

# Fire Risk Assessment

## Kynaston House



**Rydding Lane, Millfield's,  
B71 2HD**

**Date Completed: 06/03/2024.**

**Review Period: 12 months**

**Officer: Louis Conway Fire Risk Assessor**

**Checked By: Tony Thompson Fire Safety Manager**

**Current Risk Rating = Tolerable**



**Subsequent reviews**

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

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## Section

# 0

## Introduction

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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.

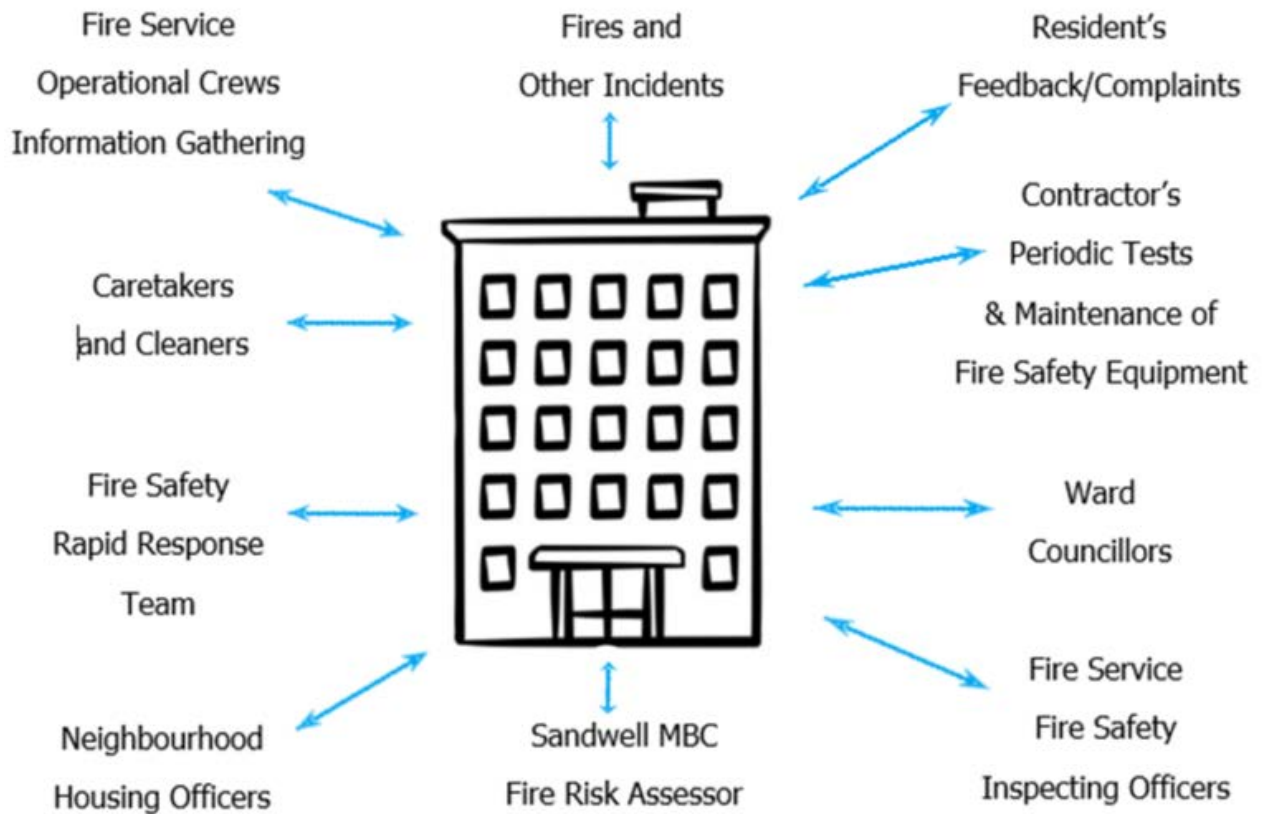
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but the Council will as a minimum review:

- High Risk Residential Buildings annually
- Other Buildings every 3 years

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.

