

Fire Risk Assessment

21-31 & 26-36

Chaddesley Close



21-31 & 26-36

Chaddesley Close

Oldbury

B69 1EL

Date Completed: 6th September 2022

Officer: C Hill Fire Risk Assessor

Checked By: J Blewitt Team Lead Fire Safety & Facilities

Current Risk Rating 0 = Low

Subsequent reviews

<u>Review date</u>	<u>Officer</u>	<u>Comments</u>
03/05/23	C Hill	Level 2 action plan has been reviewed. All recommended actions have now been completed, therefore the overall risk rating has been lowered to 0 = Low

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Section

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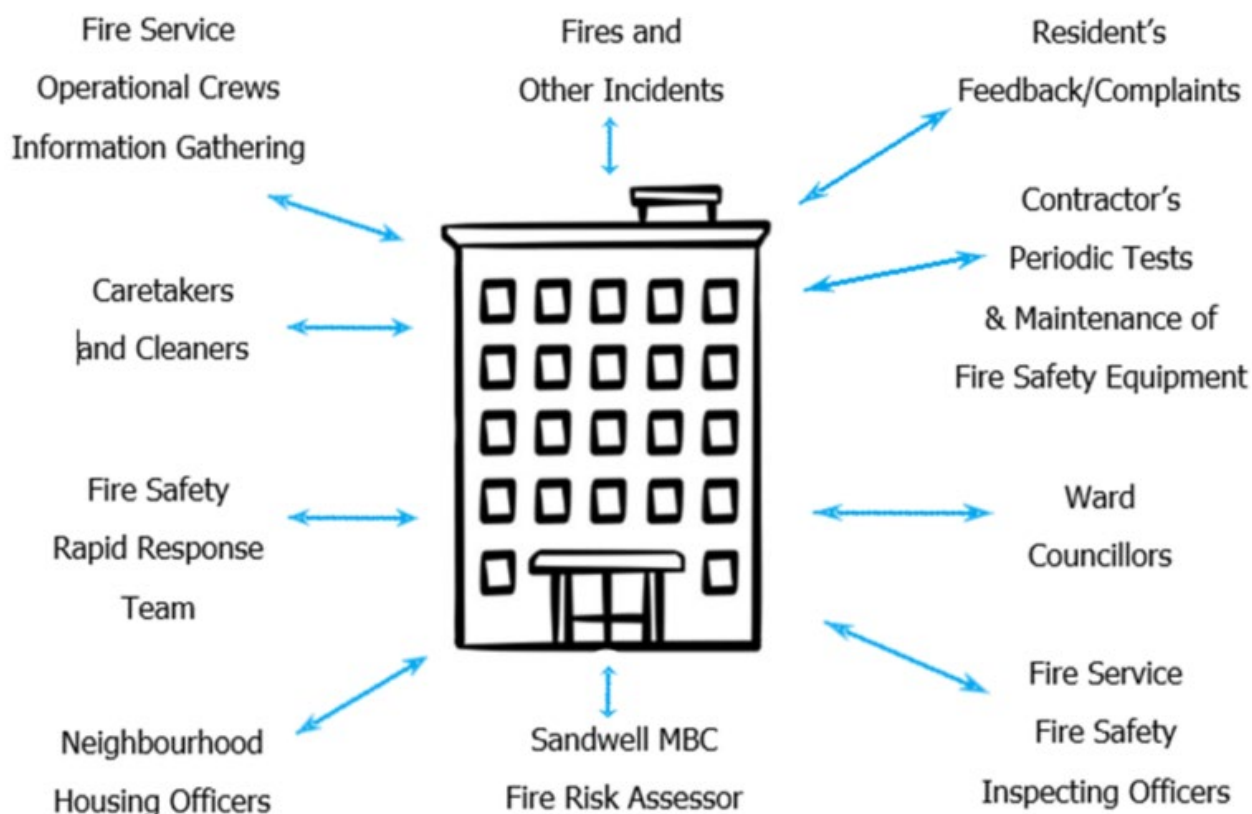
Introduction

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.

