

Fire Risk Assessment

3-6 Wheatley close Oldbury B68 9HR



Wheatley close, Oldbury, B68 9HR

Date Completed: 8th 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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| Appendix 1 | Significant Hazards on Site and Information to be provided for the Fire Service | |

Section

0

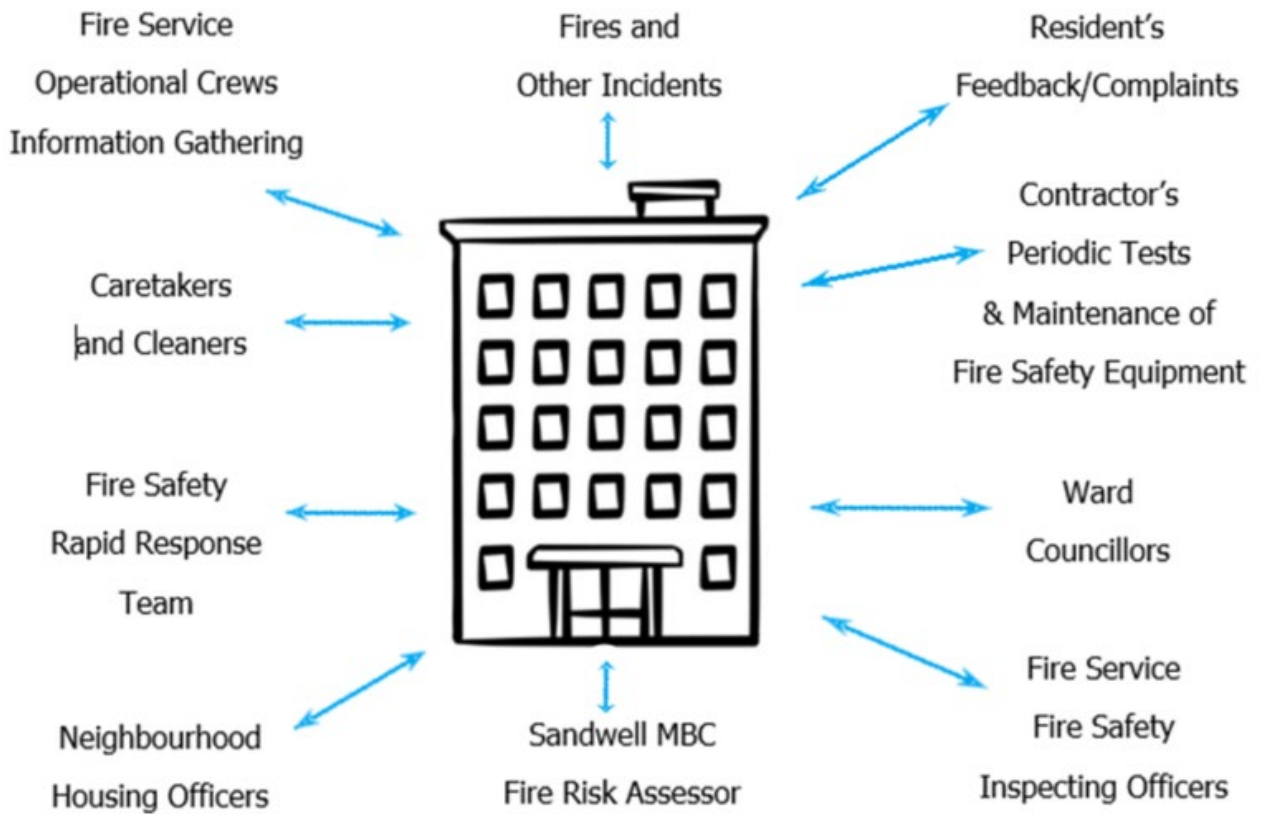
Introduction

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.

