

Fire Risk Assessment

Wordsworth House

Tudor Road

Oldbury

B68 9RA.



Tudor Road, Oldbury

B68 9RA

Date Completed: 27th July 2022

Officer: Carl Hill Fire Risk Assessor

Checked By: Jason Blewitt Team Lead Fire Safety & Facilities

Current Risk Rating 0 = Low



Subsequent reviews

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

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Section

0

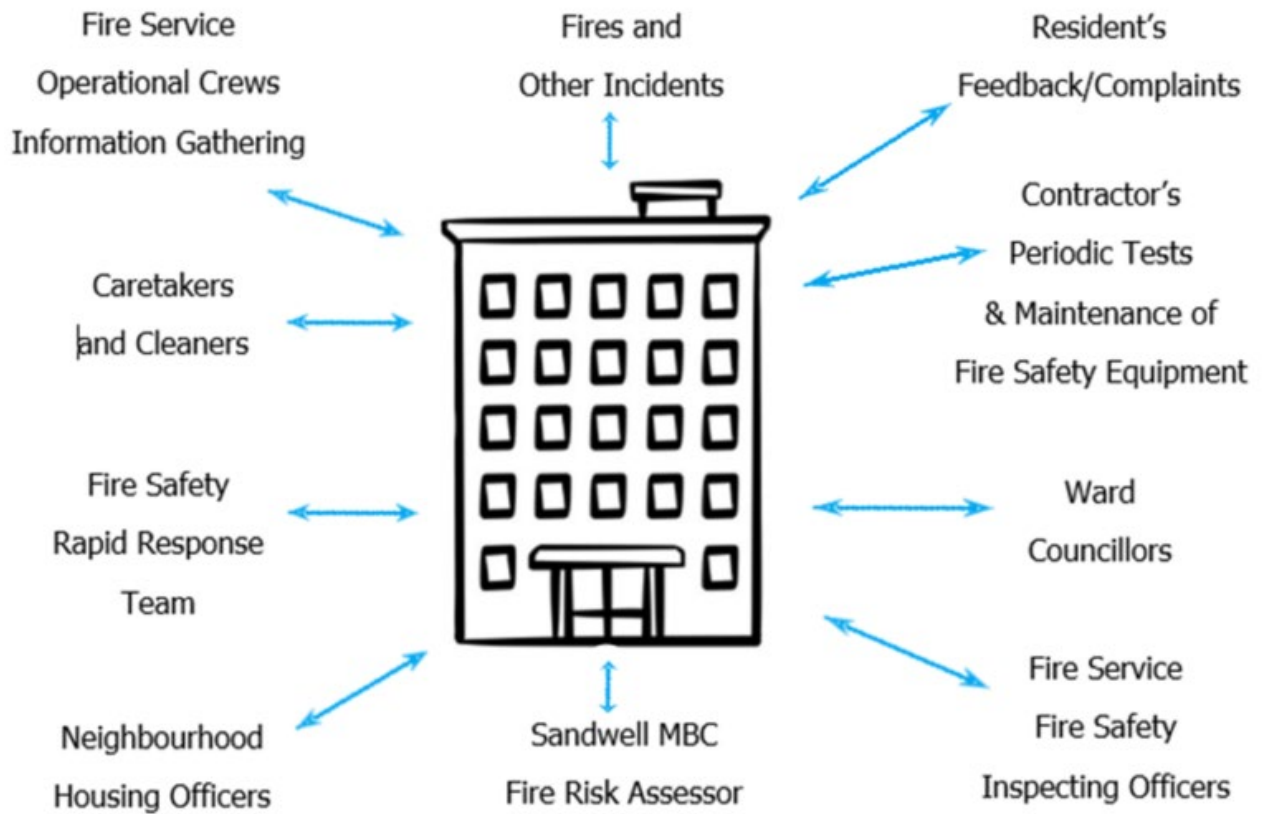
Introduction

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.

