London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	JEPSON HOUSE, PEARSCROFT ROAD, FULHAM, SW6 2BG
Author of Assessment:	Jakub Owczarek, MIFSM, Fire Safety Surveyor, LBHF
Quality Assured by:	Claire Norman, Senior Fire Safety Surveyor, LBHF
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	12/02/2025
Risk Assessment Valid To:	12/02/2026

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Building Features

Approximate Square Area of the Building:	250
Number of Dwellings:	67
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	1
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:	188 (information sheet 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, 53m high, communal block of flats incorporating 67 self-contained accommodation units, with a 'Stay Put' fire evacuation strategy in place. 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. Where an alternative exit was not available from each flat, the maximum distance from any entrance door to the single stairway was limited to approx. 15m. In addition, every dwelling which opened into a permanently ventilated (PV) lobby was to be not more than approx. 4.5m from a smoke-stop door separating the lobby from the corridor leading to the stairway. All flats in the surveyed premise open onto lobbies with original PV on both sides (smoke dispersal system), leading to an FD60s SC protected stairway. No flat entry door (FED) is further than 4.5m from the place of relative safety – staircase FD60. The surveyed building met the standards of the era and has undergone refurbishment to accommodate contemporary fire safety measures as far as reasonably practicable. The original smoke dispersal PV has been blocked off with enclosures protecting the refuse chute on one side and the electrical riser (originally drying rooms) on the other. Automatically opening vents (AOV) have been installed, providing 510mm x 1360mm ventilation openings on both sides floor lobbies, upon activation – AOV linked detection installed in each floor lobby.

The building is constructed of a reinforced structural concrete frame; floor and roof slabs with structural core lifts and staircase shafts. Solid Brick and mortar infill and external walls with no cladding installed.

Direct approach access to the building from the front side. Intercom, 'key coded/ FOB' Security Door entry system with FRS override switch, leading into a lift lobby, incorporating two lifts and a door the caretaker's storeroom. No access to the staircase via the front door.

Access to the MoE staircase is via the rear communal door – The main MoE final exit (1040mm), at the bottom of the 1020mm wide communal staircase. FOB' Security Door entry system installed, with automatic release button on the inside. No FRS override switch.
The final exit door open in the direction of travel.

A premises information box (PIB) with the required contents in place, fire action notice, LBH&F notice board with contact details and a floor directory are all in the GF lift lobby.

Lift control key is stored within the PIB.

Fire safety information signage – directional escape signage, floor numbers and flat directory posted on every floor landing within the MoE staircase.

One designated, FD60s SC protected, single core, 1020mm wide, stairwell – PV louvres at the top, running the entire width of the stairwell, with a ceiling high enough to accommodate large quantities of smoke. The protected staircase is positioned in a concrete core shaft through the centre of the building, between the landing lobbies and the left-hand-side flats.

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 building contains 67 flats with one on the ground floor, four flats between 2nd and 16th floor and 2 flats on the 17th floor.

Each of the floor levels contains a similar layout – four FED, a lift door and a notional FD on each side – protecting electrical riser cupboard on one side and refuse chute hopper on the opposite side. Top to bottom PV louvres ventilate both enclosures.

The electrical cupboards are all notional FD.
There is an electrical meter cupboard by each FED – FD30s protected.

All travel distances between the furthest FED and a place of relative safety (nearest compartment FD) are approx. 4.5m to the FD60 protecting the stairway.

Dry riser outlets located on all even numbered floors from the 4th upwards, and on the roof. Inlet at the front of the building, near communal entrance.
The nearest fire hydrant is the Pearscroft Road side, <30m away.

Large part of the GF is the externally accessed former resident storage area,

	recently converted to accommodate the water tanks and pumps for the newly installed wet riser. The area has AFD and a fire panel in place – all this infrastructure is in place but not yet commissioned at the time of the inspection. Wet riser outlets installed on all floors, within the refuse chute enclosures. At the time of this survey only the Dry Riser was in service. Flat, felt covered, roof with Water Tank rooms and a Lift Motor room – brick and mortar enclosures. Accessed via the communal MoE staircase and Notional FD doors on the 17th floor. Two passenger lifts with FRS overrides installed – one discharge passengers to all odd numbered and the other to even numbered accommodation floor (0-16). No lift service on the 17th floor. uPVC, encasement windows to all accommodation units, all Elevations. Electrical intake room (EIR) is located on the ground floor, accessed from the wet riser pump and water tank room, protected by a notional FD. Notional FD30 protected mains riser cupboards are present on each floor. Two concrete service shafts running up the entire height of the building – one accessed via a hatch inside the EIR on the ground floor, incorporating the water/waste mains pipework, the other through an air handling service room, accessed from the 17th floor, incorporating a ventilation duct. Service ladders present in both shafts. Non-maintained emergency lighting in the EIC, MoE stairwell, lift lobbies and GF wet riser service areas. EEL installed in the 17th floor water tank room and lift motor room. Bin Room – 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 FR 240min, BS476-22 tested hatches on all floors, enclosed, accessible from lift landings. No fusible link damper at the bottom. Water tanks and a booster pump located next to the bin room, accessed from the outside. There are private balconies on all levels, front and rear side of the block. The building is detached with a green area to the left and a large car park to the right. There are resident storage units near the car park with an electrical substation. Away from the main building. All secured. 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. The survey found the communal areas to be in good condition with no personal items stored within or obstructing the means of escape. The entrances were secured, flat entrance and staircase FD where to the correct standards. The

