

# Fire Risk Assessment

## 1-12 Showell House



**Oldbury Green, Oldbury  
B69 4JE**

**Date Completed: 31/10/2022**

**Officer: L. Conway Trainee Fire Risk Assessor**

**Officer: C. Hill Fire Risk Assessor**

**Checked By: J Blewitt Team Lead Fire Safety & Facilities**

**Current Risk Rating = Trivial**



**Subsequent reviews**

<b><u>Review date</u></b>	<b><u>Officer</u></b>	<b><u>Comments</u></b>

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## Section

# 0

## Introduction

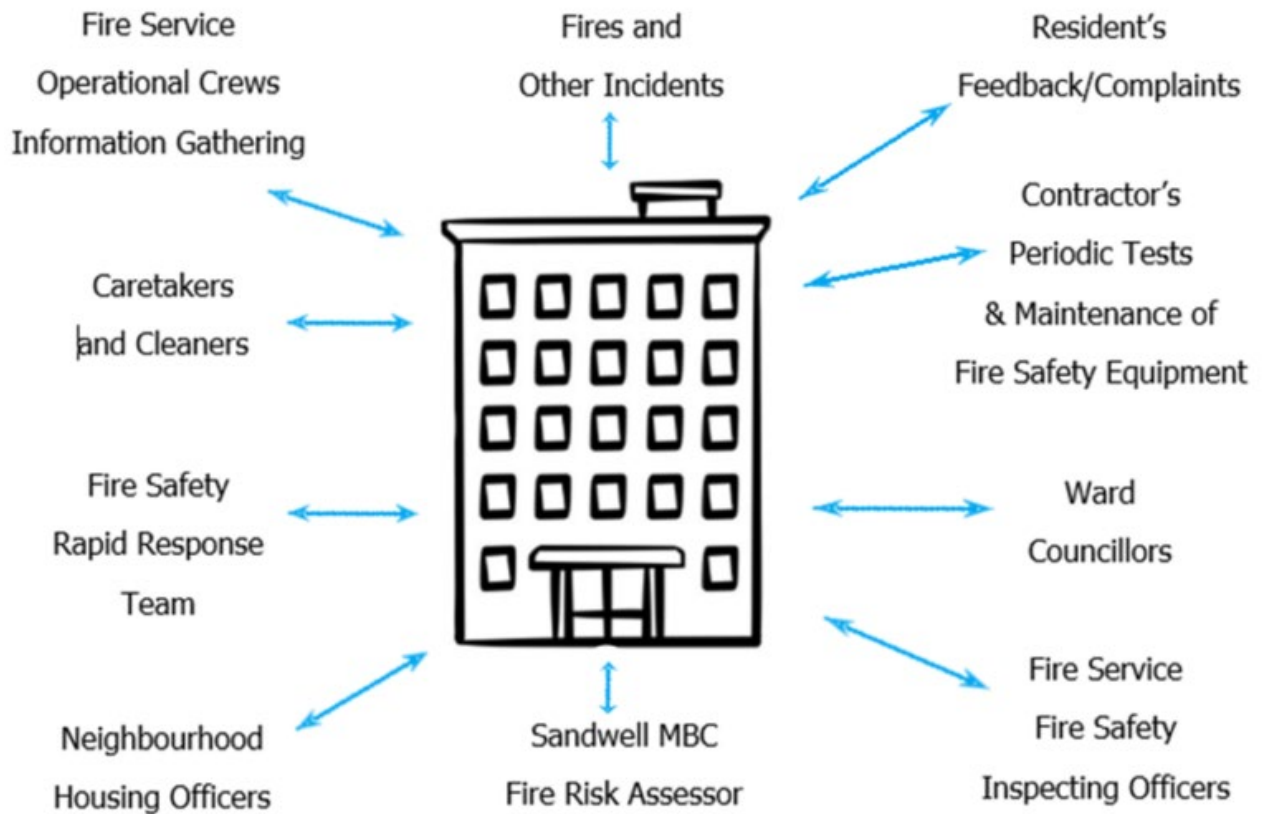
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The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”*.

This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via [https://www.sandwell.gov.uk/info/200195/contact\\_the\\_council/283/feedb ack and complaints](https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints) or by phone on 0121 569 6000.

