

# Fire Risk Assessment

## Avon House 1-7



**Queensway, Oldbury  
B68 0HR.**

**Date Completed: 4<sup>th</sup> May 2022**

**Officer: David Jasper Acting Team Leader**

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

**Current Risk Rating 0 = Low**

**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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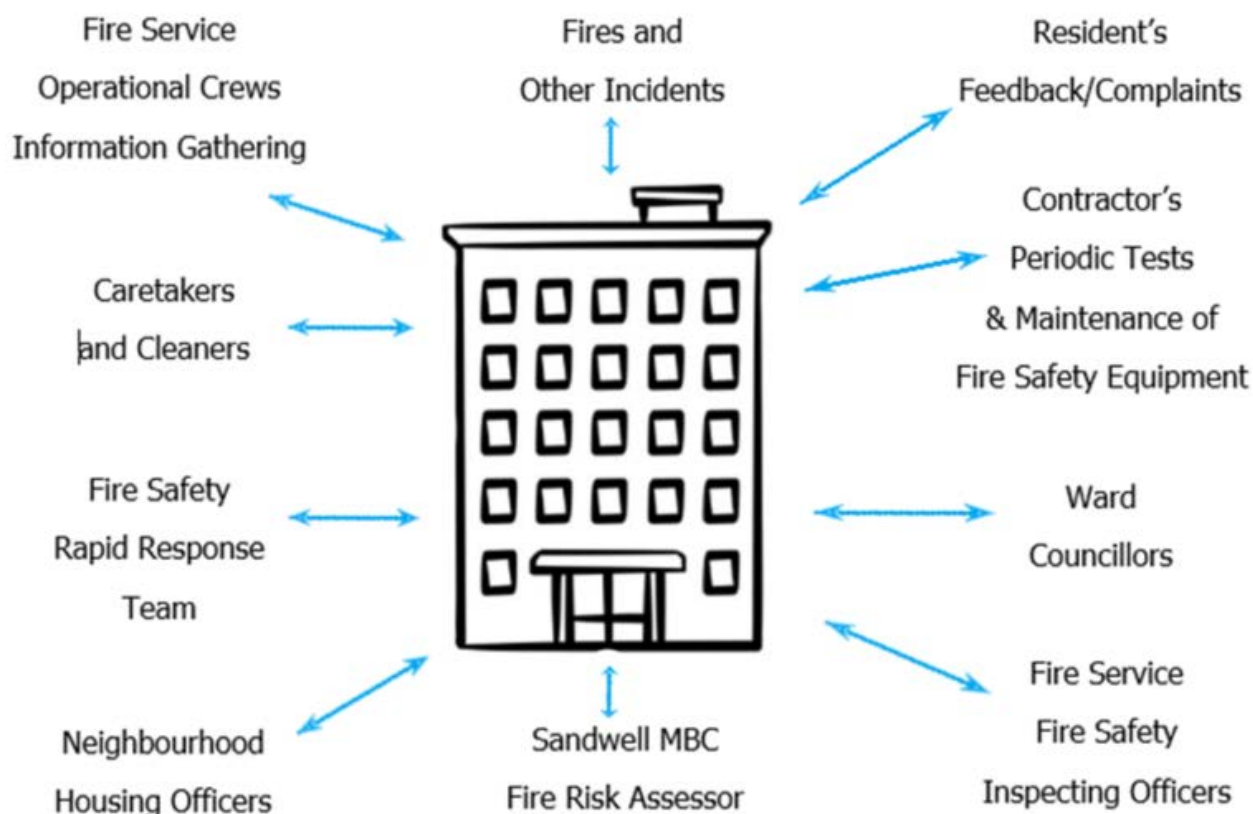
The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed 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.

