

Hammersmith and Fulham by FCMS



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| Fire Risk Assessment of: | Lickey House North End Road London W14 9UQ |
| 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: | 26/06/2024 |
| Risk Assessment Valid To: | 26/06/2025 |

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Building Features

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| Approximate Square Area of the Building: | 850m ² |
| 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 |

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

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| Number of Occupants: | Based on 2 per Flat: 158 |
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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, 10-storey 1970s block containing 79 flats laid out with 7 flats located on the ground floor with the 8th Flat with an outside entrance being used as the Caretakers and Electricians offices and store room. There are 8 per floor on the upper floors 1–9. 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. Externally on either side of the rear exit are the two hopper bin sheds, and the entrance to the Caretakers / Electricians offices and storerooms. At the time of the assessment, the building had scaffolding fitted to the external walls. Asbestos panels attached to the balcony fronts were to be removed. 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 shared by both blocks. The concierge is present 8.00-8.00 pm. The entrance lobby leads into Desborough House which is not part of this FRA, and into Lickey House which is. The entrance door into Lickey House requires a key fob or remote entrance via an intercom. The door leads into a protected lobby, then into the lift lobby protected by FD30S doors. The lift lobby contains Lift A for the Odd-numbered floors and Lift B for the even-numbered floors. There are 4 Flats sharing the lift lobby and an internal electrical intake cupboard. There are 2 doors from the Lift lobby into either side of the protected stairway, and 2 doors to either side of the rear lobby. The rear lobby has 3 Flats and the emergency exit to the rear of the building. The protected stairwell is accessible from both sides of the Lift lobby and leads to all floors in the block. Each landing has a door on either side into the two accommodation corridors. There are 4 Flats in each of the accommodation corridors with new secure by design/BM Trada Flat entrance doors with integral self-closing devices fitted throughout the block. There is a door at each end linking the two corridors, and one in the centre where the lift for that level is located. All communal doors are FD60S. Within the corridors on each level are the dry riser and electric supply cupboards. At the top of the stairwell is a fixed louvre vent. Each accommodation corridor has openable windows and fixed open louvres at each end of both corridors. All floors have one external waste hopper chute located on the balcony at the end of the corridors that are accessed by FD30S doors, one on each side. Emergency lighting, Wayfinding Exit signage, Fire Action Notices, and No smoking signs are all displayed on all floors and in all the means of escape stairwells and corridors. The block is served by dry risers with one on each of the upper floors, and the ground floor riser being by the Hopper bin sheds at the rear of the building. The lift motor room is located on the roof and is accessed from the 9th floor. 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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| <p>Executive Summary</p> | <p>38 areas of improvement have been identified during the survey, and raised in this report to bring the building up to a high standard of fire safety. The presence of scaffolding on the outside of the building meant it was not possible to confirm if:</p> <ul style="list-style-type: none"> • Any cladding was on the outside walls. • loose cables on the outside of the building could hinder rescue attempts by the FRS. • LPS down tapes are secured and undamaged. Issues which may require coordination and cooperation between the RP for LBHF and the contractors onsite include: • tape attached to the scaffolding on the roof which is not attached to the LPS. • a potentially unauthorised power attachment from the supplies in the ground floor supply cupboard to provide contractor power. • cable penetrations in common areas that have not been fire-stopped. • The rear entrance door was wedged open and has had a screw fitted into the frame to stop it from closing fully. • Riser cupboards contain personal and waste items. • The Riser Outlet on the roof could not be located. • The EICR test certificate was not seen to confirm all fixed wiring has been included, and that a satisfactory result was achieved, or completion of remedial actions have been completed. • The EICR test certificate was not seen to confirm that the DB in the Caretaker/electrician rooms has been completed. • There were exposed live wires in the DB. • PAT testing of portable appliances in the Caretaker/Electrician offices and storerooms is not taking place. • The contents of the SIB require updating. • No evidence that quarterly communal fire door inspections are completed. • communal doors with gaps exceeded the maximum permitted. • It could not be confirmed if all emergency lighting in the concierge office, Caretakers, electrician office and storerooms is included in the automatic Luxbright monitoring system. • No records of testing of emergency exit routes were seen to confirm in-house checks take place. • Fire Inspection Audit records were not seen. • No evidence was seen that induction training for all staff includes fire awareness and safety training. • Flat 29 has had a metal security gate fitted. • The fire detection in Flat 4 may be out of date. • The system in Flat 46 did not comply with LBHF guidance of an LD2 Grade D alarm system. The system in the Caretakers, Electricians office and storerooms did not comply with LBHF guidance of an LD2 Grade D alarm system. • A Cause and Effect study is recommended for the 2 fire alarm systems installed in the concierge office. • It could not be confirmed how the smoke systems are controlled when manual intervention is required, or if they are subject to periodic servicing and testing. • Compartment doors on the ground concierge area have been fitted with non-fire-rated hinges, some have loose/missing screws. • Doors in the Concierge office area were held open by unauthorised methods. • The electric cupboard door would not latch closed and was open. • Flat 67 door and frame were damaged. • The electric cupboard on the 7th floor and the riser cupboard on the 5th floor could not be locked. • Riser cupboards are not fire-stopped between floors. • Wayfinding signage requires updating on the ground floor. • Directional exit signage requires review and replacement from the rear lobby and the 7th-floor stairwell. • There is an expired Foam extinguisher in the electrician's storeroom. • A Calor Gas cylinder is stored inside the caretaker storeroom. • a petrol can was in the Hopper bin shed. • The hopper system is fitted with a manual pull plate/damper and does not close automatically if there is a bin fire. • lithium batteries are stored in the Electrician's storeroom. • personal items were in the accommodation corridors. • The dry riser inlet cupboard on the ground floor was not locked. |
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Guidance

Copyright:

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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 |
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| 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 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 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? | Yes |
| 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? | No |
| Are CO2 extinguishers compliant? | No |
| Are there other concerns identified with the utility Cupboards and vertical risers? | Yes |

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Is external cladding fitted to the building? Unable to Confirm

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? Yes

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? Unable to Confirm

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? No

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? 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? | Unable to Confirm |
| Does the building have suitable means to naturally ventilate the escape routes? | Yes |
| Is there a smoke ventilation system installed? | Yes |
| Does the ventilation system appear to be in good working order? | Unable to Confirm |
| Is there certification on site to confirm the ventilation system is maintained and serviced? | Unable to Confirm |
| Are there any concerns identified with ventilation of the internal escape route? | Unable to Confirm |
| Are all individual flat numbers highlighted using wayfinding signage? | No |
| 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

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| 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? | No |
| 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? | 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? | 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? | Yes |

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| Fire Hazards |
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| 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? | 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? | Yes |
| 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? | 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? 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? 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? 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? Yes

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

Safety Management

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| 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? | Unable to Confirm |
| 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? | No |
| 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? | 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 |

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

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