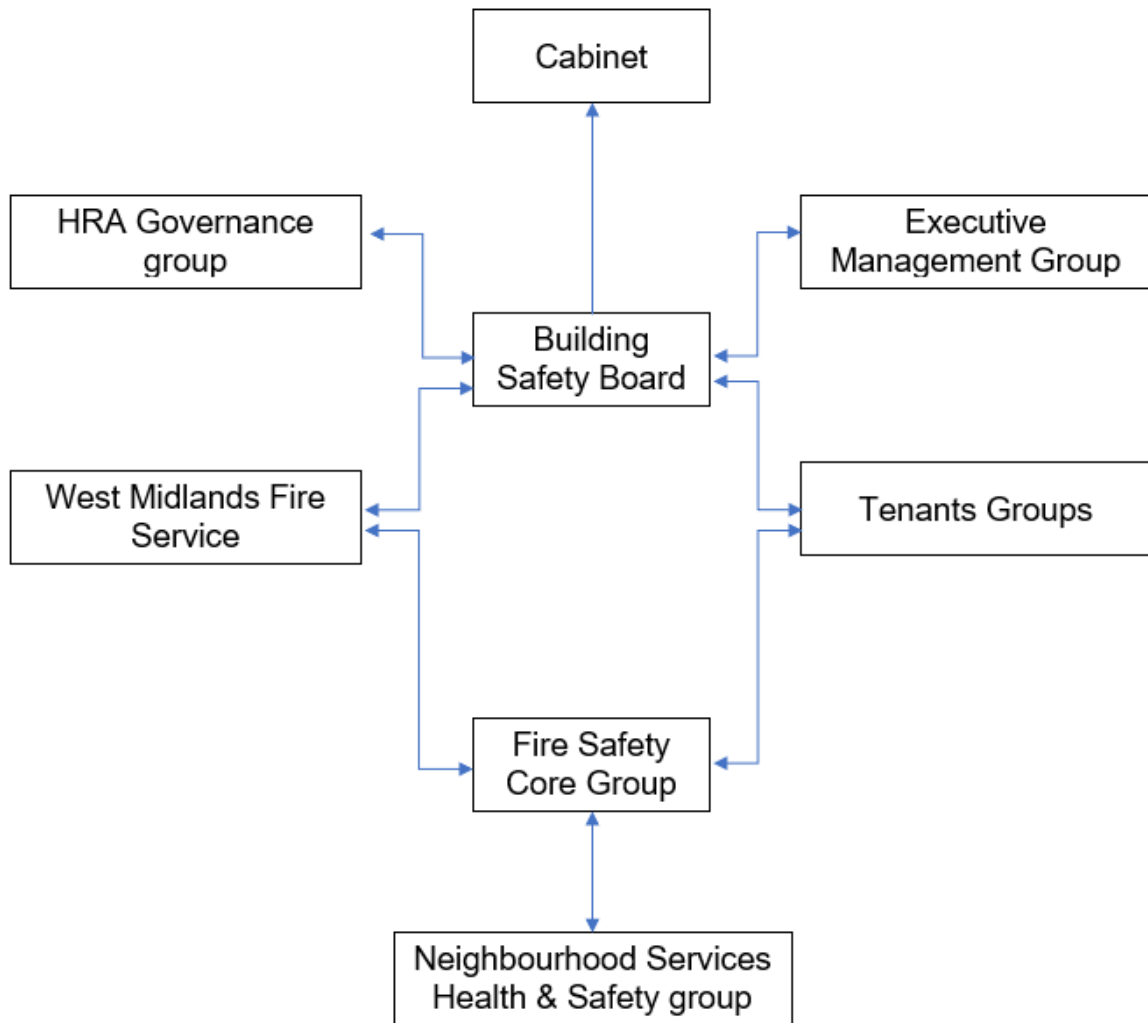
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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 The blocks are predominantly brick cavity constructions with uPVC doubled glazed units to the flats and a concrete tiled roof.</p>	0
Section 7	<p>Means of Escape from Fire There is a single central staircase offering adequate means of escape with front and rear final exits doors.</p> <p>Self-closing device missing from flats 23, 29, 31, 32. <i>Resolved 26/09/23 flat 32 resolved 21/02/23</i></p> <p>No cold smoke seals on service cupboard</p>	0