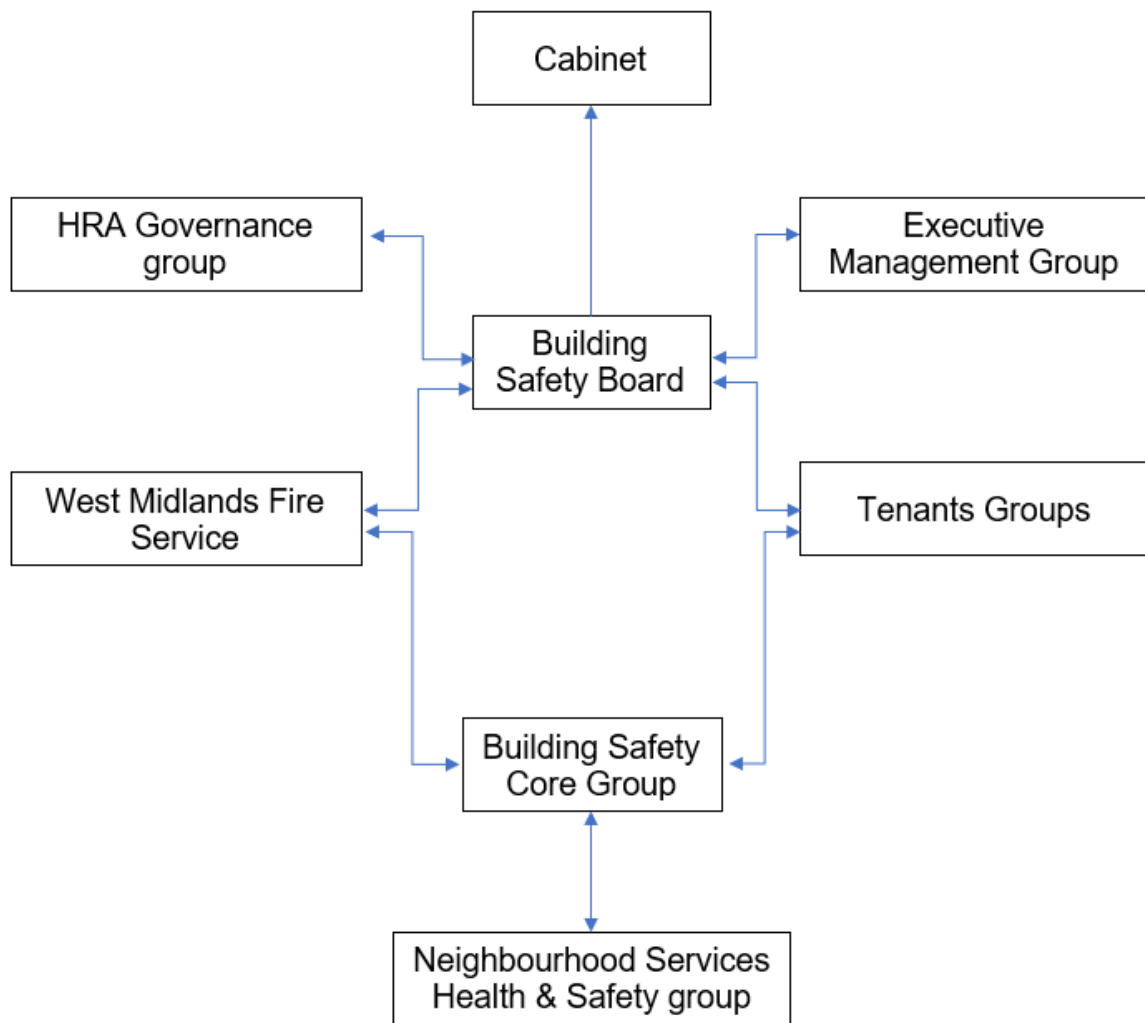
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



The above processes and procedures are overseen by the Fire Safety, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in [section 1](#). Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

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**Section**

**1**

**Significant findings**

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.

Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues.

A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring and review of the preventive and protective measures. These are shown in the introduction.

**Significant findings**

*Include a brief summary of protective and preventative measures where relevant along with any issues found.*

The escape strategy is '**Stay Put Unless**'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke or advised to leave by the emergency services.

