

Fire Risk Assessment

1-14 Langley Mede



**Crosswells Rd, Oldbury
B68 8HD**

Date Completed: 8th June 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>

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures; Fire Risk Assessment – Level 2 Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service	

Section

0

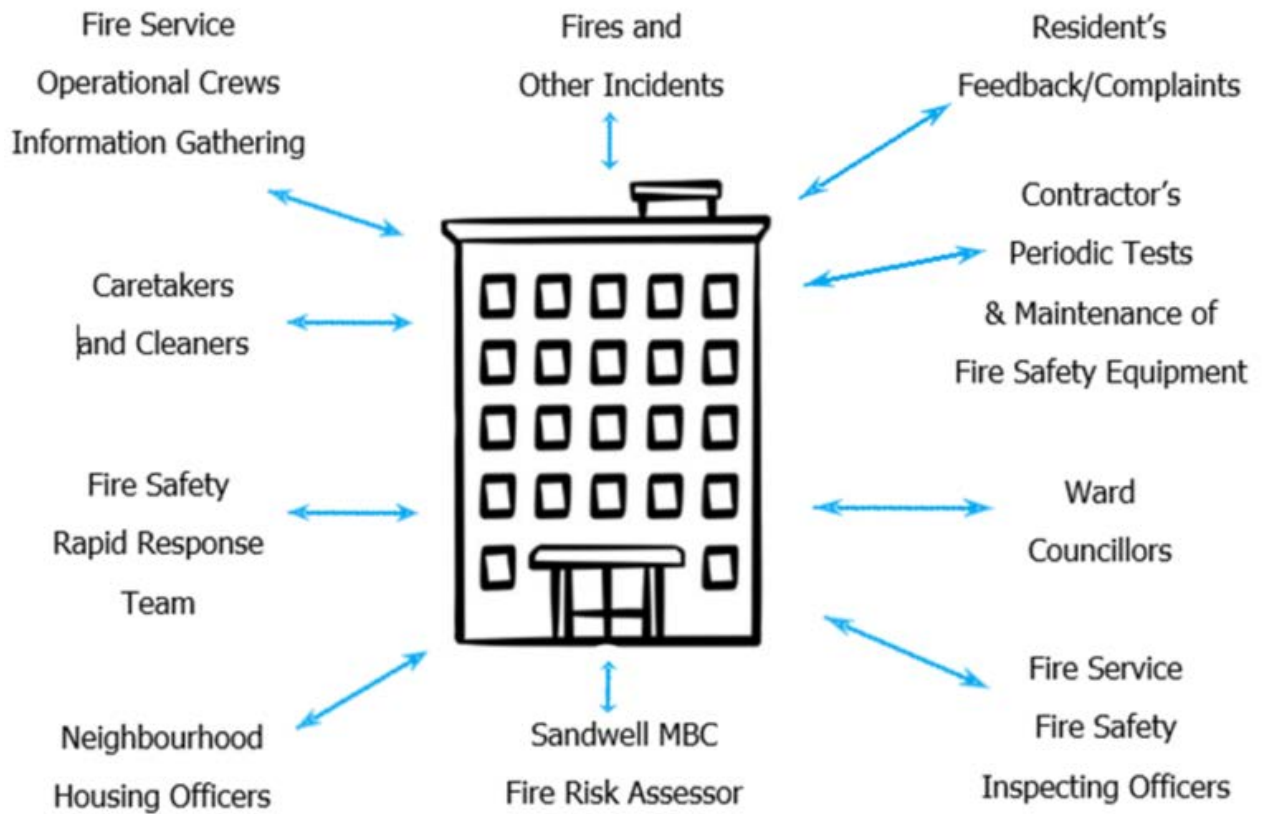
Introduction

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.