	<p>doors. <i>Resolved 23/09/22</i></p> <p>Notch in flat 29 entrance door. <i>Resolved 26/09/22</i></p> <p>Flat 23 bathroom vent require firestopping. <i>Resolved 27/02/23</i></p> <p>Airbricks to flats 25, 30, 31, 36 require intumescent vents fitting. <i>Resolved 08/11/22</i></p> <p>Number of resident's items within communal areas. <i>Resolved 08/02/23</i></p>	
Section 8	<p>Fire Detection and Alarm Systems The flats have a fire detection system fitted to an LD3 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 doors are FD30s rated composite fire doors. Service cupboard requires firestopping around frame. <i>Resolved 28/09/22</i> Fire stopping required to common loft space. <i>Resolved 28/09/22</i></p>	0
Section 11	<p>Fire Fighting Equipment The premises have no provision for firefighting equipment.</p>	0
Section 12	<p>Fire Signage Fire door keep shut & 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 tests were last completed 14/07/20 and recorded as failed (<i>Resolved,</i></p>	0

	<p><i>Confirmation Received 22/09/22)</i></p> <p>Residents are smoking in communal lobby. <i>Resolved 08/02/23</i></p>	
Section 15	<p>Waste Control Caretakers undertake regular checks and bins are stored away from the building.</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 prevents unauthorised access.</p>	0
Section 18	<p>Storage Arrangements Residents each have access to secure storage cupboards in communal lobby, also within rear yard.</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 = Lo

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

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

Section 4

Description of Premises

21-31 & 26-36
Chaddesley Close
Oldbury
B69 1EL

Description of the Property

These low-rise blocks were constructed in 1961 using a traditional brick cavity & concrete build. The roofs are pitched and with concrete tiles.



The blocks consist of 2 storeys inclusive of ground. Each of the floors contain 3 number dwellings accessed by a single central stairwell.

Each block has a main entrance to the front elevation and a further exit located on the rear elevation. Front entrances have a door entry system with a fob reader installed and a firefighter override switch, the rear entrances have a fob reader.



Block 21-31 is link attached to house No19
Block 26-36 is link attached to house No 24

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	2
Date of Construction	1961
Construction Type	Traditional Brick
Last Refurbished	Unknown
External Cladding	No
Number of Lifts	None
Number of Staircases	1 per block
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof	Loft Hatch from Communal Lobby
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 6 flats per block (2 Blocks),
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 general plan of the building.



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 blocks is predominantly brick structure.



- 2) uPVC doubled glazed units have been installed to the flats and communal stairwell.



Section 7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 860mm 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 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) Flat entrance doors are within the communal stairwell.
- 6) The only communal doors within the blocks 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 daily checks. Defective closing devices are reported to an external contractor.



- 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.



- 8) Communal windows can only be opened 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 on a monthly basis by Sandwell MBC in house electrical team or approved contractor ([refer to section 9](#)).
-

11) Access to common loft space from first floor landing in each block.



12) Service cupboards are FD30 rated, located on each floor and secured with budget locks. Residents have been provided with a key to access their electricity meters. **Cupboard doors do not currently have cold smoke seals.** *Resolved 23/09/22*

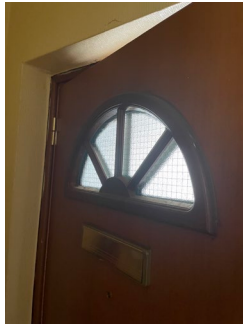


13) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.

14) Individual flat doors are FD30s rated composite doors sets ([refer to section 10](#))

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.

A. Flat 23 - self-closing device is missing from door.
Resolved 23/09/22



B. Flat 28 – No evidence of tampering.

C. Flat 31 – self-closing device missing from door. *Resolved* 26/09/22



D. Flat 32 – self-closing device is missing from door.
Occupier stated that he doesn't want one fitted and will remove any replacements that are installed. *Resolved* 21/02/23



16) An assessment of flat 29 entrance door revealed;

A. Self-closing device missing from door. *Resolved* 26/09/22

B. A slot has been cut into the top of the door to accommodate CCTV cable. *Resolved* 26/09/22



- 17) Each flat has access to a storage cupboard adjacent their entrance door. Cupboard doors and frames are non-fire rated but are listed to be upgraded as part of a future programme.



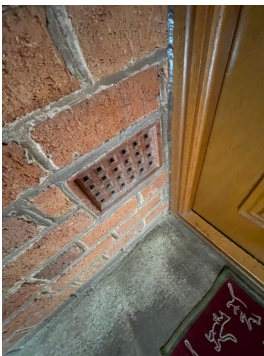
- 18) Fire rating of individual floor mats at flat entrance doors is unknown.