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b></p> <p>The external surface of the building is a traditional brick cavity and concrete masonry construction with a rendered finish to the front, rear and side elevations with a flat roof and fascia boards along the roof line.</p> <p>Ground floor flats have additional external doors granting access and egress</p>	<p>Trivial</p>

<p><a href="#">Section 7</a></p>	<p><b>Means of Escape from Fire</b>                  The block has been divided into two sections. Each section of the block has a separate staircase and final exit doors which allows for a sufficient means of escape.</p> <p>Blocks have communal drying areas on 1<sup>st</sup> and 2<sup>nd</sup> floors.</p> <p>Install self-closer to flat 2 entrance door. <i>Resolved 03/04/23</i></p> <p>Remove combustible items from communal areas along the means of escape. <i>Resolved 20/12/22</i></p> <p>Fire stop hole above to communal wall above flat 2. <i>Resolved 08/12/23</i></p> <p>Service cupboard doors are notional fire doors with 25mm stops.</p>	<p>Trivial</p>
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b>                  Individual flats are fitted with hardwired smoke detection to an LD2 standard within the block from samples taken.</p>	<p>Trivial</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b>                  Emergency lighting is not present within the premise. However conventional lighting is present.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b>                  The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire.</p> <p>Individual flat doors are FD30/ FD30s rated timber fire doors.</p>	<p>Trivial</p>



	<p>Incinerator cupboard have no way of being secured and should have a 054 suited lock fitted. <i>Resolved 08/12/22</i></p> <p>flat 10 no combined intumescent / cold smoke seal and needs to be installed. <i>Replacement temporary FD30s door fitted</i></p>	
<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b> The premises have no provision for firefighting equipment.</p>	Trivial
<a href="#">Section 12</a>	<p><b>Fire Signage</b> Fire door keep shut and no smoking signs are displayed where appropriate.</p>	Trivial
<a href="#">Section 13</a>	<p><b>Employee Training</b> All staff receive basic fire safety awareness training.</p>	Trivial
<a href="#">Section 14</a>	<p><b>Sources of Ignition</b> The fixed electrical installation was last inspected 07/07/20</p>	Trivial
<a href="#">Section 15</a>	<p><b>Waste Control</b> Caretakers undertake regular checks of the building. Bins are emptied frequently and stored in a designated area away from the premise</p>	Trivial
<a href="#">Section 16</a>	<p><b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary</p>	Trivial
<a href="#">Section 17</a>	<p><b>Arson Prevention</b> A door entry system prevents unauthorised access and there is no evidence of arson within the block.</p>	Trivial



such as to result in significant increase in likelihood of fire.

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm  Moderate Harm  Extreme Harm

In this context, a definition of the above terms is as follows:

<b>Slight harm</b>	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial  Tolerable  Moderate  Substantial  Intolerable

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## Comments

In conclusion, the likelihood of a fire is now at a medium level of risk prior to the implementation of the action plan because of the hazards that have been highlighted within the risk assessment.

After considering the use of the premise and the occupants within the block the consequences for life safety in the event of a fire would be slight harm this is due to the simple layout of the building providing a sufficient means of escape as well as the stay put unless policy that is in place in the event of a fire Combined with sufficient smoke detection to an LD2 standard and FD30s/ FD30 fire rated doors providing good compartmentation.

Overall, the level of risk is tolerable, actions will be implemented to lower this risk rating to trivial.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk- based control plan is based on one that has been advocated for general health and safety risks:

***(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)***

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.

<b>Moderate</b>	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
<b>Substantial</b>	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
<b>Intolerable</b>	Premises (or relevant area) should not be occupied until the risk is reduced.

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## Section

# 2

## People at Significant Risk of Fire

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Persons at significant risk of fire does not just refer to those people with physical, sensory or mental health issues. It also includes those at risk due to the layout or features of the building such as inner rooms or dead-end conditions. Persons may also be at risk due to remote or lone working.

The RR(FS)O requires that these people are identified in any fire risk assessment.

Sandwell Council is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

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Where this is known and PEEPs have been completed, it will be captured in this fire risk assessment along with any building layout or working practices placing people at significant risk of fire.

## Section

# 3

## Contact Details

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The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

The Chief Executive has put a structure in place to support the management of the site.