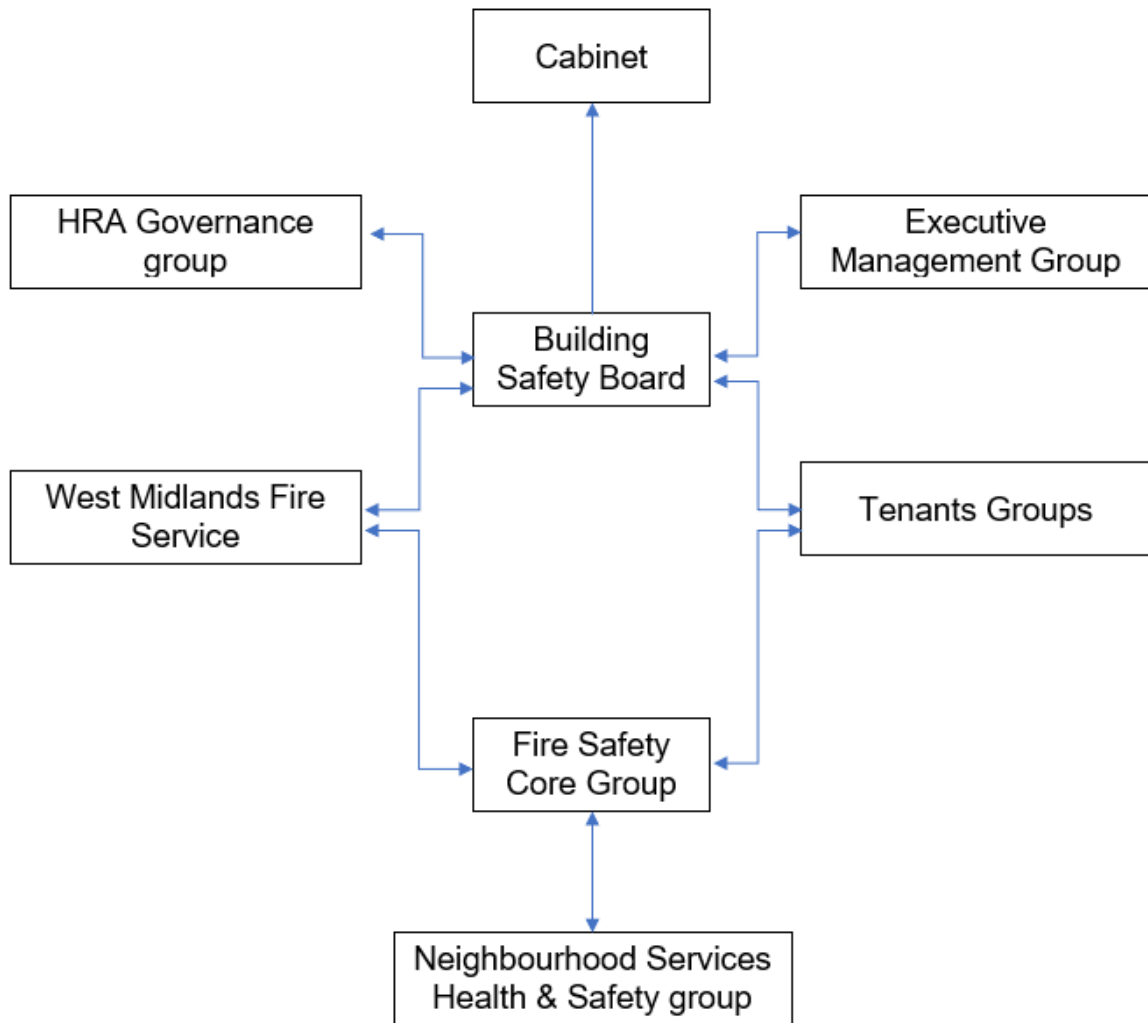
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.

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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.

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<b>External Envelope</b> No cladding, brick cavity construction. Concrete balconies with steel balustrade.	0
<a href="#">Section 7</a>	<b>Means of Escape from Fire</b> The site has a single open plan staircase that provides sufficient means of escape.	0
<a href="#">Section 8</a>	<b>Fire Detection and Alarm Systems</b> Flats have smoke detection predominantly installed in the hallway as a minimum, some also include detection within the kitchen areas	0
<a href="#">Section 9</a>	<b>Emergency Lighting</b> Emergency lighting installed on the means of escape	0

<a href="#">Section 10</a>	<p><b>Compartmentation</b>          No breaches of compartmentation found. Individual flat doors are a mixture of FD30 / FD30s rated fire door construction. upgrade on future door programme.</p>	0
<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b>          The premises have no provision for firefighting equipment.</p>	0
<a href="#">Section 12</a>	<p><b>Fire Signage</b>          Fire signage is not installed due to the none complex layout.</p>	0
<a href="#">Section 13</a>	<p><b>Employee Training</b>          All staff receive basic fire safety awareness</p>	0
<a href="#">Section 14</a>	<p><b>Sources of Ignition</b>          Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection could not be evidenced during the inspection.</p>	0
<a href="#">Section 15</a>	<p><b>Waste Control</b>          Caretakers undertake regular checks</p>	0
<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>	0
<a href="#">Section 17</a>	<p><b>Arson Prevention</b>          A door entry system prevents unauthorised access. Perimeter of premises is well illuminated.</p>	0
<a href="#">Section 18</a>	<p><b>Storage Arrangements</b>          Residents instructed not to bring L.P.G cylinders into block</p>	0

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Risk Categories	
Risk Rating	Description
5	Presents a serious risk to life safety. This matter requires immediate action and must be given a high priority.
4	A significant safety issue.
3	A safety issue, but where the level of risk is reduced by a combination of compensatory factors; or where there is a risk to property only.
2	A desirable improvement to increase protection from fire.
1	A minor improvement to safety.
0	No risks identified

**The highest risk rating selected shall be transferred to the front page of the risk assessment using a RAG rating as follows**

**Current Risk Rating 4-5 = HIGH**

**Current Risk Rating 1-3 = MEDIUM**

**Current Risk Rating 0 = Low**

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**Section**

**2**

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## **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.