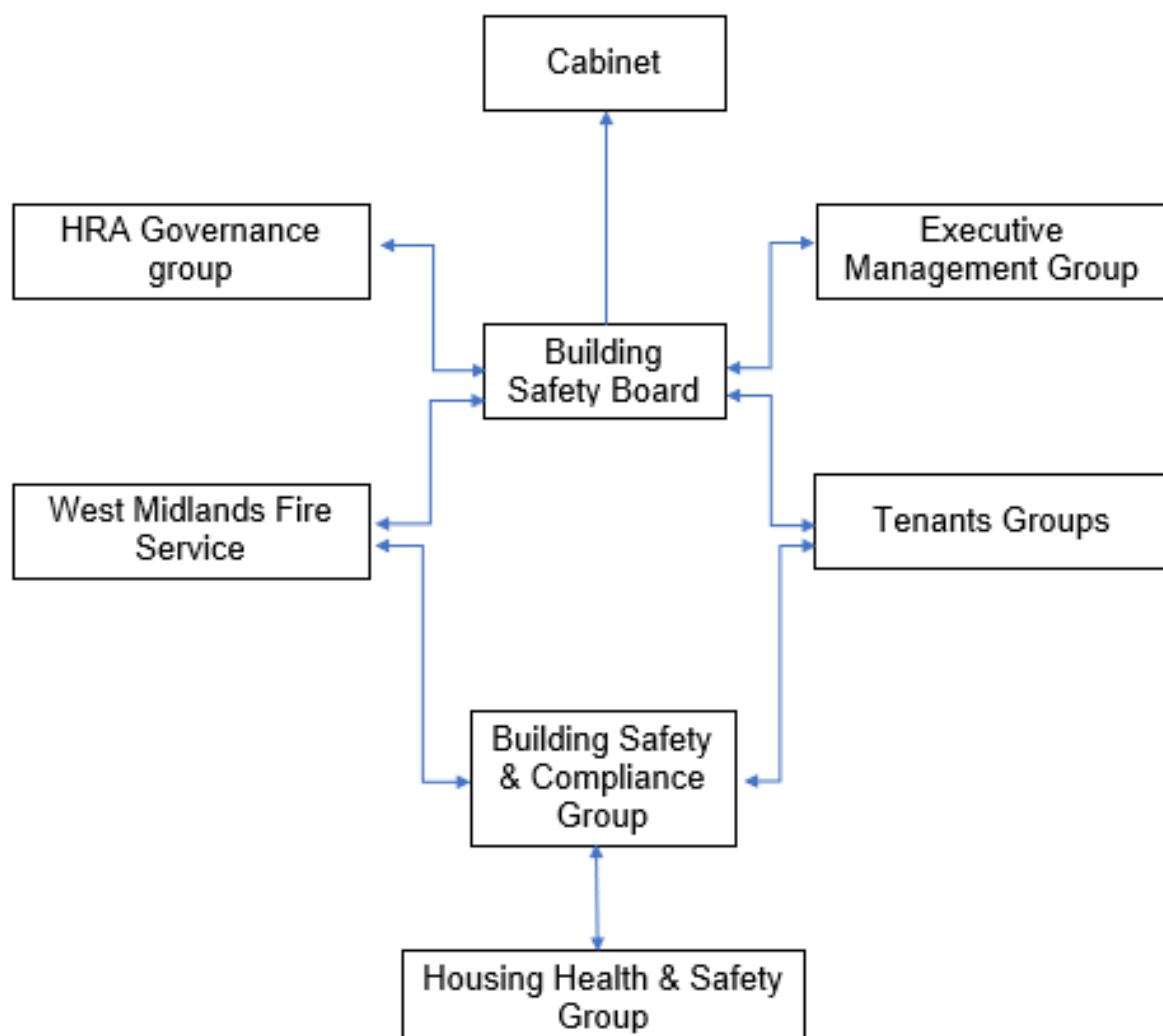
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The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

These managers attend the Building Safety and Compliance Group for scrutiny which is part of the governance structure below.

Governance Structure



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.

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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, smoke or you have been advised by the emergency services to leave.

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b></p> <p>The high-rise residential block was constructed using a large panel system with the original construction materials being concrete and brick, Refurbishments took place in 2016 with the addition of an external wall system he external facade consists of high-density laminate board, rockwool insulated render.</p> <p>Balconies access is present to all flats at the block.</p> <p>Timber construction and netting put on one of the flats.</p>	Tolerable