- 19) **Flat 23 – bathroom vent requires fire stopping. Resolved**
27/02/23



- 20) Flat 25 requires intumescent vent over airbrick. (leaseholder)**
Resolved 08/11/22



- 21) Flat 31 requires intumescent vent over airbrick. *Resolved***
08/11/22



- 22) Flat 30 requires intumescent vent over airbrick. *Resolved***
08/11/22



- 23) Flat 36 requires intumescent vent over airbrick. *Resolved***
08/11/22
-



24) Ground floor lobby in block 21-31 has multiple combustible items including, Table, Chairs, Cushions, Walking Frame, Toys, Aerosols, Children's Drawings. The same significant findings were highlighted on the previous FRA dated October 2019. Resolved 08/02/23



25) Bicycle with battery power secured to balustrades on 1st floor landing block 21-31. Resolved 08/02/23



26) Combustible items outside flat 26 to be removed. Resolved 08/02/23



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

- 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 23 – 1 x SD in Hall
Flat 28 - 1 x SD in Hall
Flat 29 – 1 x SD in Hall
Flat 31 – 1 x SD in Hall
Flat 32 – 1 x SD in Hall, 1 HD in Kitchen

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

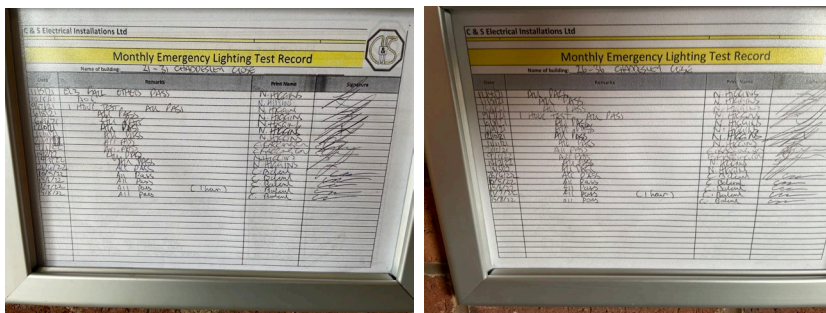
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Emergency Lighting

- 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

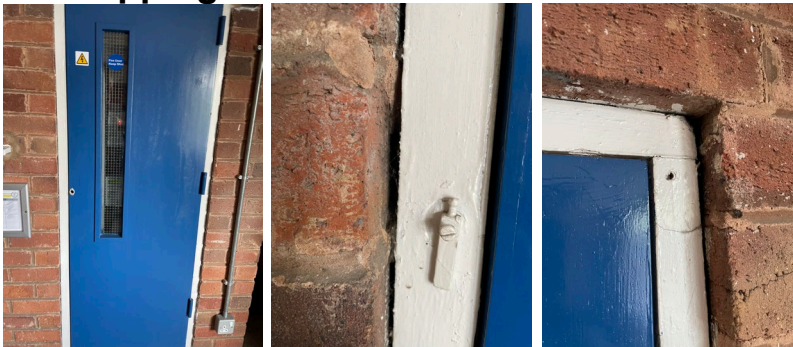
This section should be read in conjunction with Section 4

- 1) The building is designed to provide as a minimum 1 hour vertical fire resistance and 30 minutes horizontal fire resistance. This is not possible in communal areas due to open plan staircase.

- 2) The premise does not have sufficient compartmentation to limit the travel and effect of smoke and flame in the event of fire in communal areas due to open plan staircase.
- 3) There are no doors communal doors fitted with automatic closing devices other than the final exit doors. These 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. Residents are provided with budget keys for access to meters. **Ground floor service cupboard in block 26-36 requires firestopping around frame. Resolved 28/09/22**



- 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, foam and intumescent pillows. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.

Fire Risk Assessment

		Electric Meter Cupboard																																							
		Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																			
Floor No		Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Floor No			
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21-31

		Electric Meter Cupboard																																							
		Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																			
Floor No		Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Floor No			
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6) Individual flat doors are FD30s rated composite fire door sets.



- 7) Sampling in block 21-31 common roof space has revealed compartmentation is inadequate. There are penetrations that have not been sealed and gaps between the wall and roof. It is presumed that the common roof space in block 26-36 is the same, access to this block was not possible at the time of the visit due to a locked loft hatch. *Resolved 28/09/22*



- 8) Openable bathroom windows (uPVC double glazed) to flats 23, 27, 28 & 34 are located on the communal landings in both blocks. The
-

glazing is listed to be upgraded with fire rated glass as part of a future upgrade program.



