

Fire Risk Assessment

13 - 18 Cleton Street



**Cleton St, Tipton,
DY4 7TR**

Date Completed: 17/11/22

Officer: C Hill Fire Risk Assessor

Checked By: Checked By: T Thompson Fire Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

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Section

0

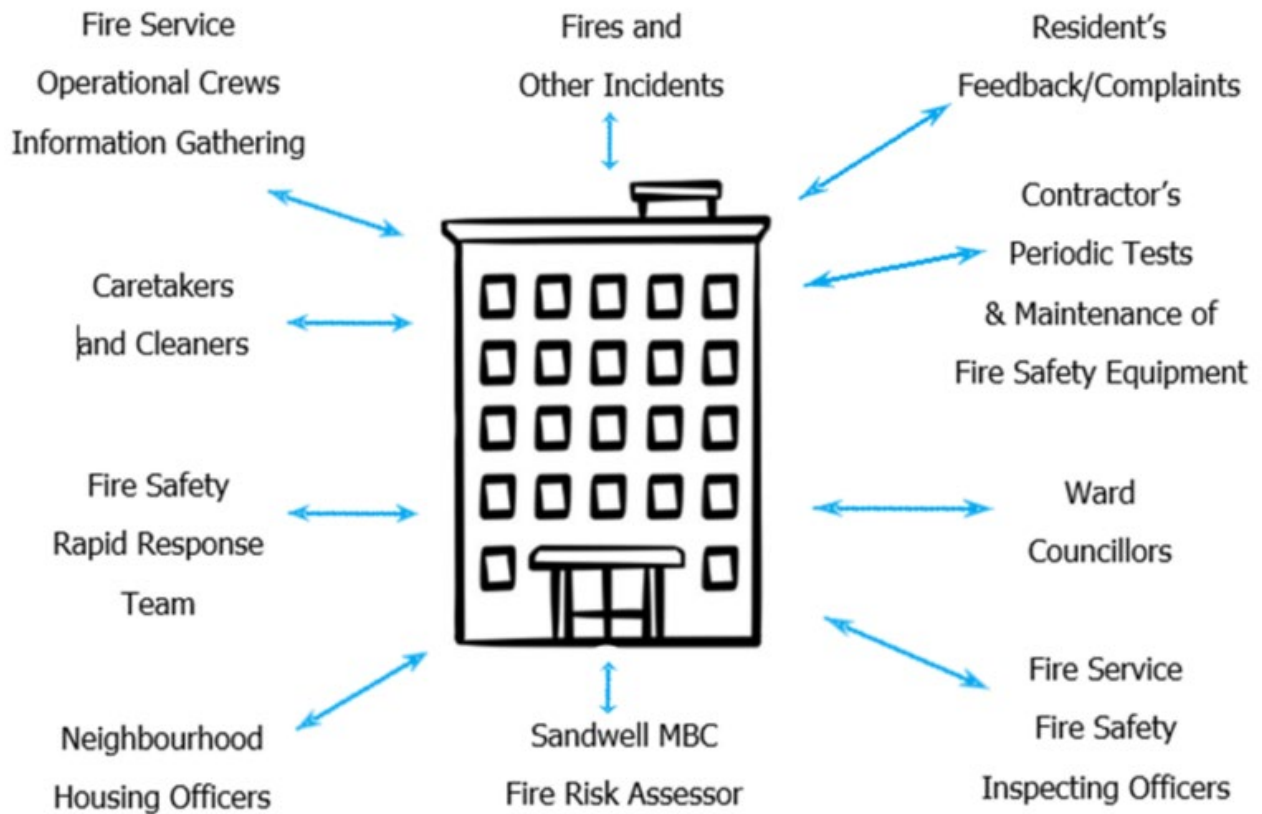
Introduction

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.