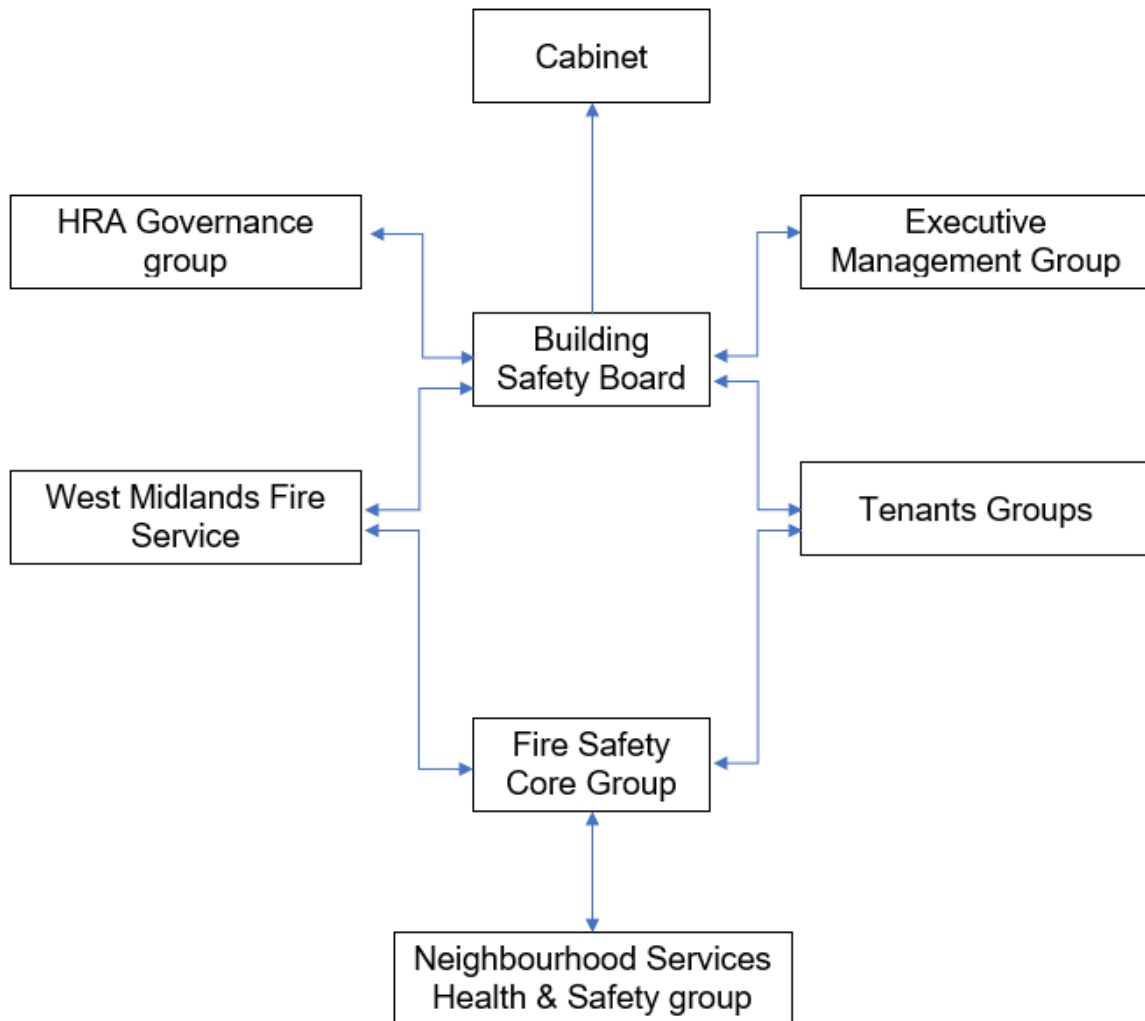
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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 Traditional brick construction with UPVC double glazed units. There is a small communal balcony to the 1st floor.</p> | 0 |
| Section 7 | <p>Means of Escape from Fire The block has a single staircase that provides a sufficient means of escape.</p> <p>Plywood boards stored within the communal corridor should be removed.</p> | 0 |
| Section 8 | <p>Fire Detection and Alarm Systems Individual flats are fitted with hardwired smoke detection to LD2 standard.</p> | 0 |