This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

The contact names to support the management of the site are as follows:

### **Chief Executive**

Kim Bromley Derry (Interim Director)

### **Director of Housing**

Gillian Douglas

### **Business Manager Surveying and Fire Safety (Building Safety Manager)**

Phil Deery

### **Fire Safety, Facilities and Premises Manager**

Tony Thompson

### **Team Lead Fire Safety and Facilities**

Jason Blewitt

### **Fire Risk Assessor(s)**

Pardeep Raw

Carl Hill

Louis Conway (Trainee)

### **Resident Engagement Officer - Fire Safety**

Lee Mlilo

### **Neighbourhood Office Manager**

Rachel Price

*Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change*

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## Section 4

# Description of Premises

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Showell House (1-6, 7-12)  
Oldbury Green  
Oldbury  
B69 4JE

### Description of the Property

The Low-rise block was constructed in the 1963. The block consists of 3 storeys (inclusive of the ground floor). The block has been divided into two sections with flats 1-6 having a separate entrance/exit and staircase to flats 7-12. A plaque stating which flats are accessed by each staircase is located on the front elevation adjacent to the main entrances.



The block has UVPC double glazed units installed to each flat as well as the communal staircase.



The block has a flat roof with no internal access.

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Block 7-12 staircase has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation. Where as block 1-6 only has an entrance/ exit to the front elevation.



Each landing has a drying area, which is kept locked and is secure when not in use.



The block has two main entrance/exit to the front elevation one entrance for flats 1-6 and another for flats 7-12. A further entrance/exit located on the rear elevation grants access to a rear yard area. Both front and rear entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter override by use of a drop latch key.

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

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High/Low Rise	Low Rise
Number of Floors	3
Date of Construction	1963
Construction Type	Traditional Brick Cavity
Last Refurbished	2016
External Cladding	Rendered masonry
Number of Lifts	None
Number of Staircases	2
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof	Flat Roof no access
Equipment on roof (e.g. mobile phone station etc)	No

**Persons at Risk**

Residents / Occupants of 12 flats,

Visitors,

Sandwell MBC employees,

Contractors,

Service providers (e.g. meter readers, delivery people etc)

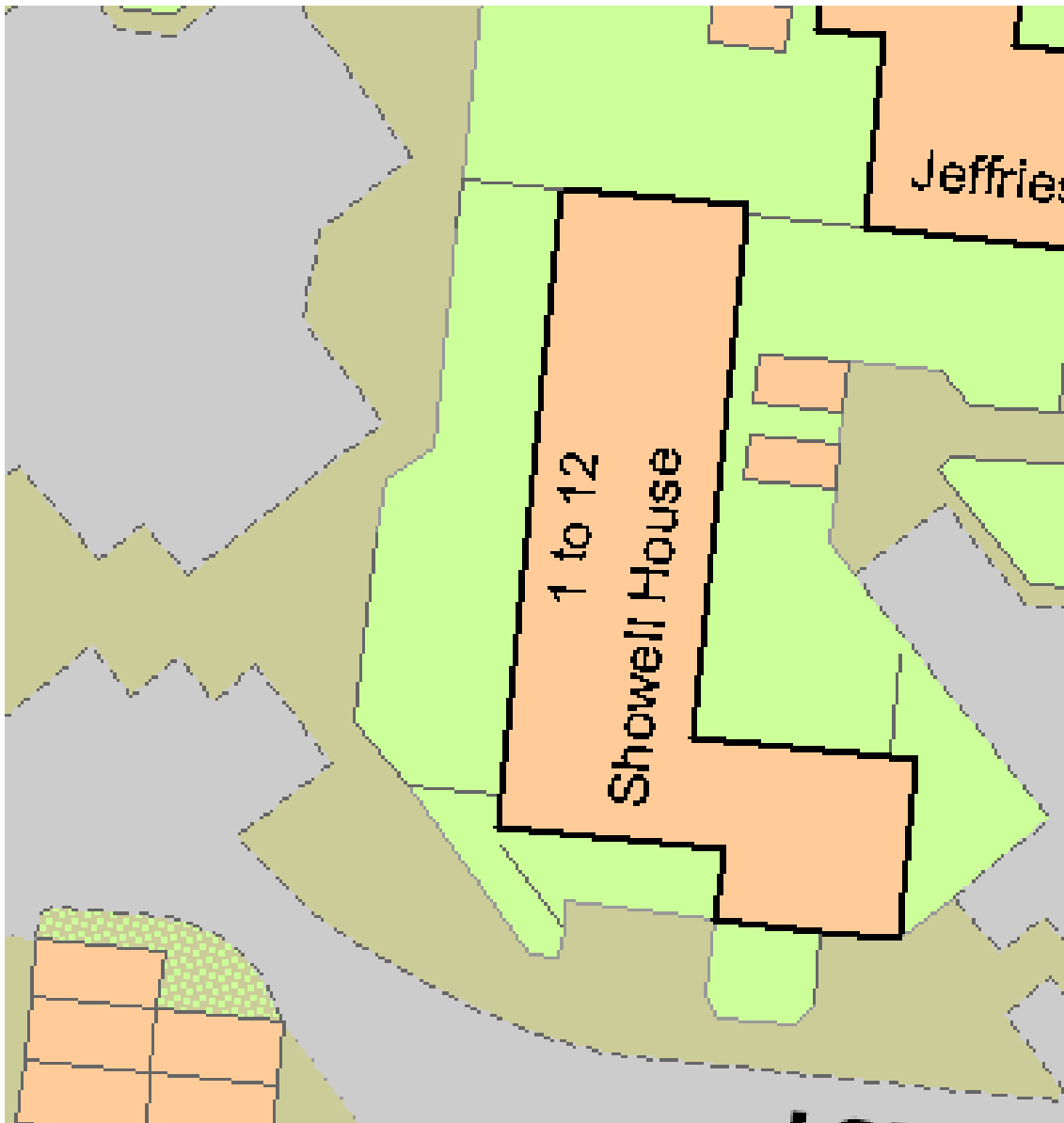
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