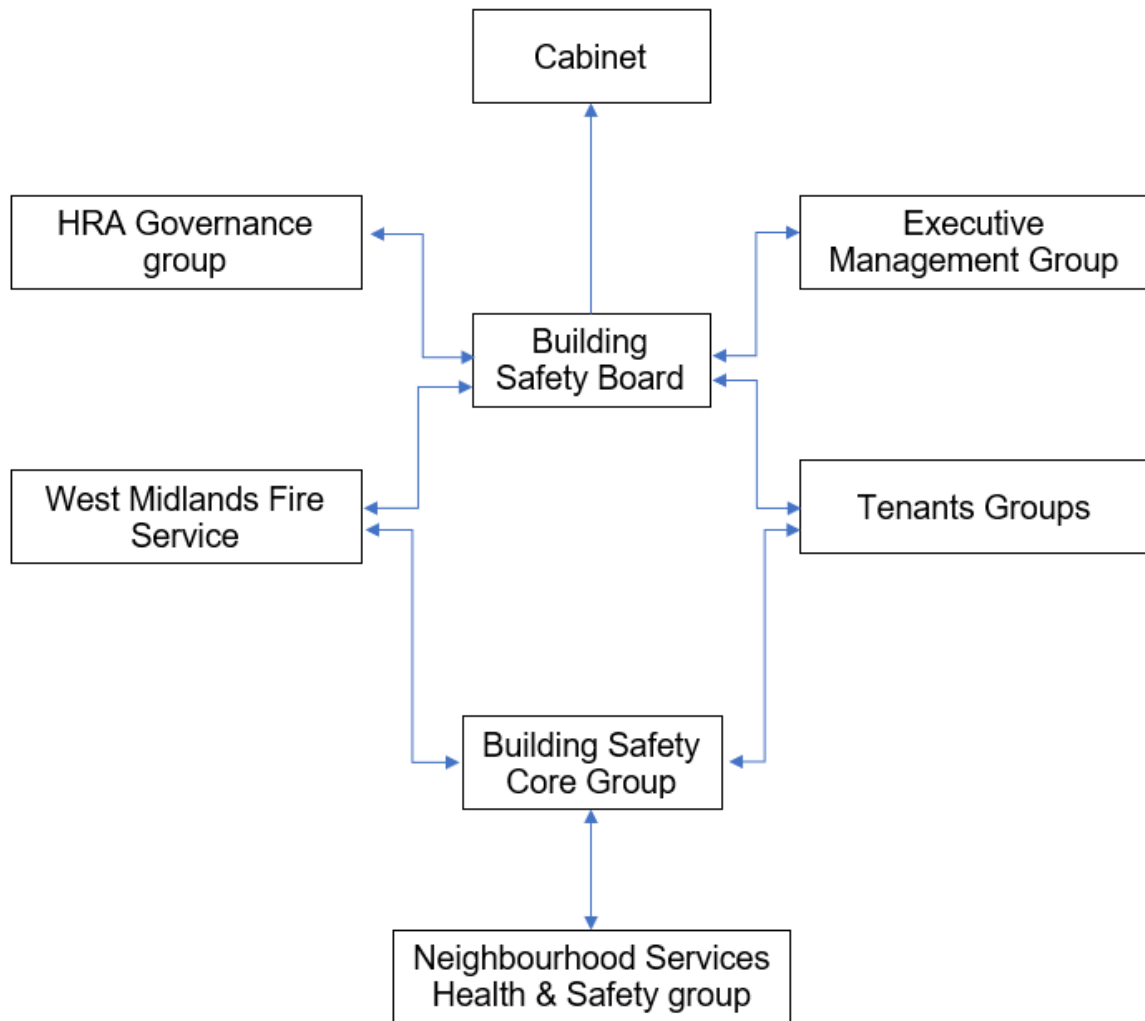
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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 The building is of traditional brick construction with UPVC double glazed units to individual flats and communal windows.</p> <p>1st & 2nd floor flats have balconies.</p> <p>Timber fence type panel has been installed to the balcony of flat 17 (Removed)</p>	<p>Trivial</p>