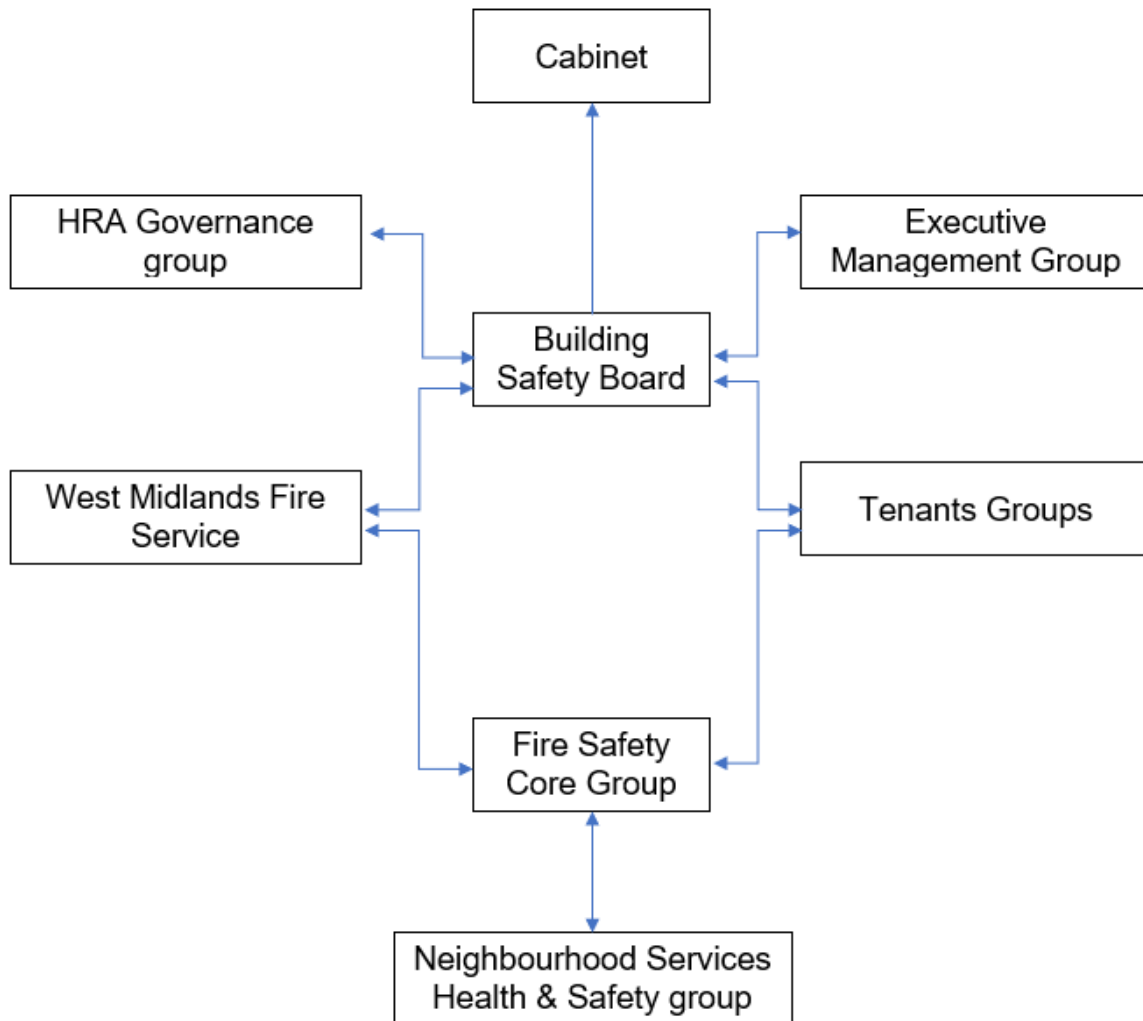
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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.

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
Section 6	<p>External Envelope</p> <p>The building is of traditional brick construction with PVC fascia boards to the roof line. All windows are UPVC double glazed units.</p> <p>Each flat has a private balcony.</p> <p>Flats 1, 4, 7 & 9 have decorative screening to balconies which should be removed.</p>	3
Section 7	<p>Means of Escape from Fire</p> <p>The block has a single staircase and 2 final exits that provide a sufficient means of escape.</p>	0

Section 8	Fire Detection and Alarm Systems The flats have a fire detection system fitted to an LD2 standard.	0
Section 9	Emergency Lighting The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.	0
Section 10	Compartmentation Individual flat doors are a mixture of FD30s composite and FD30s timber door construction.	0
Section 11	Fire Fighting Equipment The premises have no provision for firefighting equipment.	0
Section 12	Fire Signage Fire door keep shut & no smoking signs have been installed.	0
Section 13	Employee Training All staff receive basic fire safety awareness training	0
Section 14	Sources of Ignition The fixed electrical tests were last completed 21 st September 2020	0
Section 15	Waste Control Caretakers undertake regular checks and bins are stored away from the building.	0
Section 16	Control and Supervision of Contractors and Visitors Caretakers undertake regular checks and bins are stored away from the building.	0
Section 17	Arson Prevention There is external lighting and a door entry system prevents unauthorised access.	0
Section 18	Storage Arrangements Residents each have access to external storage cupboards.	0

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

Section

2

People at Significant Risk of Fire

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.

Section 3

Contact Details

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

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

Section 4

Description of Premises

Wordsworth House 1-9,
Tudor Road,
Oldbury.
B68 9RA.

Description of the Property

The low-rise block was constructed in 1966 using a traditional brick cavity build.



The block consists of 3 storeys (inclusive of the ground floor).

Each of the floors contains 3 number dwellings.