<p><a href="#">Section 7</a></p>	<p><b>Means of Escape from Fire</b></p> <p>the dight has a single protected stair that serves all floor of the block.</p> <p>communal landings/ lift lobbies and staircases are protected by the use of full height timber nominal doors.</p> <p>automatic smoke ventilation is employed within the flat entrance lobbies.</p> <p>fire exit signs are present along the means of escape.</p> <p>items have been left in communal areas, damage to the wall nearest the ground floor lift lobby door that can cause the door to stay open.</p>	<p>Tolerable</p>
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b></p> <p>Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats to a minimum of LD3 standard. The equipment is subjected to a cyclical test.</p> <p>Smoke detection present within communal areas although this is used for the operation of AOV's</p>	<p>Trivial</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b></p> <p>The premises have a sufficient emergency lighting system in accordance with BS 5266.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b></p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 30-minute horizontal fire resistance around flats stairwells and lift shafts. All doors are a minimum nominal/notional 30-minute fire resistant with intumescent strips &amp; cold smoke seals, including those in 1-hour rated walls</p>	<p>Tolerable</p>



	<p>the premise has sufficient. compartmentation to limit the travel and effect of smoke and flame in event of a fire</p> <p>fire stopping required within the ground floor communal lift lobby</p>	
<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b></p> <p>Dry Riser inlet is located external at the rear of the building, with the rest of the riser units being exposed within the communal area</p> <p>CO2 extinguisher within the lift motor room</p> <p>Deluge system located in the bin store</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p>	Trivial
<a href="#">Section 12</a>	<p><b>Fire Signage</b></p> <p>Appropriate signage has been placed within the block including fire action notices, emergency escape signs and fire door keep shut signs. The block has Wayfinding Signage depicting floor level and flat numbers are fitted to the wall adjacent to lift, Signage depicting the floor location of each flat is fitted to the ground floor lobby wall</p>	Trivial
<a href="#">Section 13</a>	<p><b>Employee Training/ Provisions of information</b></p> <p>all employees are encouraged to complete 'In the line of fire' training on an annual basis.</p> <p>fire safety information has been provided to residents.</p> <p>The PIB is Faulty, supplier of the box has been notified and arrangements are being made for the box to be repaired urgently</p>	Tolerable

<a href="#">Section 14</a>	<p><b>Sources of Ignition</b>  <b>Gas is not installed to the block, Smoking is not prohibited within the communal areas, electrical installations were last tested 02/2022</b></p>	<p>Trivial</p>
<a href="#">Section 15</a>	<p><b>Waste Control</b>          There is a regular Cleaning Service to the premise, refuse hoppers are enclosed behind a nominal fire door and accessed on each floor of the rear staircase, regular checks by Caretakers minimise risk of waste accumulation</p>	<p>Trivial</p>
<a href="#">Section 16</a>	<p><b>Control and Supervision of Contractors and Visitors</b>          Contractors are controlled centrally, and hot works permits are required where necessary</p>	<p>Trivial</p>
<a href="#">Section 17</a>	<p><b>Arson Prevention</b>          Restricted access to the premises by means of a door entry system</p>	<p>Trivial</p>
<a href="#">Section 18</a>	<p><b>Storage Arrangements</b>          Residents have no access to storage cupboards within communal areas of the building.           Cleaning cupboards are located on the 4<sup>th</sup> &amp; 10<sup>th</sup> floor</p>	<p>Trivial</p>

### 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:

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**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 potential fire 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 30-minute nominal fire doors to flat entrances & communal corridors / landings, and service cupboards alongside suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation on the staircase and lobby areas accompanied with a stay put unless policy for the premise.

Overall, the level of risk at the time of this FRA is tolerable, this will be lowered to trivial once recommended actions have been completed

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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
<b>Trivial</b>	No action is required, and no detailed records need to be kept.
<b>Tolerable</b>	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	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.
<b>Substantial</b>	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.
<b>Intolerable</b>	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.)***

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## Section

# 2

## People at Significant Risk of Fire

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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 takes the health, safety and wellbeing of its colleagues, contractors, residents and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly. With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

When a PEEP is in place, the relevant information will be kept in the secure Premise Information Box (High Rise Buildings only), which is set up to help WMFS in an emergency. The data is classified as level 1, which means it complies with the General Data Protection Regulations.