| | | |
|----------------------------|---|---|
| Section 9 | <p>Emergency Lighting The premises have a sufficient emergency / escape lighting system in accordance with BS 5266</p> | 0 |
| Section 10 | <p>Compartmentation Individual flat entrance doors are FD30s rated. Fire stopping required in common roof space around penetrations and underside of roof. Intumescent collar or wrap to bathroom vent and waste pipe. Upgrade resident's storage cupboard doors to FD30s. Remove clothing garments from common roof space. All actions complete</p> | 0 |
| Section 11 | <p>Fire Fighting Equipment The premise has no provision for firefighting equipment.</p> | 0 |
| Section 12 | <p>Fire Signage Fire door keep shut and no smoking signs have been installed.</p> | 0 |
| Section 13 | <p>Employee Training All staff receive basic fire safety awareness training.</p> | 0 |
| Section 14 | <p>Sources of Ignition The fixed electrical installation was last inspected 21th February 2022. It is next due February 2027</p> | 0 |
| Section 15 | <p>Waste Control Caretakers undertake regular checks of the building. Bins are emptied frequently.</p> | 0 |
| Section 16 | <p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p> | 0 |
| Section 17 | <p>Arson Prevention There is external lighting and a door entry system which prevents unauthorised access.</p> | 0 |

| | | |
|----------------------------|---|---|
| Section 18 | <p>Storage Arrangements Residents are instructed not to bring LPG cylinders into the building.</p> <p>Fuel cannisters were found in the external cupboards adjacent the main entrance.</p> <p>A Butane gas cylinder was found in the rear enclosed area adjacent the rear exit. All actions complete</p> | 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

3-6
Wheatley close
Oldbury
B68 9HR

Description of the Property

The low-rise terraced block was constructed circa late 1950s. The block consists of 2 storeys (inclusive of the ground floor). Each of the floors contains 2 number dwellings (4 total).

The construction is of brick with timber joists, timber pitched roof with concrete tiles. The property is adjoined to its righthand side and left rear to other dwellings. Originally constructed as separate properties, the common area has now been closed in.

The block has a main entrance to the front elevation and a further exit located on the rear elevation. The front entrance has a firefighter's override to gain entry.



The communal areas, any workplace, 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 | 2 |
| Date of Construction | 1950's |
| Construction Type | Traditional brick |
| Last Refurbished | N/A |
| External Cladding | None |
| Number of Lifts | 0 |
| Number of Staircases | 1 |
| Automatic Smoke Ventilation to communal area | No |
| Fire Alarm System | No |
| Refuse Chute | No |
| Access to Roof | Internal loft hatch. |
| Equipment on roof (e.g. mobile phone station etc) | No |

Persons at Risk

Residents / Occupants of 4 number of flats

Visitors,

Sandwell MBC employees,

Contractors,

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

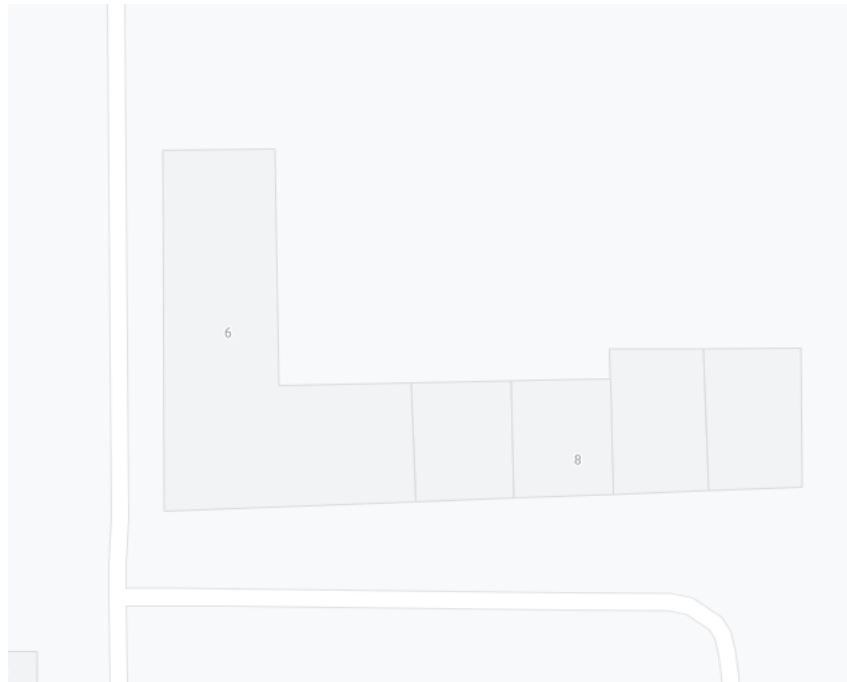
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section

5

Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.



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 fascia of the building is tradition brick.