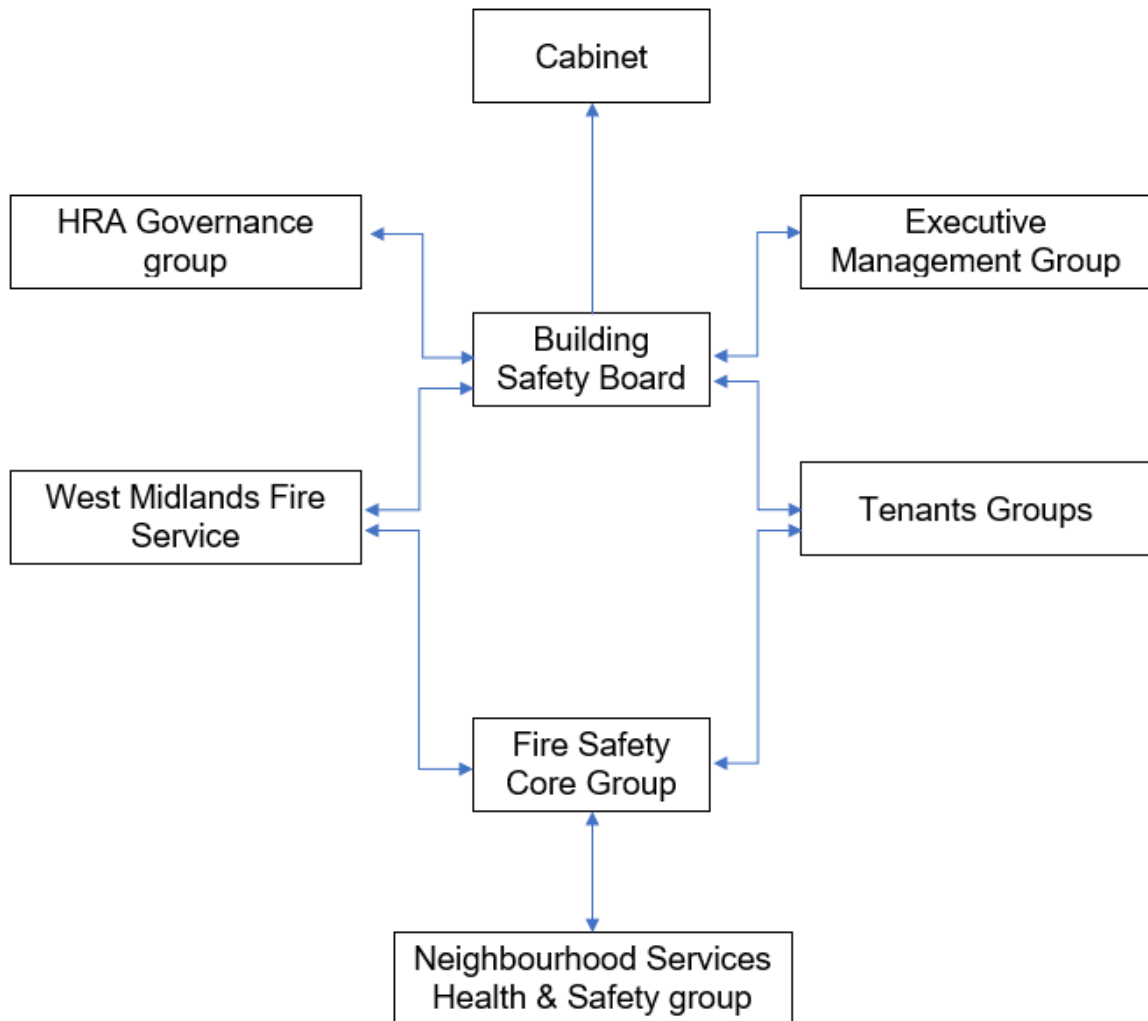
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment.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

Confirm the escape strategy, for example Stay Put Unless.

Section number	Section Area	Individual Risk Level
Section 6	External Envelope Traditional brick cavity construction across 4 stories	0
Section 7	Means of Escape from Fire All flats have independent access and egress to the dwellings. On the 2 nd floor this is via an open deck which leads to and from a centrally located protected stairwell.	0
Section 8	Fire Detection and Alarm Systems Individual flats are fitted with a hardwired LD2 system.	0
Section 9	Emergency Lighting Has been provided to the communal landing and stairs.	0