Section
11

Fire Fighting Equipment

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

Section
12

Fire Signage

- 1) All fire doors display “Fire Door Keep Shut” where appropriate.



- 2) Fire Action Notices are not displayed throughout the building. This is due to the building not having a complex layout.
- 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. **It was evident that some residents of block 21-31 are smoking within the ground floor communal area on a regular basis. Cigarette smoke can be smelt and there is a container with discarded cigarette ends on a small table alongside an ashtray and cigarette lighter. Resolved 22/09/22**



- 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 in both blocks was 14/07/20 and was recorded as fail. Email received 22/09/22 from Electrical Repairs Team (with test certificates attached) confirming required works have been completed satisfactory (14/07/20).**
-



- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD30 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. Gas supply pipework is external to the blocks.



Section 15

Waste Control

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



- 2) Refuse containers are located away from the buildings and 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 office. 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.
(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) Residents have access to secured storage cupboards on communal landings and externally at the rear of the building.



**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:

21-31 & 26-36 Chaddesley Close

Date of Action Plan:



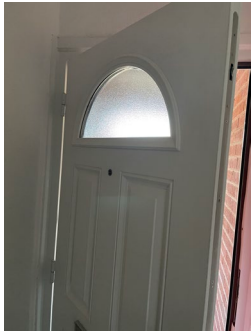
07/09/22

Review Date:

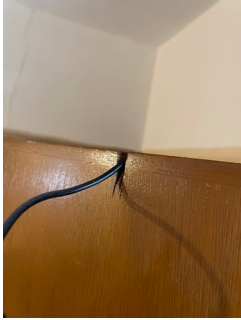

03/05/23

Question/ Ref No	Required Action	Supporting photograph	Risk Rating	Timescale and Person Responsible	Date Completed
07/12	Fit cold smoke seals to all service cupboard doors in both blocks. (Total of 4)		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9547274	23/09/2022

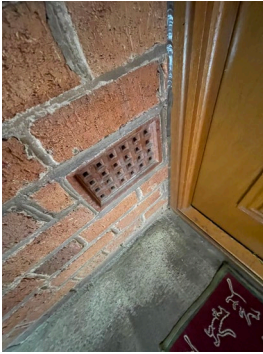


Fire Risk Assessment

07/15a	Flat 23 replace missing self-closing device.		3	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9547320	26/09/2022
07/15c	Flat 31 replace missing self-closing device.		3	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9547394	26/09/2022
07/15d	Flat 32 replace missing self-closing device.		3	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9547434 JM10204606	21/02/2023


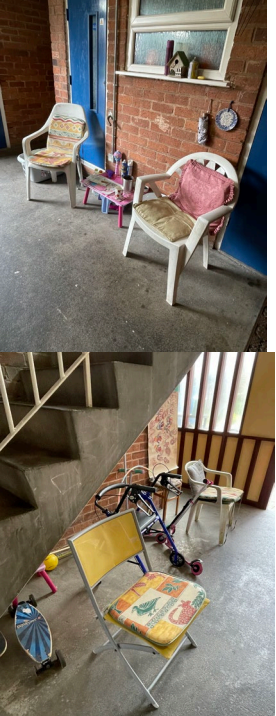
Fire Risk Assessment

07/16a	Flat 29 replace missing self-closing device.	No Photo	3	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9547464	26/09/2022
07/16b	Flat 29 firestop notch in top of door with suitable material where cctv cable has been. (Housing team have been requested to contact resident and request the removal of the cable)		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9547483	26/09/2022
07/19	Flat 23 – Bathroom vent requires fire stopping with suitable materials such as an intumescent liner, mastic.		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM	27/02/2023