The block has a main entrance to the front elevation and a further exit located on the rear elevations. Front entrance has a door entry system with a fob reader installed and a firefighter override switch. The rear entrance has a Yale lock fitted.



There is a 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.

High/Low Rise	Low Rise
Number of Floors	3
Date of Construction	1966
Construction Type	Traditional brick cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof	External only
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 9 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 building plan shows the building location



Section 6

External envelope

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.

Provide a breakdown of the materials used and whether these or their combination or application present an acceptable level of fire risk.

- 1) The external surface of the building is predominantly traditional brick construction with UPVC fascia boards to the roof line.



- 2) UPVC double glazed units have been installed to each flat and the communal stairwell.



- 3) Each flat has access to a private balcony with steel railings.
-

4) Flat 1 has decorative screening to balcony.



5) Flat 4 has screening installed to balcony.



6) Flat 7 has decorative screening to balcony.



7) Flat 9 has wicker screening to balcony.



Section

7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 855mm.



- 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 part of the means of escape are dead ends
 - 4) The means of escape are protected to prevent the spread of fire and smoke.
 - 5) The only communal doors within in the block are the final exit doors which 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 front final exit door has a door entry system 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) Automatic smoke ventilation is not employed.
-

- 8) Communal windows are operable without the use of a key.



- 9) 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.
- 10) Emergency lighting is provided to communal landings and stairs. Checks are done monthly by Sandwell MBC in house electrical team or approved contractor. ([refer to section 9](#))
- 11) Service cupboards are not FD30s rated but are secured and will be upgraded as part of a future program.
- 12) The surface coatings to the communal areas are Class 0 rated.
- 13) All floors have Sandwell MBC fitted carpet. Due to the fact SMBC specified and managed the installation of the carpets it has been presumed that it is class 0 fire rated.
- 14) 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.
- 15) Plastic conduit has been used in communal areas for cable runs. This will be removed as part of a future upgrade program.
- 16) Individual flat doors are FD30s rated. ([refer to section 10](#))
-

- 17) Access is requested to a sample of properties as part of the fire risk assessment to ensure that the entrance doors have not been tampered with.

On this occasion it was only possible to gain access to flat 4 where there were no signs of tampering to the door. There was no answer to the other flats within the block.

- 18) The fire rating of individual floor mats to communal areas is unknown (also a trip hazard).

Section

8

Fire Detection and Alarm Systems

- 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 an LD2 Standard.

Flat 4 Hall (x2), Lounge, Kitchen – LD2.

It was not possible to access any additional flats at the time of the visit.

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

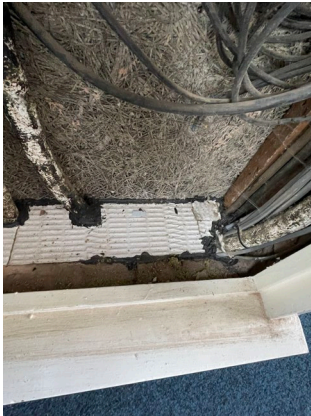
Emergency Lighting

- 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 and 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.





6) Individual flat doors are a mixture of FD30s rated composite and FD30 rated timber fire door construction.



Section

11

Fire Fighting Equipment

- 1) The premises have no provision for firefighting equipment

Section

12

Fire Signage

- 1) Fire Action Notices are not displayed throughout the building. The signs are not necessary due to the building not having a complex layout.
- 2) All fire doors display “Fire Door Keep Shut” where appropriate.



- 3) Yellow LPG warning signs are not displayed. ([refer to section 18](#))
-

- 4) Smoking is prohibited within any communal parts of the building in line with Smoke Free England Legislation. Signs are displayed throughout the building.



Section 13

Employee & Resident Training/Provision of Information

- 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) 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

Sources of Ignition

- 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 21st September 2020.