<p>Section 7</p>	<p>Means of Escape from Fire The block has a suitable means of escape with combining of a single staircase and final exit doors the front and rear of the building.</p> <p>Flat 18 requires self-closing device to entrance door & section of intumescent / CSS replacing. <i>Resolved 04/01/23</i></p> <p>Residents personal items are being stored in the communal corridors outside some flats. <i>Removed 12/01/23</i></p>	<p>Trivial</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems Individual flats have fire detection to LD2 standard.</p>	<p>Trivial</p>
<p>Section 9</p>	<p>Emergency Lighting There is no emergency lighting within the premise. <i>(future programme upgrade)</i></p>	<p>Trivial</p>
<p>Section 10</p>	<p>Compartmentation Individual flat doors are Timber FD30s.</p> <p>Service cupboard door to be replaced with FD30s <i>(complete)</i></p> <p>Storage cupboard doors to 1st & 2nd floor to be upgraded to FD30s. <i>Future programmed upgrade work.</i></p> <p>Plywood boxing to be upgraded with appropriate firestopping materials as part of future upgrade. <i>(confirmation received of appropriate firestopping behind boards)</i></p> <p>Firestopping required to common loft space penetrations and gaps on party walls. <i>Resolved 13/01/23</i></p>	<p>Trivial</p>
<p>Section 11</p>	<p>Fire Fighting Equipment The premises have no provision for firefighting equipment.</p>	<p>Trivial</p>
<p>Section 12</p>	<p>Fire Signage</p>	<p>Trivial</p>

	Fire action notices are not displayed due to simplicity of layout.	
Section 13	Employee Training All staff receive basic fire safety awareness training.	Trivial
Section 14	Sources of Ignition The fixed electrical tests were last completed 06/01/22	Trivial
Section 15	Waste Control Caretakers undertake regular checks and bins are stored away from the building.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention A door entry system prevents access to the building.	Trivial
Section 18	Storage Arrangements Residents have access to secure storage cupboards on the 1 st & 2 nd floor and outside to the rear of the building.	Trivial

Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low Medium High

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

Low Unusually low likelihood of fire because of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Slight Harm Moderate Harm Extreme Harm

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

Slight harm

Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm

Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm

Significant potential for serious injury or death of one or more occupants.

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

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

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include FD30s rated fire doors to flat entrances, combined with suitable smoke detection to LD2 standard within flats, and a Stay Put – Unless policy.

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

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

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

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

Shokat Lal

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

Abdul Monim Khan

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

13 – 18 Cleton St
Tipton
DY4 7TR

Description of the Property

The low-rise block was constructed in 1963 of traditional brick cavity and concrete construction.



The block consists of 3 stories inclusive of ground.

Each of the floors contains 2 number dwellings.

The block has a main entrance to the front elevation which is secured with a cylinder type lock, door entry system and a firefighter override facility. There is a further exit located on the rear elevation which is also secured by a cylinder type lock.



The roof to the building is pitched with access to the common roof space via a secured hatch on the 2nd floor landing.



There is a detached bin store at the rear that also contains storage for residents.



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	1963
Construction Type	Traditional Brick Cavity / Concrete
Last Refurbished	Unknown
External Cladding	No
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	In External Bin Store Only
Access to Roof	Via Loft Access on 2 nd floor landing.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 6 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.

The addition of a timber fence type panel to the balcony of flat 17, could potentially support the surface spread of flame in that area which is an unnecessary risk. Once this is removed the level of risk presented by materials present to the external envelope of this building would become trivial.

- 1) The external surface of the building is predominantly traditional brick construction.



- 2) The roof is clad with concrete tiles.
-

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



- 4) Flats to the 1st and 2nd floors have access to a balcony on the front elevation.



- 5) Flat 17 has installed timber fence type panel to the balcony.



Section

7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 825mm.



- 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 from flats.
- 5) The only communal doors within the block are the final exit doors. These 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) Communal windows can be opened without the use of a key.



- 7) Automatic smoke ventilation is not employed.
- 8) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed
- 9) Lighting is provided to the communal landings and stairs. Emergency lighting is not installed.

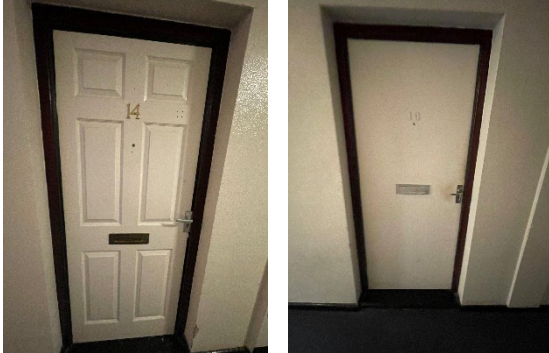


- 10) The electrical service cupboard is located on the ground floor beneath the stairs and contains resident's meters. The door is secured by budget lock and is none fire rated.