dry riser and AOV appeared to be free from any defects.

Ground Floor plant/service area – wet riser water tanks and pump room, bin room and the smaller water tank and booster pump room – water pipework running through the ground floor, breaching multiple compartmentation walls in the area – remedial fire stopping works have been recommended.

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 premise, as the FED are FD60s and the common areas are fire sterile (possible oil-based paint lining the walls – to be confirmed), the flat access lobbies are well ventilated (upon activation of the AOV), and a new wet riser has been installed.
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 dry riser is still in use and will remain so until the wet riser has been commissioned. It is recommended to survey the GF wet riser tank and pump area once the system is operational, and the AFD in the area activated and ready for testing.

MoE staircase ventilation – There is a large PV louvre at the top of the MoE stairway, running the entire width of the staircase, with a very high ceiling to accommodate excess smoke.

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

Staircase protection doors are all FD60s SC but the refuse hopper enclosures and the electrical riser enclosures are not FD. Whilst the electrical riser enclosure has been deemed acceptable by the assessor due to the presence of additional protection – notional FD30 cupboards (solid timber doors), the protection of the refuse chute and the newly installed wet riser outlets may require upgrading in the future.
The refuse hopper enclosures are not fitted with FD (panelled door) and the glazing used for the AOV is EN 12150, 1(C)1 – Toughened Glass – disintegration occurs.

Installation of a fusible link fire damper at the base of the refuse chute, will mitigate the risk of compromising the communal MoE in an event of a fire within the bin room but replacing the current enclosure with one providing a 60min barrier between the wet riser outlets and the flat entry lobbies should be considered upon the next major refurbishment, to allow FRS a safe area to operate from.

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.

Lifts – Both lifts have FRS override switches installed, providing the control over the equipment during an emergency, but no evidence regarding the protection of the lifts and shafts has been made available.
The specification of lifts for use by firefighters has evolved with some older types not usually now considered to be adequately protected to be used by firefighters. The identification of the specific type and checking the detailed features and operation of the lifts is a specialist activity which should be

	undertaken only by competent lift personnel. No protected (from the FED) lift lobbies in the surveyed block. There are two service shafts, running the height of the building that require investigation and possible fire stopping works. Both shafts have ladders leading to multiple levels, each with a small landing. One of the shafts contains water/waste pipework. The other may be related to old heating/ventilation system to each flat. It is possible there is another duct that is not visible. Note: lone working not recommended. Shaft appears to have no lighting. External walls – brick and mortar – no cladding installed. No documentation relating to the assessment of the external wall structure has been provided prior to the fire risk assessment being undertaken; however, the block has not undergone an external wall refurb/upgrade. External walls comprise of the original brick and mortar infills, with concrete blocks on the inner side. The structural concrete floor slabs reaching the outer wall's surface. No elevated risk observed. 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 and 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, engineers, contractors) 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.

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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 inapprpropiate 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 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?	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?	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?	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?	No
Are the internal escape route walls and ceilings to Class 0 standard?	Unable to Confirm
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, adversly 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?	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?	No
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
Is there a need to increase the emergency lighting provision?	Yes

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Are there other concerns identified with the emergency lighting?	Yes
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?	Yes
Is there certification on site to to confirm the ventilation system is maintained and serviced?	Yes
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

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Does every compartment door freely self close into the frame?	Yes
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 ?	No
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?	No
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?	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?	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?	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 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	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 Dry Riser installed?	Yes
Is there a Wet 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?	Yes
Is there evidence to confirm Wet Risers are serviced?	N/A
Are Wet Riser signs displayed appropriately?	N/A
Are Dry Riser signs displayed appropriately?	No
Are there any observable defects to Wet Riser inlets or outlets and their casings?	No
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

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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:	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:	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

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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:	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?	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?	Yes
Is there evidence that with all best endeavours all in-flat front doors are being checked annually?	Yes

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Safety Management	
Are there staff or site managers based at and working in the building?	No
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
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