Section 10	<p>Compartmentation Individual flat doors are predominantly FD30s rated composite type. Flat 6 entrance door is of timber construction with a Georgian wired glazed panel, <i>Arrangements made for door to be replaced on programme 27/06/2022.</i></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 & 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 test was last completed 23rd January 2020.</p>	0
Section 15	<p>Waste Control Caretakers undertake regular checks and bins are stored away from the building. <i>Discarded rubbish beside bin chute on 2nd floor removed 09/06/2022.</i></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 have access to a storage cupboard and are instructed not to bring LPG cylinders into the premises.</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

1-14 Langley Mede
Crosswells Road
Oldbury
B68 8HD

Description of the Property

The block was built in 1960 and is traditional brick cavity wall construction and has 4 stories inclusive of the ground floor.

The block has an entrance to the front with a second being on the rear elevation. Both front and rear entrances have door entry systems with fob reader installed.



The front door has a firefighter override facility to ensure unrestricted access to WMFS.



There are 7 number maisonettes located on the ground floor with independent access from the front of the premises. There are a further 7 number maisonettes located on the 2nd floor accessed by a single staircase leading to the rear deck access balcony.
(No 6 leaseholder)

There is a refuse chute located on the 2nd floor.

There is no cladding to the building.

The premises have a flat roof construction accessed externally only.

The communal areas are subject to the Regulatory Reform (Fire Safety) Order 2005.

The enforcing authority is West Midlands Fire Service.

High/Low Rise	Low Rise
Number of Floors	4
Date of Construction	1960
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	1
Access to Roof	External Access Only
Equipment on roof (e.g. mobile phone station etc)	None