- 11) The surface coatings to the communal areas are Class 0 rated.
 - 12) 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.
 - 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 timber FD30s fire doors.



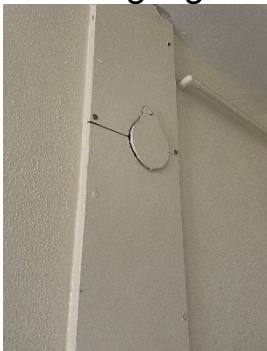
15) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.

At the time of the visit access could only be gained to flat 18.

Flat 18 entrance door was missing a self-closing device, also there is a section of intumescent / cold smoke seal missing.



16) All boxing within communal areas is plywood and has previously been highlighted to be upgraded as part of a future program.

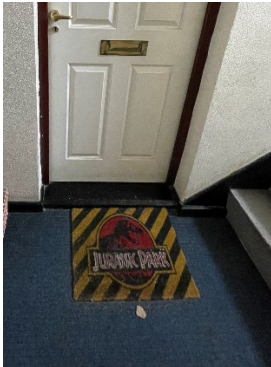


(Confirmation of appropriate fire stopping received from Fire Rapid Response Team)

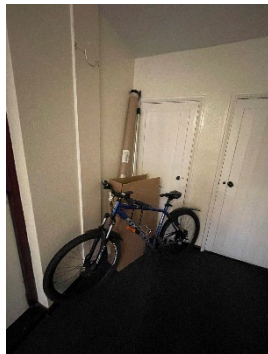
17) Access to the common roof space is via a hatch above the stairwell.



18) The fire rating of individual floor mats to the communal areas is unknown.



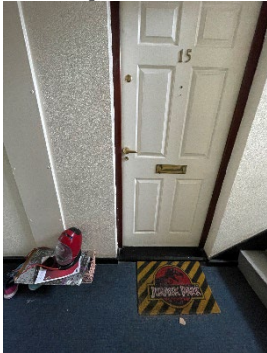
19) **Bicycle and combustible items adjacent flat 18 should be removed from the means of escape.** *(Removed 12/01/23)*



- 20) Adjacent flat 17, laundry should not be dried within the means of escape. (Removed 12/01/23)**



- 21) Adjacent flat 15 personal items stored within means of escape should be removed. (Removed 12/01/23)**



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 information recorded in the last FRA and also from accessing flat 18, fire detection has been installed to LD2 within this block. Access to additional flats was not possible 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) **Emergency lighting has not been installed within the block.**
 - 2) Conventional lighting has been installed.
-

Section 10

Compartmentation

This section should be read in conjunction with Section 4

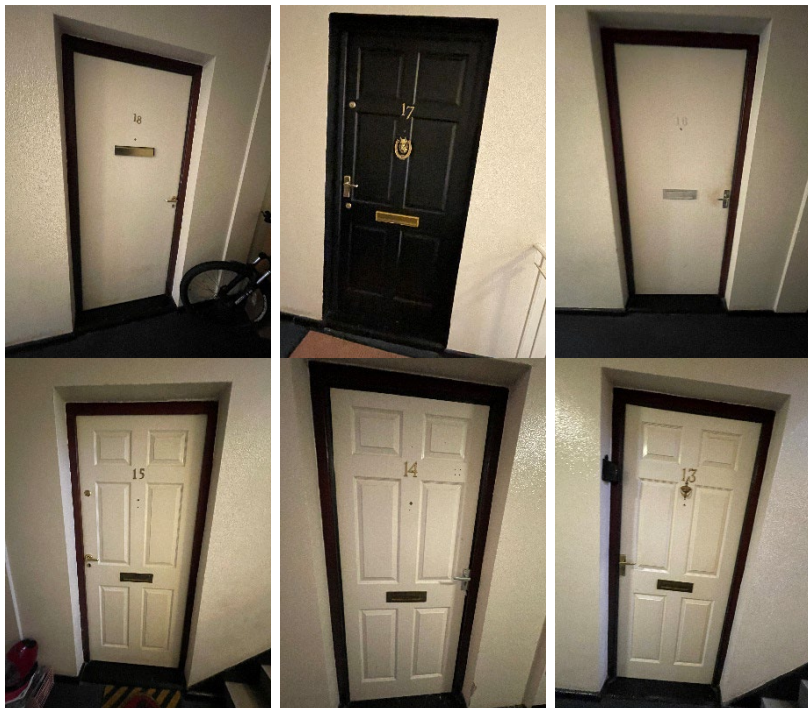
- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 30 minutes horizontal fire resistance between dwellings. This is not possible in communal areas due to the open plan staircase.
- 2) The premise does not have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in communal areas due to the open plan staircase.
- 3) There are no 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) **The service cupboard door to the ground floor contains resident's meters, is not fire rated (ledged & braced) but is secured by budget lock.**