- 2) There is a small communal balcony with timber louvred slats accessed from the first floor.



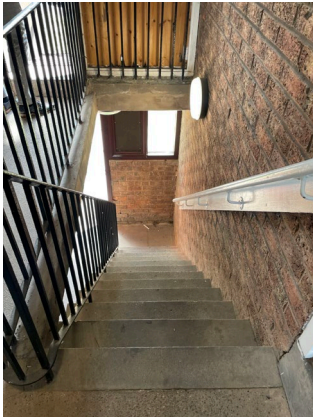
- 3) Windows to flats are UPVC double glazed units, there is a timber framed unit with Georgian wired glazing to the rear communal area.
-

Section

7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 850mm in width.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) **Plywood boards are present outside flat 3 within the means of escape.**



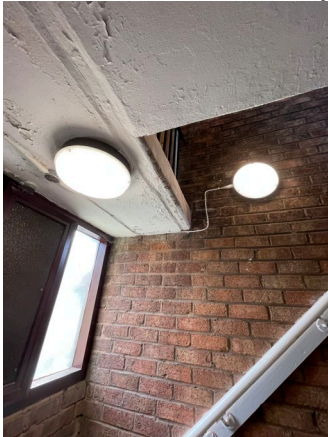
- 4) As a single means of escape it constitutes a dead end. the distance is not in excess of 18m.
 - 5) The means of escape are protected to prevent the spread of fire and smoke.
 - 6) The communal landing / staircases are protected by use of FD30s composite fire doors to flat entrances.
-

- 7) 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).
- 8) 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.
- 9) Ventilation of the communal area is via louvre vents above the main entrance door and also to the first floor landing adjacent access to the balcony.



- 10) The communal window to the first floor is not lockable and can be opened by hand.
 - 11) 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
-

- 12) 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.



- 13) The surface coatings to the communal areas are Class 0 rated.
- 14) 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.
- 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.

Flat 4 – No evidence of tampering with the door, this is a leaseholder's property.

Flat 3 - Refused to open the door.

Flat 6 – No answer, but evidence of minor external damage to the door. It appears damage has not affected the integrity of the door.



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 LD3 Standard.

Flat 4 – hardwired x 2 smoke detectors.

It was not possible to access the remaining properties.

For information

LD1 all rooms except wet rooms

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

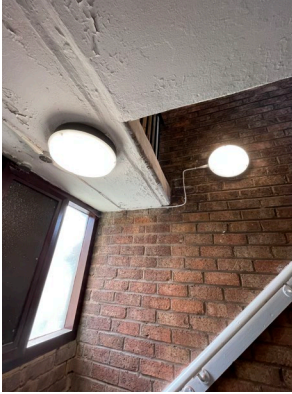
LD3 Hallway only

- 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, 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.
-

Section 10

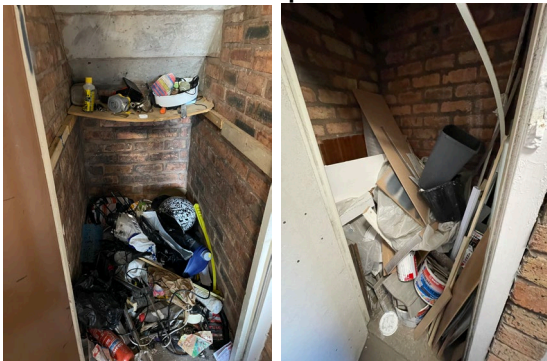
Compartmentation

This section should be read in conjunction with Section 4

- 1) The premises is designed to provide as a minimum 60 minutes vertical fire resistance and 60 minutes horizontal fire resistance (excluding flat front doors at 30 minutes).
- 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) 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).



- 4) Not all service cupboards to communal landings are lockable.