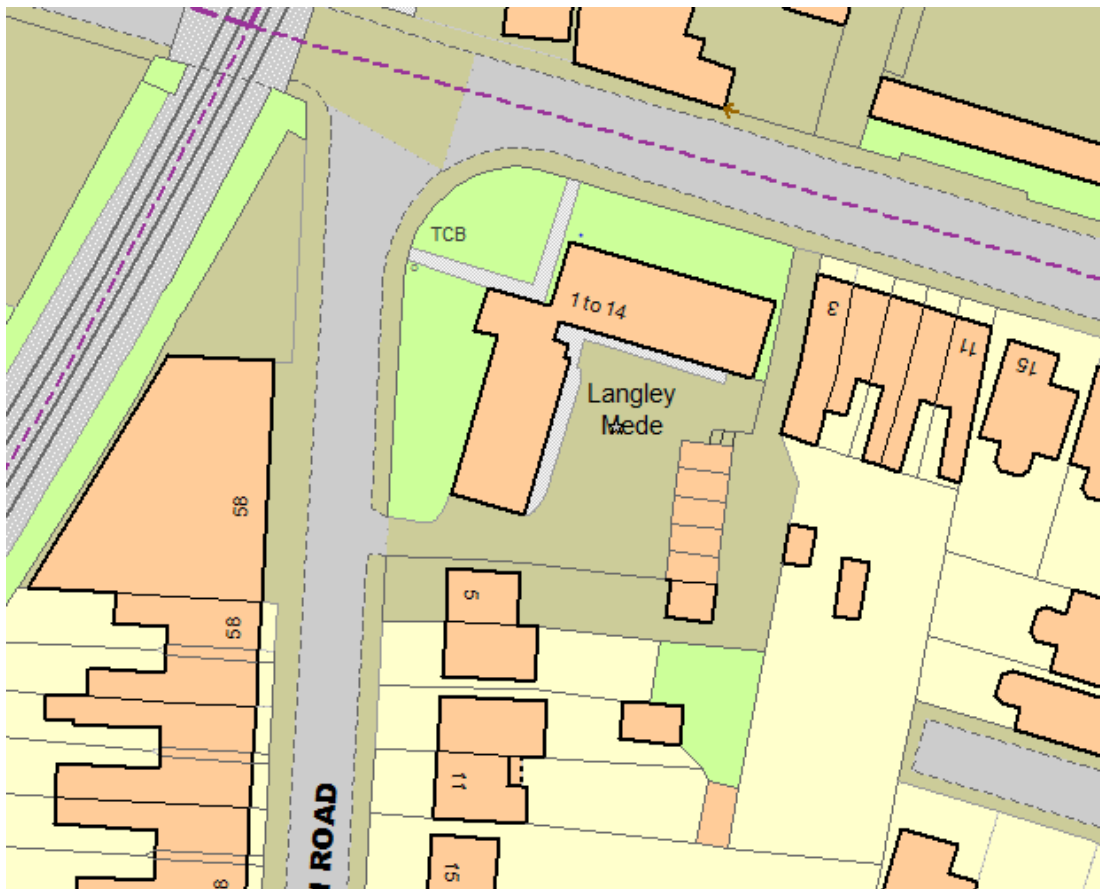
Persons at Risk

Residents / Occupants of 14 maisonettes,
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 walls are of brick structure.



- 2) All windows are UPVC double glazed units.



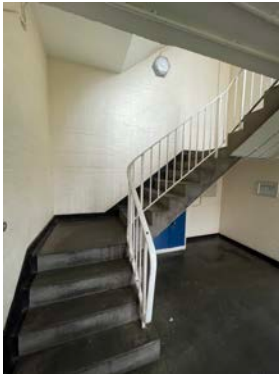
- 3) Individual flat doors are composite construction.

Section

7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 960mm in width.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.



- 3) The means of escape are protected at ground floor only to prevent the spread of fire and smoke. The 2nd floor has no door as this opens on to the balconies.



- 4) 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 regular checks. Defective closing devices are reported to an external contractor.
- 5) 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.



- 6) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.
- 7) Automatic smoke ventilation is not employed.
- 8) 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 (covered under section 6).
- 9) Ground floor service cupboard is not fire rated, secured with bin store padlock. This is scheduled to be replaced in future works.



- 10) Surface coatings to the communal areas are Class 0 rated.
(confirmed by Ian Sorrel during previous FRA)
- 11) 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.
- 12) Store cupboards in ground floor communal area are timber ledged / braced doors secured with a mortice lock with plywood transoms above x 8. These are scheduled to be replaced in future works.



- 13) The store cupboard at the top of the stairwell communal area is not fire rated, secured with a mortice lock. This is scheduled to be replaced in future works.
- 14) Electric Store cupboards adjacent to individual front doors are timber framed / ledged / braced doors secured with a mortice lock. These are scheduled to be replaced in future works.



15) Individual flat doors are predominantly FD30s rated composite doors. Sampling revealed these doors display the BM Trada Q mark. Flat 6 is a ground floor leaseholder property and has a timber door with Georgian wired glass panel, fire rating of this door is unknown.



16) 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 8 – Composite FD30S door is correct and has not been tampered with.
- Flat 9 – Composite FD30S door has damaged glazing. The voids repair team were on site at the time of this FRA and confirmed they were replacing the damaged glazing.

At the time of the FRA it was not possible to sample any further properties.

Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD2 Standard.

Flat 8 – LD2 – Hardwired

Flat 9 – LD2 – Hardwired

For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place

Section

9

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.



- 2) The self-contained units are provided to the communal landings and stairs.
- 3) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



Section 10

Compartmentation

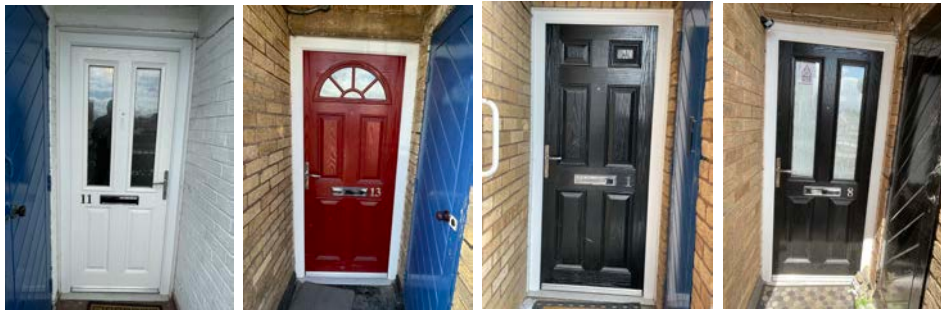
This section should be read in conjunction with Section 4

- 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 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) All service cupboards to communal landings are lockable. Keys are held centrally unless containing resident's meters
- 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, foam and intumescent pillows.