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**Section**

**3**

**Contact Details**

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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**

Dean Epton

**Assistant Director Building Compliance**

Phil Deery

**Fire Safety Manager**

Tony Thompson

**Team Lead Fire Safety**

Jason Blewitt

**Fire Risk Assessor(s)**

Carl Hill

Louis Conway

Anthony Smith

**Resident Engagement Officer - Fire Safety**

Lee Mlilo

Abdul Monim Khan

**Housing Office Manager**

Lisa Ellis

*Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change*

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**Section  
4**

**Description of Premises**

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Kynaston House  
Rydding Lane  
Millfield's  
B71 2HD

**Description of the Property**

The high-rise residential block was constructed in 1961 using a large panel system with the original construction materials being concrete and brick, Refurbishments took place in 2016 with the addition of an external wall system using HPL board with rockwool insulated render and brick slips. The block consists of 11 stories (including ground floor) containing 4 number dwellings on each floor.



Each floor contains a lift lobby separated from the staircase and flats either side with the use of nominal FD30s timber full height doors.





The block has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation with the front entrance acting as the main access point to the building.



Both front and rear entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter override by use of a drop latch key.



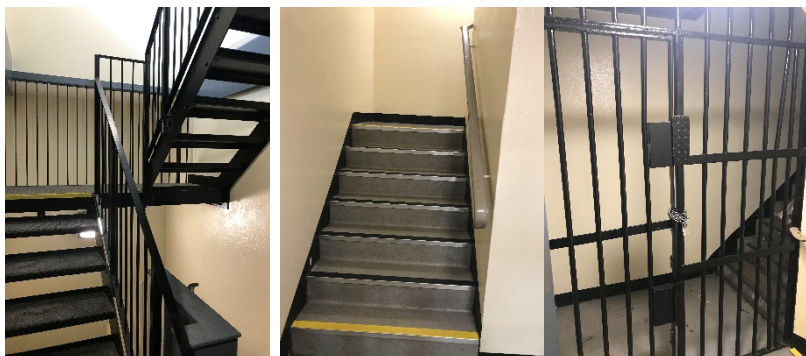
The firefighters white box is located to the right hand side of the main access point to the block.



The bin store for the block is located on the rear elevation secured using a roller shutter.



The block has a single protected staircase that serves all floors to the block and a separate steel staircase that leads you to the roof area accessed on the 10<sup>th</sup> floor secured behind a locked gate.



Once through the metal gate, access to both the motor room and covered roof area can be gained via the full height doors, both fitted with a 54-type mortice lock.



Access to the exposed roof area is gained via a small metal staircase through the door that is secured with a type 54 suited mortice lock.



Beyond this door is the exposed roof area where telecommunication equipment is located



There are two separate lift cars that serve alternate floors. The capacity for each lift is 8 persons or 600kg. However, both lifts serve the 9th floor and access to the 10<sup>th</sup> floor is via a staircase. There is also a firefighters control switch located above the lift call points



The gas risers have been de-commissioned by Cadent, so there is no live gas supply in the block.

Dry riser inlet is located externally at the rear of the building.



Electrical inlet riser cupboards located on the ground floor secured behind nominal FD60s timber door.



Cleaners storage cupboards/ facilities located on the 4<sup>th</sup> and 10<sup>th</sup> floors, secured behind nominal FD30 doors



Bin chute located in the flat lobby area.



There is a Secure Premise Information Box (PIB) located in the lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident.

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**On arrival Information (for WMFS) – *insert relevant plan***