5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, foam and intumescent pillows.

| Floor No | Electrical | | | | | | | | | | Floor No | | | | | | | | | | | | | | | | |
|--|-------------------------|-----------|-------------------------|------------------------------------|-------------------------|------------|-------------------------|------------------------------|-------------------------|---|-----------|--------------------------------------|----------------|----------------|------------|---|------------|----------|---------|--|-------------|----------------|----------------|------------|-------------|------------|----------|
| | Fire Stopping Materials | | Fire Stopping Materials | | Fire Stopping Materials | | Fire Stopping Materials | | Fire Stopping Materials | | | | | | | | | | | | | | | | | | |
| | Supalux | Intu Ball | Intu Sponge | Intu AM Mastic | Completel Fire | Intu Pills | Intu Pillow | Intu Wings | Rockwool | Supalux | Intu Ball | Intu Sponge | Intu AM Mastic | Completel Fire | Intu Pills | Intu Pillow | Intu Wings | Rockwool | Supalux | Intu Ball | Intu Sponge | Intu AM Mastic | Completel Fire | Intu Pills | Intu Pillow | Intu Wings | Rockwool |
| B | | | | | | | | | | | | | | | | | | | | | | B | | | | | |
| G | ✓ | | | | | | | | | | | | | | | | | | | | | G | | | | | |
| 1 | | | | | | | | | | | | | | | | | | | | | | 1 | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | 2 | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | 3 | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | 4 | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | 5 | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | 6 | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | 7 | | | | | |
| 8 | | | | | | | | | | | | | | | | | | | | | | 8 | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | 9 | | | | | |
| 10 | | | | | | | | | | | | | | | | | | | | | | 10 | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | 11 | | | | | |
| 12 | | | | | | | | | | | | | | | | | | | | | | 12 | | | | | |
| 13 | | | | | | | | | | | | | | | | | | | | | | 13 | | | | | |
| 14 | | | | | | | | | | | | | | | | | | | | | | 14 | | | | | |
| 15 | | | | | | | | | | | | | | | | | | | | | | 15 | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | 16 | | | | | |
| Communal doors free from defects | | ✓ | | Communal windows free from defects | | ✓ | | Flat doors free from defects | | ✓ | | Communal cupboards locked and secure | | ✓ | | Communal areas free from tenants stored items | | ✓ | | Communal areas free from repairs materials | | ✓ | | | | | |
| Foam Removal & Enhancement Record | | | | | | | | | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | |
| Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Foam Present | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | |
| No Enhancement Carried Out This Visit | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | |
| Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | |

6) Individual flat doors are FD30s rated composite fire door construction.



- 7) Cupboard ceilings do not appear to be a minimum of 60 minutes fire resisting.



- 8) Plastic venting and plastic pipes from the flats needs protecting with intumescent collars.



- 9) Doors to cupboards are not all FD30s and are simple ledged and braced doors. They have had some protection from Superlux board fitted to the internal face.



- 10) Combustible clothing materials are stored in communal loft space.**



- 11) Compartmentation in common roof space is inadequate. There are penetrations that have not been sealed and gaps between the wall and roof.**



Section

11

Fire Fighting Equipment

- 1) The premise has no provisions for firefighting equipment.

Section

12

Fire Signage

- 1) Direction fire escape signage is not installed. This is not an issue as the building is not of a complex layout thus the means of escape of self-evident
- 2) Fire Action Notices are not displayed because of the simplistic layout of the premise.
- 3) All fire doors display “Fire Door Keep Locked” where appropriate.
- 4) NO SMOKING’ signage is displayed in communal areas



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. There are no smoking signs on the entrance to the block.
- 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 21th February 2022
- 5) **The electrical installation i.e. risers are contained within dedicated service cupboard that is not secured. The door is not FD rated however there is some fire stopping with Superlux board fitted to the internal face. The panel beneath the door has holes through to the internal cupboard.**



- 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. It was noted that gas risers were external to the front elevation.



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.
-

**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) 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.
-

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.
- 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.” **It was noted that there are fuel cannisters (Jerry Cans) stored in the 2 cupboards adjacent the bin storage on the front elevation. There is also a butane gas cylinder present in the rear enclosed yard adjacent the rear exit door.**



- 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) All store cupboards are not kept locked.
-

- 5) One of the storage cupboards requires a new mortice lock and repair to the frame around the lock keeper.



- 6) It was noted that there are car tyres being stored in the rear enclosed communal yard.