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

Floor No	Electrical		Fire Stopping Materials										Fire Stopping Materials										Floor No											
	Supalux	Intu Batt	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt		Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool			
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	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 timber FD30s fire rated door sets.



- 7) Resident storage cupboards to the 1st & 2nd floors have none fire rated doors.



(Email received from contracts manager for housing informing upgrade works scheduled 2027/28)

- 8) Access panels to stop taps in communal areas are constructed of timber ply. Service penetrations could not be inspected at the time of the visit.



(Confirmation of appropriate fire stopping received from Fire Rapid Response Team)

- 9) An inspection of the common roof space above the communal landing revealed limited evidence of firestopping by means of fibre glass insulation to the roof line above the party walls, which has been installed from the flat side, however there are still some gaps evident. Due to the presence of water tanks it was not possible to access the entirety of this area.



Section

11

Fire Fighting Equipment

- 1) The premises have no provision for fire-fighting 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) Yellow LPG warning signs are not displayed ([refer to section 18](#)).
 - 3) Smoking is prohibited within any communal parts of the building in line with Smoke Free England Legislation. Signs are displayed throughout the building.
-



- 4) Because the ground floor meter cupboard door is not fire rated "Fire Door Keep Shut" signage is not displayed.

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) 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 06/01/2022

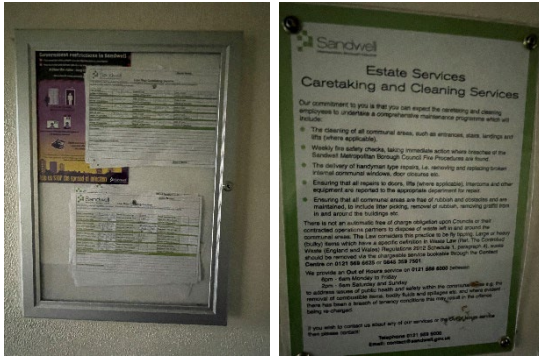


- 5) Portable heaters are not allowed in any common parts of the premises.
- 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is external to the rear of the building.

Section 15

Waste Control

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



- 2) Refuse containers are contained in a dedicated area at the rear of the building 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 evidence of arson.
- 4) The perimeter of the premises is illuminated by street and car park lighting only.
- 5) There have 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.”
- 3) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) Residents have access to storage cupboards on the 1st & 2nd floors, also externally at the rear of the building. All store cupboards are kept locked.



- 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

Action Plan

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

Trivial Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:


13 – 18 Cleton Street

Date of Action Plan:



21/12/2022

Review Date:


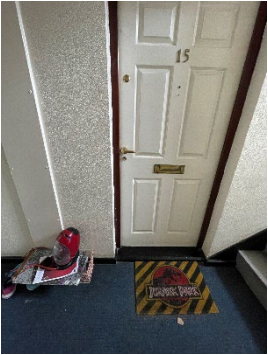
<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/05	Flat 17 to remove installed timber fence type panel from balcony.		P2	Within 1 - 3 months of action plan date. Housing Manager	20/07/2023




Fire Risk Assessment Cleton street

07/15	Flat 18 entrance door requires a self-closing device & a combined intumescent / cold smoke seal to section of frame.		P2	Within 1 - 3 months of action plan date. Fire Rapid Response JM:10053991	04/01/2023
07/19	Flat 18, Bicycle and combustible items to be removed from communal corridor.		P2	Within 1 - 3 months of action plan date. Housing Manager	12/01/2023