Floor No	Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Floor No										
	Supalok	Inta Barr	Inta Sponge	Inta Mastic	Graphite Filler	Inta Pads	Inta Pillows	Inta Mats	Rockwool	Supalok	Inta Barr	Inta Sponge	Inta Mastic	Graphite Filler	Inta Pads	Inta Pillows	Inta Mats	Rockwool	Supalok	Inta Barr		Inta Sponge	Inta Mastic	Graphite Filler	Inta Pads	Inta Pillows	Inta Mats	Rockwool			
B																															B
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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 repair materials						
Foil Removal & Enhancement Record										Other Comments:																					
Foam Present But Not Removed This Visit										Foam removed 1st floor service cupboard																					
Foam Present & Fully Removed This Visit										+ lock changed to type 54																					
No Foam Present																															
No Enhancements Required																															
Enhancement Carried Out This Visit																															

- 6) Individual flat doors are predominantly FD30s rated composite fire door construction and sampling revealed the BM Trada Q Mark.

Address	Front Door Type	Glazed / Not Glazed
Langley Mede 1-14 (o&e); Crosswells Road; Oldbury; West Midlands;	Intentionally Blank	
1 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	None Glazed
2 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	None Glazed
3 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	None Glazed
4 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
5 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
6 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Timber	Glazed
7 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
8 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
9 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
10 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
11 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
12 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
13 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed
14 Langley Mede; Crosswells Road; Oldbury; West Midlands;	Composite	Glazed



- 7) Flat 6 has a timber glazed door with unknown fire rating. This flat belongs to a leaseholder.



The leaseholder has confirmed they would like Sandwell MBC to proceed with fitting an composite FD30s fire door and frame set on their behalf onm the current door replacement programme.

Section

11

Fire Fighting Equipment

- 1) The premises have no provision for fire-fighting 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. As the building does not have a complex layout these are not required.
- 3) Yellow LPG warning signs are not displayed within the building. As the tenants handbook instructs them not to bring L.P.G cylinders into the block these are not required.
- 4) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Signs are displayed throughout building.



- 5) The fire escape routes generally do not use directional fire signage in accordance due to simplicity of layout.
-

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

Section

14

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 23rd January 2020
 - 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a none fire rated 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. All gas pipework is internal to the block is internal.
-

Section

15

Waste Control

- 1) There is a regular Cleaning Service to the premises.
- 2) 1st floor maisonettes have a chute that feeds a euro bin in secure bin store. Ground floor maisonettes have wheelie bins stored outside properties
- 3) Refuse containers are emptied regularly.
- 4) Regular checks by Caretakers minimise risk of waste accumulation.
- 5) 'Out of Hours' service in place to remove bulk items.
- 6) **Rubbish has been discarded next to the bin chute on the 2nd floor deck access.**



Section
16

Control and Supervision of Contractors and Visitors

- 1) Owing to the nature of low rise flatted accommodation. It is difficult to manage / control individual contractors / utility companies.
 - 2) 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.
 - 3) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 4) 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.
 - 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 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.
(Notice displayed in lifts see point 9-3)
 - 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) All store cupboards are kept locked.
 - 5) There are no flammable liquids or gas cylinders stored on site.
-

**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:

1-14 Langley Mede


Date of Action Plan:

08th June 2022


Review Date:

Question/ Ref No	Required Action	Supporting photograph	Risk Rating	Timescale and Person Responsible	Date Completed
15/06	Remove discarded rubbish next to bin chute.		1	Caretakers June 2022	09/06/2022

Fire Risk Assessment

10/07	<p>Replace none fire rated front entrance door to flat 6 with a certified FD30s door and frame set. (leaseholder)</p> <p><i>Leaseholder agreed for Sandwell MBC to replace door on door programme</i></p>		2	<p>Leasehold Management July 2022 Emailed EC 14/06/2022 requesting response within 28 days</p>	27/06/2022

Signed

Carl Hill	Fire Risk Assessor	Date: 10 th June 2022
	Team Lead Fire Safety & Facilities	Date: 14 th June 2022