**Section**  
**5**

**Building Plan**

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A basic plan showing the buildings shape and location.



## Section

# 6

## External envelope

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Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

A breakdown of the materials used is listed below and at the time of the risk assessment it is determined that they present an acceptable level of fire risk.

- 1) The external surface of the building is a traditional brick cavity and concrete masonry construction with a rendered finish to the front, rear and side elevations with a flat roof and fascia boards along the roof line.



- 2) The building has UPVC double glazed units in communal landing areas as well as the individual flat windows across the front and rear elevations.



- 3) Ground floor flats have additional external doors to their flat giving them access and egress to the rear or front elevations depending on the flat



- 4) External door to the front elevation of block 1-6 access could not be gained. Presumed to be bin storage area for tenants in block 1-6.



## Section

# 7

## Means of Escape from Fire

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- 1) The block has been divided into two sections. Each section of the block has a separate staircase which allows for a sufficient means of escape.



Block 1-6 only has ingress and egress via one door located at the front elevation.

- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) There are no corridors within the means of escape that are a dead end.
- 4) The means of escape is an open plan landing and stairs construction over three floors.
- 5) Landing areas on the 1<sup>st</sup> and 2<sup>nd</sup> floors of both blocks has a drying room area. This area is secured, and tenants have access via a key.



- 6) The final doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).



- 7) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building. The rear exit doors can be opened by push bar.



- 8) Communal windows can be opened without the use of a key.
- 9) Communal areas should be kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.



10) Emergency lighting is not provided to communal landings or stairs. However, sufficient lighting is present within the block

11) Service cupboard doors housing the electrical installation are 44mm solid wood notional fire doors and secured with a 138-mortice lock. The doors are in good condition, close on to 25mm stops and will provide adequate resistance to fire.



12) The surface coatings to the communal areas are Class 0 rated.

13) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.

14) Individual flat doors are FD30s rated timber door sets with the exception of flat 6 which is a FD30s composite doors set.

15) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.

Access gained to flats 2 and 10.

**a) Flat 2 has no self-closer on door**





- 16) It was noted that decorative ornaments have been placed on the communal windowsill of the 1<sup>st</sup> floor in block 1-6, due to the size, material and placement of said ornaments I believe these do not place a risk on the means of escape.



- 17) Net curtains found on the ground floor of block 1-6 opposite flat 2. Also on the 1<sup>st</sup> floor of block 1-7.



- 18) Assisted walker left in the communal area of block 1-6 opposite flat 2.