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.

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**Section**

**3**

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**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

**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**

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## Description of Premises

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Avon House 1-7,  
Queensway,  
Oldbury.  
B68 0HR.

### Description of the Property

The Low-rise block was constructed in 1965 using traditional brick cavity with flat asphalt roof, there is one staircase that serves the 1<sup>st</sup> floor. Each of the floors from the first floor upwards contains 3 number dwellings. The block consists of 2 storeys with a lower Ground Floor (For one flat only).

The block has a main entrance/exit to the front elevation. The front entrance has a door entry system with a fob reader installed. There is also a firefighter override by use of a drop latch key.

Flat Roof with no internal access.

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 (including lower ground)
Date of Construction	1959
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	One
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof	Externally only
Equipment on roof (e.g. mobile phone station etc)	None

**Persons at Risk**

Residents / Occupants of 7 number of 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**

The general plan shows the building location.



**Section**

**6**

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**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.

There is no cladding, it is of traditional brick construction with an asphalt flat roof accessed externally.

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**Section**

**7**

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## **Means of Escape from Fire**

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- 1) The site has a single staircase that provides a means of escape and is 730mm in width
  - 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
  - 3) None of the corridors that form apart of the means of escape are compromised dead ends.
  - 4) The means of escape are protected to prevent the spread of fire and smoke.
  - 5) All communal 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).
  - 6) 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.
  - 7) Communal windows can only be opened with the use of a key.
  - 8) Communal areas are 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
  - 9) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.
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10) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.

11) Individual flat doors have a mixture of FB30 and noncompliant fire rated doors. Door upgrades will be completed on future programme.



12) 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 was gained to flats 3,4,5

Section

8

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## 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 with a mixture of LD2 and LD3 Standard.

Access was gained to flats 3,4,5

*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 premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs.



- 3) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.





Individual flat doors have a mixture of FD30s and noncompliant rated doors, the doors will be upgraded on future door programme.

Avon House 1-7 (o&e);Queensway;Oldbury;West Midland	Intentionally Blank
1 Avon House;Queensway;Oldbury;West Midlands;	UPVC Glazed
2 Avon House;Queensway;Oldbury;West Midlands;	Timber Door Glazed
3 Avon House;Queensway;Oldbury;West Midlands;	Timber Door Glazed
4 Avon House;Queensway;Oldbury;West Midlands;	Timber Door Glazed
5 Avon House;Queensway;Oldbury;West Midlands;	Timber Door Glazed
6 Avon House;Queensway;Oldbury;West Midlands;	Timber Door Glazed
7 Avon House;Queensway;Oldbury;West Midlands;	Timber Door Glazed

6) The corridors and staircase are open plan

7) **It was noted that the storage cupboard doors are noncompliant and would be upgraded on future refurbishment programme.**



Section

11

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## Fire Fighting Equipment

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### Significant Findings

- 1) The premises have no provision for firefighting equipment.

**Section**

**12**

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**Fire Signage**

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- 1) All fire doors display “Fire Door Keep Shut” where appropriate.
- 2) Fire Action Notices are not required to be displayed throughout the building.
- 3) The fire escape routes generally do not use directional fire signage in accordance due to the simplicity of layout

Section

13

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## 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. The only extinguishers located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Neighbourhood Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Fire safety has been provided as part of tenancy pack.



Section

14

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## 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 29/5/2017
  - 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD30S door.
  - 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. The gas supply runs externally around the block.
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Section

15

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**Waste Control**

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- 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.

Section  
**16**

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## 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 Investments office @ Roway Lane. 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**

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**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 are no CCTV provisions at this site.
  - 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

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## Storage Arrangements

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- 1) Residents instructed not to bring L.P.G cylinders into block.  
(Notice displayed in lifts see point 9-3)
  - 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.
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**Section  
19**

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

Significant Findings

**Risk Rating of Additional Control Measures**

Risk Categories	
Risk Rating	Description
5	Presents a serious risk to life safety. This matter requires immediate action and must be given a high priority.
4	A significant safety issue.
3	A safety issue, but where the level of risk is reduced by a combination of compensatory factors; or where there is a risk to property only.
2	A desirable improvement to increase protection from fire.
1	A minor improvement to safety.

The highest risk rating selected shall be transferred to the front page of the risk assessment using a RAG rating as follows

**Current Risk Rating 4-5 = HIGH**

**Current Risk Rating 1-3 = MEDIUM**

**Current Risk Rating 0 = Low**



# Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:

Avon House 1-7

Date of Action Plan:

4<sup>th</sup> May 2022



Review Date:

Question/ Ref No	Required Action	Supporting photograph	Risk Rating	Timescale and Person Responsible	Date Completed
	None identified				

## Fire Risk Assessment

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### Signed

	Acting Team Leader/Fire Risk Assessor	Date: 4 <sup>th</sup> May 2022
	Premise Manager	Date: 6 <sup>th</sup> May 2022

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