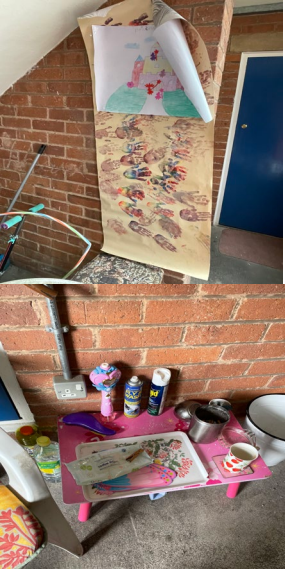
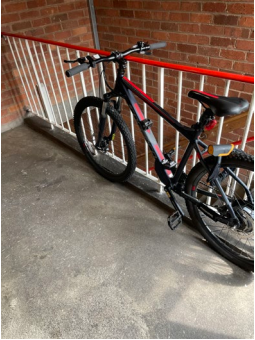
Fire Risk Assessment

07/20	Flat 25 – requires intumescent vent over airbrick in communal lobby.		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM:9859518	08/11/2022
07/21	Flat 31 - requires intumescent vent over airbrick in communal lobby.		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM:9859526	08/11/2022
07/22	Flat 30 - requires intumescent vent over airbrick in communal lobby.		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM:9859534	08/11/2022



Fire Risk Assessment

07/23	Flat 36 – requires intumescent vent over airbrick in communal lobby.		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM:9859538	08/11/2022
07/24	Block 21-31 – remove all items from ground floor communal lobby, Table, Chairs, Cushions, Walking Frame, Toys, Aerosols, Paper Drawings. Note: These findings were also noted during the last FRA from 2019.		3	P2 – 1-3 months of assessment date 2022 Housing Management Team	08/02/2023



Fire Risk Assessment

					
07/25	Remove bicycle from communal landing outside flat 29.		1	P2 – 1-3 months of assessment date 2022 Housing Management Team	08/02/2023

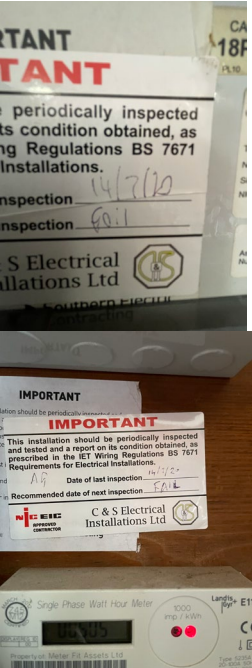
Fire Risk Assessment

07/26	Remove combustible items from outside flat 26.		1	P2 – 1-3 months of assessment date 2022 Housing Management Team	08/02/2023
10/04	Block 26-36 – Ground floor service cupboard requires firestopping around frame.		2	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9567663	28/09/2022



Fire Risk Assessment

10/07	Fire stopping required in common roof space around penetrations and underside of roof in both blocks.	 A photograph showing a vertical penetration through a concrete roof slab. The area around the penetration is missing its fire-stopping material, leaving a gap between the concrete blocks. A yellow cable is visible running through the gap.	3	P2 – 1-3 months of assessment date 2022 Fire Rapid Response JM9567833	28/09/2022
14/01	Inform residents in block 21-31 to refrain from smoking in communal areas and to remove all smoking materials that have been observed in ground floor communal area. (Smoke Free England Legislation)	 A photograph of a communal area on the ground floor. In the foreground, there is a pink table with a metal cup containing several discarded cigarette butts. In the background, there is a white sink and a brick wall.	3	P2 – 1-3 months of assessment Housing Management Team	08/02/2023

Fire Risk Assessment

<p>14/04</p>	<p>Blocks 21-31 & 26-36, the last fixed electrical tests (14/7/20) are shown as fail. Carry out required works to ensure successful re-test.</p>		<p>3</p>	<p>P2 – 1-3 months of assessment date 2022 Electrical Repairs.</p>	<p>22/09/22</p>
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Signed

	<p>Fire Risk Assessor</p>	<p>Date: 07/09/2022</p>
	<p>Team Lead Fire Safety & Facilities</p>	<p>Date: 21/09/2022</p>

Name of property: 21-31 & 26-36 Chaddesley Close

Updated: 07/09/2022

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

Hazard	Location	Information/Comments
Asbestos Chrysotile (Presumed)	(1)Roof. Verge Cloaking – Blocks 21-31 & 26-36	Material – Flat Sheet Cement.
	(2)External Canopy Over Front Entrance – Blocks 21-31 & 26-36	Material – Bitumen Coating or Felt.
An asbestos survey has been undertaken and A.C.M.'s have been presumed in the locations above. Survey held by S.M.B.C. Investment Division (Derek Still Tel:- 0121 569 5077).		