**19) Hole in wall above flat 2**



20) Hole in conduit leading into the service cupboard block 1-6. after a 2<sup>nd</sup> look service cupboard appears to be fire stopped from the inside.



**21) Block 7-12 trolley stored in the 2<sup>nd</sup> floor drying area.**



22) Items stored in void incinerator on the 1<sup>st</sup> floor of block 7-12 tenant at flat 10 stated in a conversation that It was hers and she would remove it. *Upon 2<sup>nd</sup> visit these items had been removed*



- 23) Plastic trunking has been used to protect the aerial cable within common access area.



*Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.*

## Section

# 8

## Fire Detection and Alarm Systems

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- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats the equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to a mixture of LD2 Standard.

Flats accessed:

Flat 2 – LD2

Flat 10 – LD2

*For information*

*LD1 all rooms except wet rooms*

*LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.*

*LD3 Hallway only*

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
  - I. Such systems may get vandalised.
  - II. False alarms would occur.
  - III. A Stay Put - Unless policy is in place

## Section

# 9

## Emergency Lighting

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- 1) The premise has no emergency lighting installed. However sufficient conventional lighting is present.

## Section

# 10

## Compartmentation

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*This section should be read in conjunction with Section 4*

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance. and 30 minutes horizontal fire resistance between dwellings. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
  - 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.
  - 3) The final exit doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
  - 4) All service cupboards to communal landings are lockable with 138 mortice locks.
  - 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.
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**8) Flat 10 no combined intumeccent strip installed.**



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**Section  
11**

**Fire Fighting Equipment**

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- 1) The premises have no provisions for fire-fighting equipment.

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**Section  
12**

**Fire Signage**

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- 1) All fire doors should display "Fire Door Keep Shut" where appropriate.
  - 2) Fire Action Notices are not displayed due to the simple layout of the building and being a residential block.
  - 3) No smoking signs are displayed within the block.
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## Section 13

### Employee & Resident Training/Provision of Information

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- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers.
- 4) Fire safety has been provided as part of tenancy pack.

## Section 14

### Sources of Ignition

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- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
  - 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
  - 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
  - 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was **07/07/20**.
  - 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal fire door.
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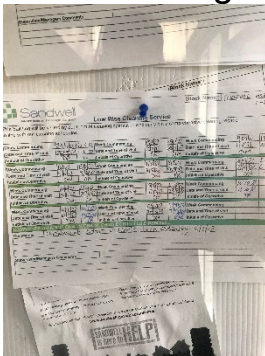


- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supplies appear to be internal

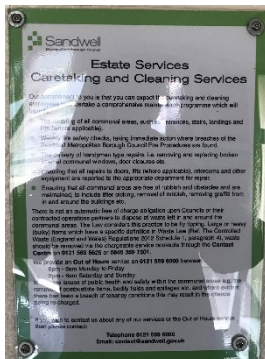
## Section 15

## Waste Control

- 1) There is a regular Cleaning Service to the premises.



- 2) Refuse containers emptied regularly.
- 3) Regular checks by Caretakers minimise risk of waste accumulation.



- 4) 'Out of Hours' service in place to remove bulk items.
- 5) Bins are stored within a dedicated area adjacent the storage cupboards in the rear yard from block 7-12



## Section 16

### Control and Supervision of Contractors and Visitors

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- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
  - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
  - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
    - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
      - Health and Safety.
      - Site security.
      - Safety of working and impact on children/school business.
-

- Fire risk, if any.
  - Site Emergency Plan.
- b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
- c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
- d) Final Contractor review on completion of works undertaken.

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## Section

# 17

## Arson Prevention

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- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
  - 2) Restricted access to the premises by means of a door entry system.
  - 3) There is no CCTV in operation.
  - 4) There is no current evidence of arson.
  - 5) The perimeter of the premises is well illuminated.
  - 6) There have been no reported fire incidents since the last FRA.
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## Section 18

## Storage Arrangements

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- 1) Residents instructed not to bring L.P.G cylinders into block.
- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
- 3) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) All store cupboards are kept locked.
- 5) There are no flammable liquids or gas cylinders stored on site.
- 6) The residents have access to a storage cupboard located in the rear yard area of the property. This is valid only for block 7-12 block 1-6 has access to storage cupboards within the block adjacent tenants’ flat doors.