**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:


3-6 Wheatley Close, B68 9HR

Date of Action Plan:



11th July 2022

Review Date:



<Insert date>

| Question/ Ref No | Required Action | Supporting photograph | Risk Rating | Timescale and Person Responsible | Date Completed |
|---------------------|---|---|-------------|--|-------------------|
| 07/03 | Remove plywood boards from outside flat 3, communal corridor. |  | 3 | Housing Manager August 2022 | 25/08/2022 |



Fire Risk Assessment – Wheatley Close (3-6)

| | | | | | |
|--------------|--|---|----------|---|-------------------|
| <p>10/07</p> | <p>Overboard ceilings in all resident's cupboards with minimum 9mm superlux and sealed with intumescent mastic. This is to achieve 60 minutes fire resistance with the existing ceiling.</p> |  | <p>3</p> | <p>Fire Rapid Response Team August 2022 JM:9560495 JM:9887348</p> | <p>07/12/2022</p> |
| <p>10/08</p> | <p>Fit intumescent collar or wrap to bathroom vent and waste pipe from inside flat.</p> |  | <p>3</p> | <p>Electrical Repairs August 2022 Emailed JN</p> | <p>01/09/2022</p> |
| <p>10/09</p> | <p>Fit FD30s doors to resident's cupboards and fit with mortice locks. Keys to be given to residents.</p> |  | <p>3</p> | <p>Fire Rapid Response Team August 2022 JM:9560515 JM9887348 JM:10126801 JM:10285720</p> | <p>06/12/2022</p> |

Fire Risk Assessment – Wheatley Close (3-6)

| | | | | | |
|-------|---|---|---|--|------------|
| 10/10 | Remove clothing / blankets from common roof space. |  | 2 | Fire Rapid Response Team August 2022 JM:9562877 JM10284529 | 03/03/2023 |
| 10/11 | Fire stopping required within common roof space, around penetrations and underside of roof. |  | 3 | Fire Rapid Response Team August 2022 JM:9562979 JM:10284611 | 03/03/2023 |


Fire Risk Assessment – Wheatley Close (3-6)

| | | | | | |
|-------|---|---|---|---|------------|
| | |  | | | |
| 14/05 | Enhance firestopping to electrical service cupboard and lower panel with FD30s lockable door. |  | 3 | Fire Rapid Response Team August 2022 JM:9563015 JM9887379 JM:10285650 | 05/05/2023 |

Fire Risk Assessment – Wheatley Close (3-6)

| | | | | | |
|-------|---|--|---|--------------------------------|------------|
| 18/02 | Ask residents to remove petrol cannisters (Jerry Cans) from the external store cupboards, and remove Butane Gas cylinder from rear enclosed area. |  | 3 | Housing Manager August 2022 | 25/08/2023 |
|-------|---|--|---|--------------------------------|------------|

Signed

| | | |
|---|------------------------------------|----------------------------------|
| Carl Hill | Fire Risk Assessor | Date: 8 th July 2022 |
|  | Team Lead Fire Safety & Facilities | Date: 14 th July 2022 |

Name of property: Wheatley close (3-6)

Updated: 8th July 2022

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

| Hazard | Location | Information/Comments |
|---|---------------------|--------------------------------------|
| Chrysotile | First Floor Landing | Transon Panel |
| Amosite | External | Insulating board, external cupboards |
| An asbestos survey has been undertaken, survey held by S.M.B.C. Investment Division (Derek Still Tel:- 0121 569 5077). | | |

ASBESTOS REGISTER

| Property Details | |
|------------------------|---|
| Reference: BL52640WH01 | Address: 3-6 Wheatley Close Oldbury West Midlands B68 9HR |

| Current Asbestos Entries | | | |
|---------------------------|---|-------------------------|---------------------|
| Asbestos Reference | BL52640WH01_Asbestos_1 | Description | |
| Location | Landing. Transon Panel. (Room Floor 1) | | |
| Type | Chrysotile | Material | Cement - Flat Sheet |
| Extent/Size | 2.5 | Sample Reference | PRESUMED |
| Surface | Unsealed laggings and sprays | | |
| Comments | first floor landing - balcony window combination frame - transom panel & and first floor landing window by shed 4 & 5 - transom panel | | |
| Managers Priority | Medium | Overall Risk | High |

| | | | |
|---------------------------|--|-------------------------|------------------|
| Asbestos Reference | BL52640WH01_Asbestos_2 | Description | |
| Location | External. Insulating Board. (Room Floor 0) | | |
| Type | Amosite | Material | Insulating Board |
| Extent/Size | 1 | Sample Reference | |
| Surface | Unsealed laggings and sprays | | |
| Comments | external cupboards | | |
| Managers Priority | Low | Overall Risk | High |