>General Needs, detached, 'T' shaped purpose-built communal block of flats with a service tower – the 'middle wing', accommodating one centrally located staircase core, two lifts, a refuse chute and a dry riser.</p> <p>Balcony deck approach style block with a 'Stay Put' fire evacuation strategy in place.</p> <p>Built circa 1970's, which placed it under the CP3 chapter IV part 1:1971 and the London Building Acts.</p> <p>All dwellings had to have an entrance hall. For dwellings accessed from a balcony, there was not generally any limit in travel distance to a stairway. Where there was escape only in one direction along the balcony, either there was to be an alternative route to a main stairway or construction below 1,100mm above the balcony floor was to be fire-resisting and unglazed. The surveyed premise meets the standards of the era.</p> <p>Eight Storey reinforced concrete sub structure with brick/masonry cavity wall infill.</p> <p>Flat, felt covered roof – accessed via a hatch from within the communal MoE balcony on the 7th floor, with a lift motor room and a water tank enclosure on top.</p> <p>Access to the building – Intercom, 'key coded/ FOB' Security Door (840mm wide), supported with a FRS override switch, leading into an open air under</p>
--	--

London Borough of Hammersmith & Fulham

croft passageway, incorporating PIB and resident storage units, and into the rear courtyard.

The courtyard is enclosed by metal fence with 900mm wide gates on either side and incorporates the two lifts and stairs to the upper floors, electric cupboard, refuse chute bin room, and one of the lift motor rooms (Service Tower).

Around this is a small, shared garden space.

Outside the fencing and to the rear of the building are ground floor (GF) flats 61 to 64 with independent access, without the use of communal means of egress (MoE).

Resident storage cupboards are on the ground floor.

All Accommodation Units are served by a single, concrete core stairway, partly open to the outer air, 1020mm wide (wall to handrail).

Lifts – The building has two passenger lifts, supported by override switches that allow the FRS to take control in an emergency. Both within the service tower. The lifts serve all floors. Lift C, accessed directly from the outside (GF), discharging into protected lobbies, incorporating the refuse chute hatches; and Lift D discharging to the floor landings within the stairway.

Lift motor room (lift C) and a water tank room – located on the roof, in a brick-and-mortar enclosure, accessed directly from the communal balcony.

Lift motor room (lift D) – accessed externally from the GF.

The staircase un-openable uPVC windows and is protected by double wing, notional FD opening onto the connecting balconies, merging at a 90-degree angle with the main FED access deck.

The building contains 46 flats, with 6 flats on each floor level (3 on either side of the service tower), apart from the GF – 4 flats.

Each flat is assigned a private storage cupboard, located in the open-air sections of the GF. The cupboards along the main MoE under croft passage, leading to the main communal exit door (1040mm) are fitted with FD30.

FED – FD60s SC – same type of doors installed throughout the block.

Private balconies to the street side.

Emergency Escape directional signage Installed.

UPVC casement, windows installed to all Accommodation Units.

Fire rated, refuse chute hoppers in notional FD protected lobbies, separated from the MoE balcony decks.

Bin room at the base of the refuse chute – accessed externally, housed in a brick-and-mortar enclosure with a metal security door.

2x automatic, fusible link, fire shutters (damper plates) installed at the base of the chute.

Emergency escape lighting provision in the MoE stairway, communal balcony decks, lift landings, lift motor rooms and EIC.

Lightning protection system installed.

London Borough of Hammersmith & Fulham

	<p>Access for FRS engines from the front, rear and the LHS.</p> <p>FH – in front of the building, approx. 6m from the main communal entrance.</p>
--	---