Address: Kynaston House, Rhydding Lane, B71 2HD		Survey date: 24/02/2023	ON ARRIVAL INFORMATION
<b>BUILDING LAYOUT</b>			
Size: Width, breadth and height			
Construction	Wates, Concrete Brick construction - Brickwork to 1 <sup>st</sup> floor. The gable walls are insulated Rockwool render. The front and rear elevations are high density laminate board		
Number of floors	11 floors, including ground floor, enclosed roof area (11 <sup>th</sup> ) with an additional loft space where the lift motor room is.		
Layout	<p>The block consists of 11 storeys (inclusive of the ground floor) Each of the floors contains 4 number dwellings accept the 11<sup>th</sup> floor which is an enclosed roof area accessed via a staircase protected by a steel gate and padlocked.</p> <p>Ground floor consists of 4 number dwellings</p> <p>Protected stairwell serving all floors of the building</p> <p>Mobile phone station equipment on the roof.</p> <p>The block has 2 final exit/entrances</p> <p>2 lifts that serve alternating floors one serving odd floors and the other serving even floors.</p> <p>good compartmentation between dwellings with communal doors separating lift lobby's on each floor and flat entrance lobby's with Smoke extraction vents either end of each Flat entrance Lobby's</p>		
Lifts	2 lifts that serve alternating floors one serving odd floors and the other serving even floors. Both lifts can be accessed from the ground floor lift lobby. Lift lobbies are adequately compartmented.		
Types of entrance doors	Flat entrance doors are Nationwide FD30s construction.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors		
Common voids	No		
Access to roof/ service rooms	Access to motor room via a security gate on 10 <sup>th</sup> floor, leading upstairs to a full height metal door that allows access into the covered roof structure. Access to the exposed roof area can then be gained by using the metal staircase and going through the ¾ high door		
Occupants	Approx. 88 based on an average of 2 occupants per flats (44 flats)		
Evacuation strategy	Stay Put Unless- 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		
Fire alarm/ evacuation alarm	the building consisting of Early warning limited to hard wire or battery smoke alarms within each of the resident's flats.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building		
<b>FIREFIGHTING SYSTEMS</b>			
Water supplies	Fire hydrant is located 5m from the rear entrance/exit of the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located outside at the rear of the block then serve every floor of the block.		
Fire mains	The dry riser inlet (twin valve) is located on the ground floor outside at the rear entrance/exit of the block with adequate signage and secured with a bin store padlock.		
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block.		
Smoke control vents	Automatic smoke ventilation is employed to each floor of the block . The master reset and control switch is located in the main entrance to the building		
Sprinkler system	A drenching system is provided to the refuse chute bin store		
<b>DANGEROUS SUBSTANCES</b>			
Location, type, and quantity	Landing cupboards only, presumed, Chrysotile		

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	High Rise
Number of Floors	11
Date of Construction	1965
Construction Type	Wates
Last Refurbished	2016
External Cladding	Brickwork to 1 <sup>st</sup> floor. The gable walls are insulated Rockwool render. The front and rear elevations are high density laminate board
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access to motor room via a security gate on 10 <sup>th</sup> floor, leading upstairs to a full height metal door that allows access into the covered roof structure. Access to the exposed roof area can then be gained by using the metal staircase and going through the ¾ high door.
Equipment on roof (e.g. mobile phone station etc)	Yes