This report is not valid if the serial number has been defaced or altered

251277

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

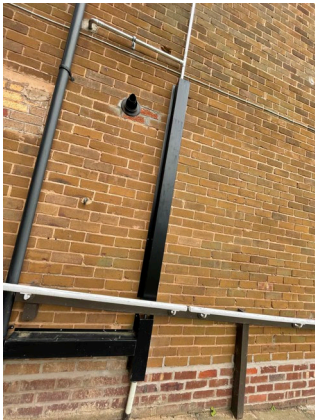
Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION		
DETAILS OF THE CONTRACTOR Registration No: <u>N/A</u> Branch No: <u>N/A</u> Trading Title: <u>C & S Electrical Installations Ltd</u> Address: <u>Unit 2, Bridge Street, Wednesbury</u> Postcode: <u>WS100AW</u> Tel No: <u>N/A</u>	DETAILS OF THE CLIENT Contractor Reference Number (CRN): <u>N/A</u> Name: <u>Sandwell MBC</u> Address: <u>Direct 2 Industrial park, Oldbury</u> Postcode: <u>B69 3ES</u> Tel No: <u>N/A</u>	DETAILS OF THE INSTALLATION Occupier: <u>COMMUNAL SUPPLY</u> Address: <u>WORDSWORTH HOUSE, TUDOR ROAD, OLDBURY</u> Postcode: <u>B68 9RA</u> Tel No: <u>N/A</u>
PART 2 : PURPOSE OF THE REPORT		
Purpose for which this report is required: _____ (see additional page No. <u>N/A</u>) Requested by <u>SMBC</u> to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018 Date(s) when inspection and testing was carried out: <u>(21/09/2020)</u> Records available: <u>(No)</u> Previous inspection report available: <u>(No)</u> Previous report date: <u>(18/05/2012)</u>		
PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION		
General condition of the installation (in terms of electrical safety): _____ (see additional page No. <u>N/A</u>) Visual inspection of all accessories carried out with 25% removed during inspection other than items noted at 6 the wiring accessories are in fair condition Estimated age of electrical installation: <u>(10)</u> years Evidence of additions or alterations: <u>(Yes)</u> Overall assessment of the installation is: Satisfactory		
PART 4 : DECLARATION		

- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure.



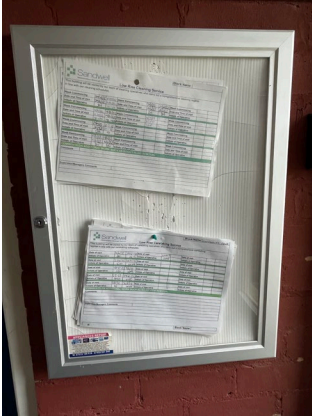
- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supplies to the building are external.



**Section
15**

Waste Control

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



- 2) Refuse containers are contained in a dedicated area and are 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

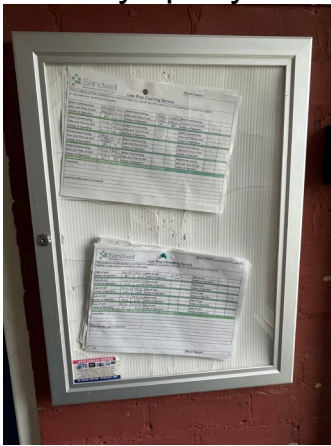
Control and Supervision of Contractors and Visitors

- 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) Owing to the nature of Low Rise flatted accommodation, it is difficult to manage / control individual contractors / utility companies.
 - 4) However, utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing team. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 5) 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.
-

Section 17

Arson Prevention

- 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 current evidence of arson.
 - 4) The perimeter of the premises is well illuminated.
 - 5) There has been no reported fire incidents since the last FRA.
-

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block. This information is contained within the tenant's handbook.
- 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) Residents have access to lockable storage facilities located in the rear yard.



- 5) There are no flammable liquids or gas cylinders stored on site.
-

**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:

Wordsworth House


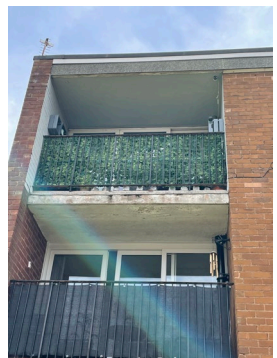
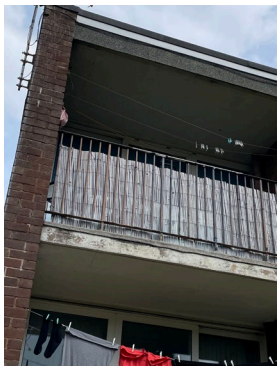
Date of Action Plan:

28th July 2022

Review Date:


Question/ Ref No	Required Action	Supporting photograph	Risk Rating	Timescale and Person Responsible	Date Completed
06/04	Flat 1 – remove decorative screening from balcony.		3	August 2022 Housing Manager	03/11/2022

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06/05	Flat 4 – remove screening from balcony.		3	August 2022 Housing Manager	03/11/2022
06/06	Flat 7 – remove decorative screening from balcony.		3	August 2022 Housing Manager	03/11/2022
06/07	Flat 9 – remove wicker screening to balcony.		3	August 2022 Housing Manager	03/11/2022

Fire Risk Assessment – Wordsworth House, Oldbury

Signed

Carl Hill	Fire Risk Assessor	Date: 28/07/22
	Premise Manager	Date: 07/08/2022



Name of property: Wordsworth House

Updated: 27th July 2022

Premise Manager: Anthony Thompson Tel. No.: 0121 569 2975

Hazard	Location	Information/Comments
An asbestos survey has been undertaken and no suspected A.C.M.'s were found to any of the communal areas. Survey held by S.M.B.C. Investment Division (Derek Still Tel:- 0121 569 5077).		