<p>Executive Summary</p>	<p>At the time of the Inspection the Assessor identified that the premise has adequate standard of Compartmentation along the communal MoE.</p> <p>Standard of Compartmentation within the EIC is of concern – insufficient fire stopping at the bottom of the riser – pink polyurethane foam, which does not possess the necessary properties to effectively fire stop an opening of this size. It is the Assessor's view that the current situation could enable a potential fire within the EIC to travel upwards between the levels and compromise the single MoE.</p> <p>Fire stopping at the base of the riser (EIC ceiling level) has been recommended.</p> <p>Should ventilation of the EIC be necessary, then the mains void/shaft rising through the MoE stairway (currently covered with timber panels) could be considered as an 'active' vent – under the condition that the riser would be covered with FR30 panels, sealed with proprietary fire seal or intumescent ATG, and venting directly to the outside.</p> <p>FEDs throughout the surveyed premise are of the same type – FD60s SC. There are three exceptions – two notional FD30 (in need of upgrade works) and one non-compliant FED (panelled with non-FR glazing) in need of a replacement.</p> <p>Remedial works are required to bring the two notional FED to FD30s SC standard and replace the doors to the adjacent cupboards with FD30.</p> <p>BM Trada acceptable methods of repair, where there is no acceptable method or technique of repair – FD replacement required with certification of conformity and Installation by UKAS accredited 3rd party.</p> <p>The Assessor noted that the lift/refuse chute lobbies on various floors were wedged open or did not close from fully open.</p> <p>The stairway doors from the balconies do not fully close.</p> <p>Whilst it is recognised by the Assessor that the type of the block – open air communal balconies, and the distance between the staircase and the nearest FED significantly lowers the risk of smoke or flames entering the communal MoE staircase, it is necessary to maintain the existing infrastructure and sustain the good fire safety culture amongst the residents.</p> <p>EIC door – notional FD30s – suitable and sufficient.</p> <p>Resident cupboards opening onto MoE – FD30 along the exit undercroft and non-FR in the entrance undercroft – suitable and sufficient due to alternative MoE available on this floor.</p> <p>Dry Riser – inlet at the rear of the block. Outlets installed on two floors only – 5th and 7th. It is recommended to extend the dry riser during the next major refurbishment, to include the remaining upper floors and the roof to ensure a more efficient FRS operations and increase the level of fire safety for the residents.</p> <p>AFD provision exists within the accommodation units, LD2, D1 – BS5839-6.</p> <p>The Accommodation units' Internal Design was not subject to inspection by the</p>
--------------------------	---

London Borough of Hammersmith & Fulham

Assessor to confirm adequate compartmentation.

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 opinion that the 'Stay Put' strategy adopted is adequate, subsequent to further surveys/inspections to be undertaken and inclusive of the identified remedial works to be actioned as noted in this FRA.

London Borough of Hammersmith & Fulham

Guidance

Copyright:

The information contained within this Fire Risk Assessment (FRA) document is owned by the London Borough of Hammersmith & Fulham (LBHF) and may not be used or reproduced without written permission. This document is provided, to the recipient, subject to specific obligations of confidentiality set forth in one or more binding legal agreements between LBHF and the recipient.

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.

London Borough of Hammersmith & Fulham

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
Is the compartmentation acceptable?	Yes
Did you get access to survey the lift motor room?	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?	No
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?	Yes

London Borough of Hammersmith & Fulham

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

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?	No
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 signs displayed appropriately?	Yes
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	No
Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	Yes
Are there recorded or observable defects with the emergency lighting system?	No
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	Yes
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

London Borough of Hammersmith & Fulham

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

London Borough of Hammersmith & Fulham

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?	No
Are there other concerns identified with the main entrance and fire exit doors?	No
Are there any compartment fire doors installed in this building?	Yes
Is every compartment fire door and frame installed to the correct fire rating standard?	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?	Yes
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
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?	Yes

London Borough of Hammersmith & Fulham

Fire Hazards

Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas?	Yes
Any 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?	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?	Yes
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 other concerns identified with ignition sources?	No

London Borough of Hammersmith & Fulham

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate?

Yes

London Borough of Hammersmith & Fulham

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?	N/A
Is there a working Drop Key mechanism to access the building?	Yes
Is there a Dry Riser installed?	Yes
Are there outlets on each level above the 6th storey?	Yes
Is there evidence to confirm the Dry Riser is serviced?	Yes
Is Dry Riser signage displayed appropriately?	No
Are there any observable defects to 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?	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 other concerns identified with control of shared means of escape?	N/A

London Borough of Hammersmith & Fulham

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