Block 1-6



block 7-12

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**Section**  
**19**

**Additional Control Measures.**  
**Fire Risk Assessment - Level 2**  
**Action Plan**

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Significant Findings

**Action Plan**

It is considered that the following recommendations should be implemented to reduce fire risk to, or maintain it at, the following level:

Trivial       Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

P2 Arrange and complete within 1-3 Months of assessment date

P3 Arrange and complete within 3-6 Months of assessment date

P4 Arrange and complete exceeding 6 months under programmed work

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# Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:


1-12 Showell House, Oldbury

Date of Action Plan:




05/11/22

Review Date:

<Insert date>



Question/ Ref No	Required Action	Supporting photograph	Risk Rating	Timescale and Person Responsible	Date Completed
07/15a	Automatic self-closer to be installed to flat 2 door		P2	1-3 months Fire rapid response JM:10512795	03/04/2023

Fire Risk Assessment - Showell House Oldbury

07/17	Net curtains to be removed from communal windows. Ground floor block 1-6 and 1 <sup>st</sup> floor block 1-7		P2	1-3 months Housing management	20/12/2023
07/18	Removal of assisted walker from communal landing outside flat 2		P2	1-3 months Housing manager	20/12/2023
07/19	Make good hole above flat 2 between wall and trunking		P2	1-3 months Fire Rapid response JM9973388	08/12/2023

Fire Risk Assessment - Showell House Oldbury

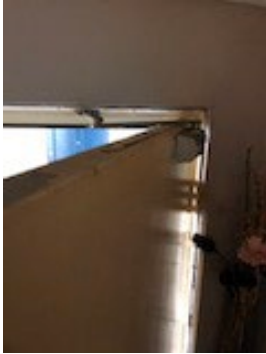
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07/20	Removal of trolley from block 7-12 2 <sup>nd</sup> floor drying area	 A black trolley is positioned in the corner of a hallway with a red carpet. A white plastic bag is hanging on the wall above the trolley.	P2	1-3 months Housing management	20/12/2023
10/07	Install 054 suited mortice lock to void incinerator cupboard doors in both blocks	 A blue door is shown in a hallway. The door has a silver handle and a lock mechanism. The door is slightly ajar, revealing a dark interior.	P2	1-3 months Fire rapid response JM9973408	08/12/2023



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Fire Risk Assessment - Showell House Oldbury

10/08	Flat 10 New FD30s door required		P3	<p>1-3 months Fire rapid response JM:10502592</p> <p>Joinery passed to J Bevan GS measured – 03/04/2023 JM10541897</p>	11/07/2023
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**Signed**

	Fire Risk Assessor	Date: 05/11/2022
	Premise Manager	Date: 29/11/2022

Appendix 1

## Significant Hazards on Site and Information to be Provided for the Fire Service

Name of property: 1-12, Showell House, Oldbury

Updated: 29/11/2022

Premise Manager:

Tel. No.: 0121 569 2975

Hazard	Location	Information/Comments
Asbestos	Various locations	Asbestos has been labelled and Asbestos Survey undertaken.
An asbestos survey has been undertaken and suspected A.C.M.'s were found within the communal areas. Survey held by S.M.B.C. Investment Division (Derek Still <a href="tel:01215695077">Tel:- 0121 569 5077</a> ).		

Sample Locations	Property Address	1-6 SHOWELL HOUSE OLDBURY GREN B69 4JJ						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
1 <sup>st</sup> FLOOR DRYING AREA INCINERATOR ROOM	UNIT AND FLUE PIPE CEMENT	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	
COMMUNAL WALLS	TEXTURE COATING	-	SEALED	DS 8511 / 001	NONE DETECTED	NO	NO	-
2 <sup>nd</sup> FLOOR DRYING AREA	CEMENT FLUE PIPE	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	
2 <sup>nd</sup> FLOOR COMMUNAL CEILINGS	CEMENT FLAT SHEET	-	SEALED	DS 837	CHRYSOTILE	NO	NO	
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM's.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
STAIR TREADS	VINYL							
FLOORING TO DRYING AREA	VINYL							
METER CUPBOARD GROUND FLOOR BACK BOARD AND CEILING	SUPALUX							
SHED ROOF FELT	GREEN MINERAL							
MAIN ROOF SOFFIT	PLASTIC							