Fire Risk Assessment Cleton street

<p>07/20</p>	<p>Flat 17, Laundry should not be dried within the communal corridor. Clothes dryer to be removed.</p>		<p>P2</p>	<p>Within 1 - 3 months of action plan date. Housing Manager</p>	<p>12/01/2023</p>
<p>07/21</p>	<p>Flat 15, Personal items outside flat door to be removed from the means of escape.</p>		<p>P2</p>	<p>Within 1 - 3 months of action plan date. Housing Manager</p>	<p>12/01/2023</p>
<p>09/1</p>	<p>Install emergency lighting to the block.</p>	<p>No Photo</p>	<p>P4</p>	<p>Exceeding 6 months of action plan date / programmed work. Electrical Team</p>	<p>N/A</p>



Fire Risk Assessment Cleton street

<p>10/04</p>	<p>Install FD30s door and frame, with suited 138 mortice lock to ground floor service cupboard. <i>(approximate dimensions brick to brick are 670 x 1400)</i></p>		<p>P3</p>	<p>3 - 6 months of action plan date. Fire Rapid Response. JM:11425699</p>	<p>04/08/2023</p>
<p>10/07</p>	<p>Install FD30s doors to 4 x storage cupboards on 1st & 2nd floor</p>		<p>P4</p>	<p>Exceeding 6 months of action plan date / programmed work.</p>	<p>N/A</p>
<p>10/08</p>	<p>Enhance fire stopping beyond plywood boxing covering stop taps and cabling on communal landings with supalux to improve firestopping.</p>		<p>P3</p>	<p>3 - 6 months of action plan date. Fire Rapid Response</p>	<p>03/01/2023</p>

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10/09	Enhance firestopping to common roof space gaps and penetrations with Rockwool or other suitable product.		P2	Within 1 - 3 months of action plan date. Fire Rapid Response JM:10081633	13/01/2023
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Signed

	Fire Risk Assessor	Date: 21/12/2022
	Fire Safety Manager	Date: 23/12/2022

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

Name of property: 13 – 18 Cleton Street

Updated: 23/12/2022

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Derek Still [Tel:- 0121 569 5077](tel:01215695077)).

Sample Locations	Property Address	13-18 Cleton Street, Tipton, DY4 7TR						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
MAIN ROOF SOFFIT	CEMENT	-	PAINT SEALED	PRESUMED	CHRYBOTILE	NO	NO	
MAIN ROOF SARKING FELT	BITUMEN	-	SEALED	-	NOT SAMPLED	-	-	PLEASE REQUEST SAMPLE IF TO BE DISTURBED
D.P.C.	BITUMEN	-	SEALED	-	NOT SAMPLED	-	-	PLEASE REQUEST SAMPLE IF TO BE DISTURBED
MAIN ROOF VERGE CLOAKING	CEMENT	-	UNSEALED	PRESUMED	CHRYBOTILE	NO	NO	
FRONT CANOPY VERGE CLOAKING	CEMENT	-	UNSEALED	PRESUMED	CHRYBOTILE	NO	NO	
COMMUNAL LANDING / STAIR WALLS	TEXTURED COATING	-	PAINT SEALED	JD 333 / 001	NONE DETECTED	NO	NO	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
LANDING CEILINGS	PLASTER	GROUND FLOOR UNDER STAIR CUPBOARD MAINS BACK BOARD	CHIPBOARD					
LANDING RISER BOXING ADJACENT TO FLAT FRONT DOORS	PLYWOOD	GROUND FLOOR HIGH LEVEL TRUNKING	METAL					
BOXING ACROSS GROUND FLOOR LANDING CEILING	PLYWOOD	REAR BINSTORE / STORE SHED ROOF SOFFIT	PLYWOOD					
GROUND FLOOR UNDER STAIR CUPBOARD WALLS	BRICK	FRONT ENTRANCE CANOPY SOFFIT	TIMBER					
GROUND FLOOR UNDER STAIR CUPBOARD CEILING	CONCRETE							