### Persons at Risk

Residents / Occupants of 44 number of flats

Visitors,

Sandwell MBC employees,

Contractors,

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

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

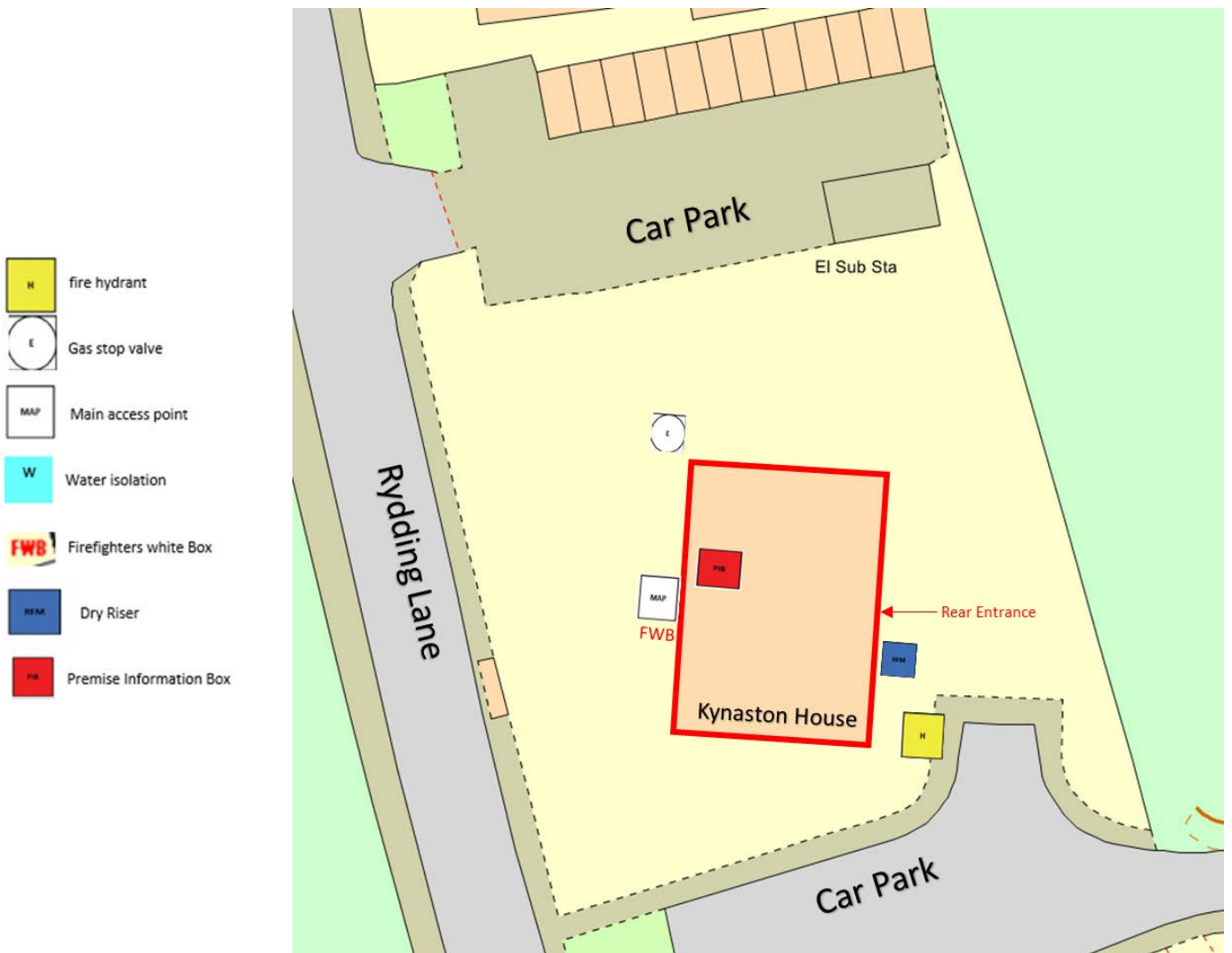
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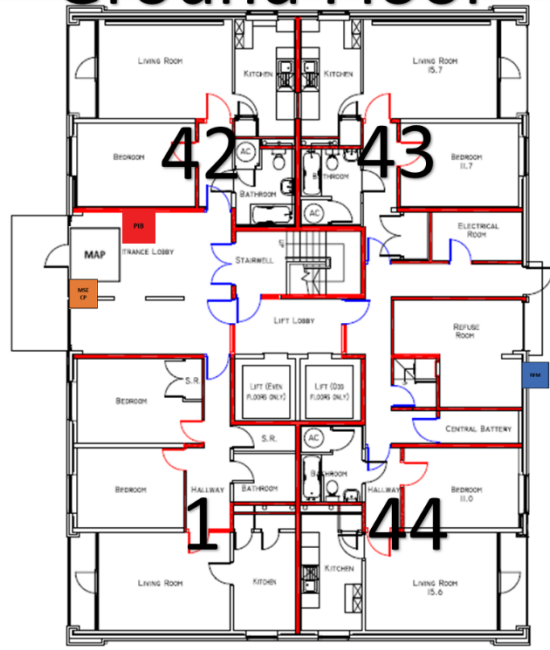
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Building Plan

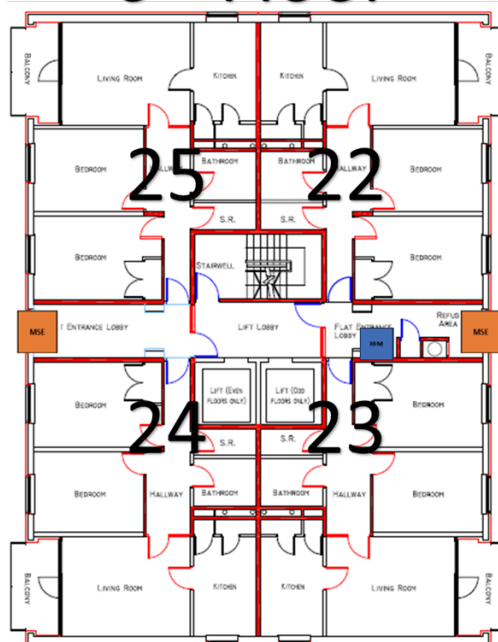
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc. The plans have been shared with WMFS electronically via their portal.



# Ground Floor

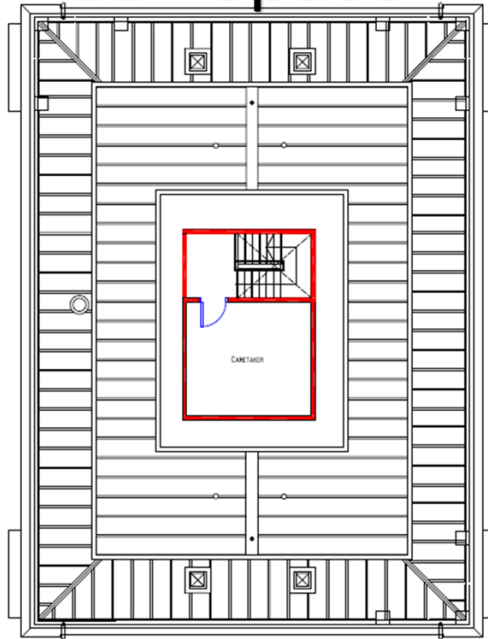


# 6th Floor

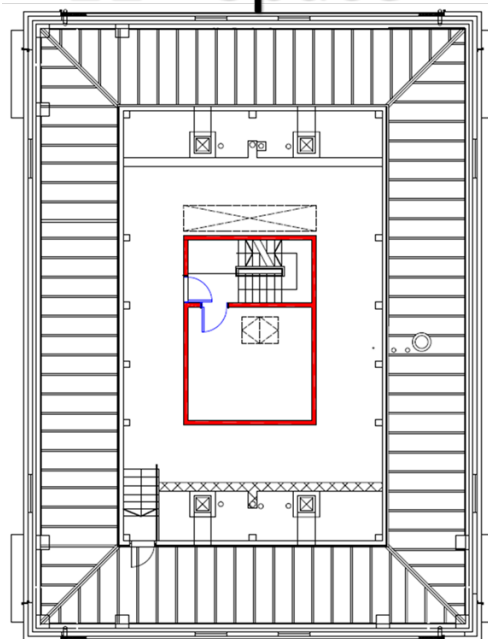




## 11<sup>th</sup> Space



## 11<sup>th</sup> Space



## Section

# 6

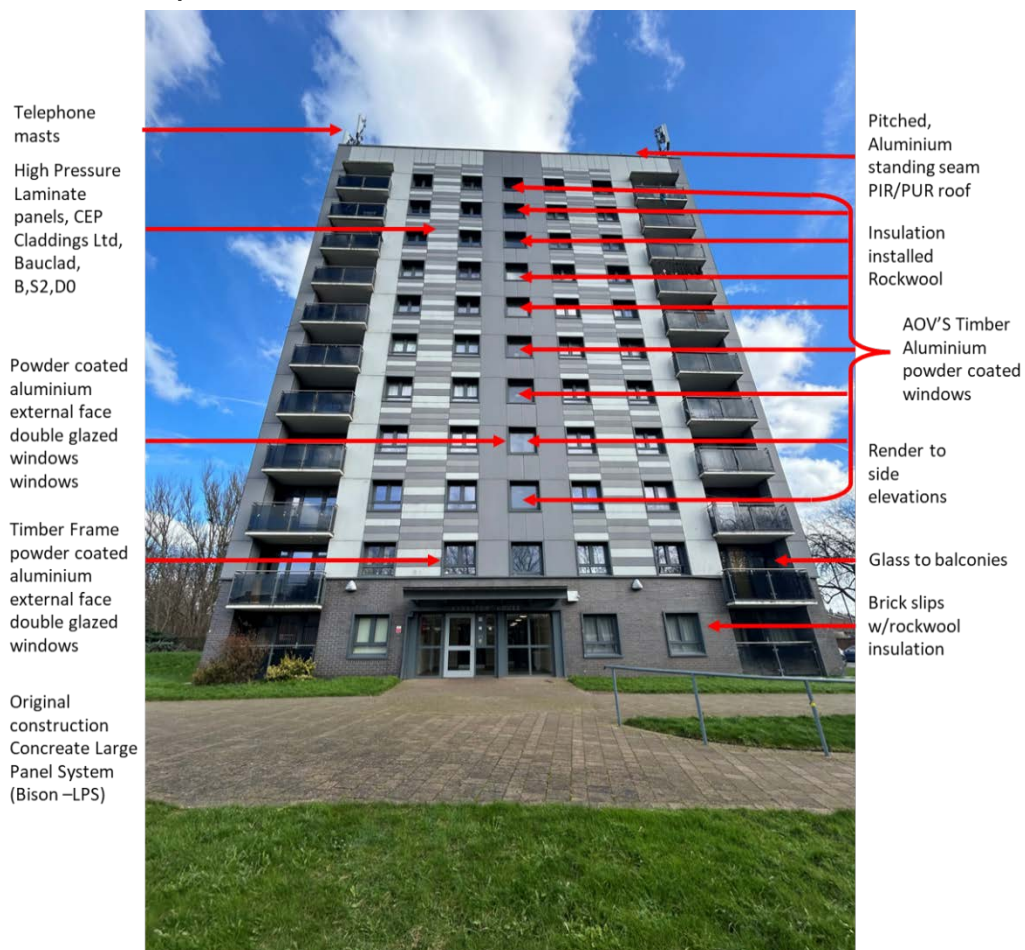
## External envelope

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.

Details of the external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022.

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system of Kynaston House.

It is deemed that the combination and application of these materials present an acceptable level of fire risk.

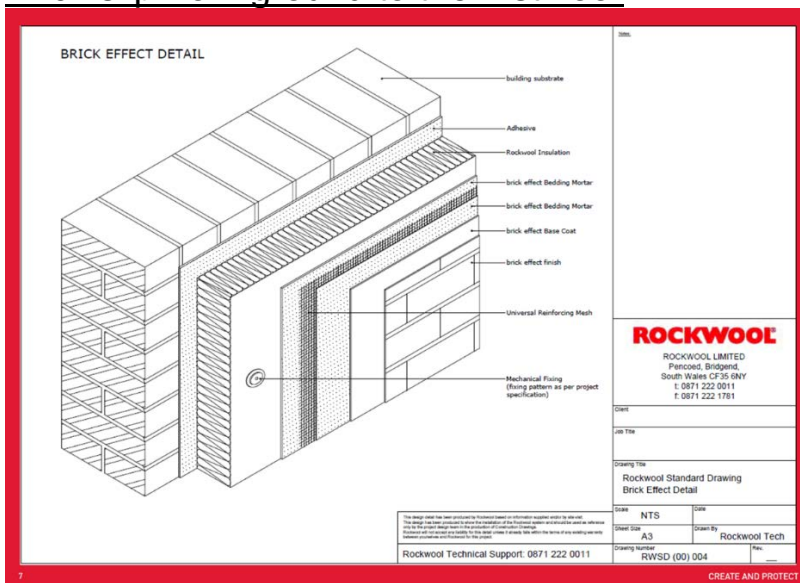


- 1) The high-rise residential block was constructed using a large panel system with the original construction materials being concrete and brick, Refurbishments took place in 2016 with the addition of an external wall system.



External Façade is made up of Brick (11%), Render (23%) High Pressure Laminate Panels (45%) B-s2,d0, Glass (21%)

- 2) Brick slip from ground to the first floor



- 3) Side elevations are rockwool insulated render.



- 4) Front and rear entrance/exit to the building are made up of aluminium powder coated door and frame with double glazing.



- 5) Bin store located at the rear entrance to the building secured with a steel roller shutter.



- 6) Residents have access to balconies; balconies are constructed using cantilevered concrete slab as a base with glass and steel balustrades





- 7) Communal windows are double glazed units with a powder coated aluminium frame.



- 8) Telecoms equipment is stationed on the roof.



- 9) Dry riser inlet is located externally at the rear of the building.



- 10) Brick slips were seen to be coming away from the external envelope of the building on all four elevations exposing the rockwool insulation beneath,



- 11) Flat 22 on the rear elevation balcony contains a timber structure and netting.



## Section 7

## Means of Escape from Fire

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- 1) The site has a single staircase that provides a means of escape that is protected with the use of nominal FD30s doors



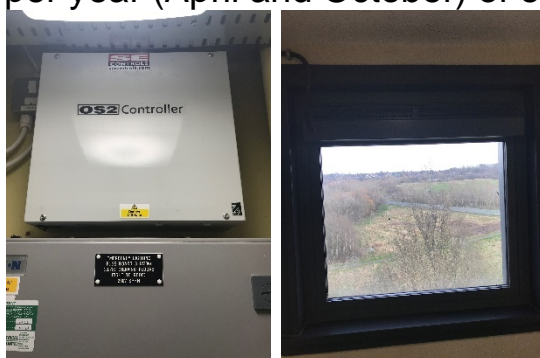
- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) Corridor access with dead ends do not exceed travel distances and are separated with the use of nominal full height timber FD30s doors.
- 4) The means of escape are protected to prevent the spread of fire and smoke with the use of nominal full height timber FD30s doors.



- 5) The communal landing / staircases are protected by use of FD30s fire doors with vision panels.
- 6) 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).
- 7) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



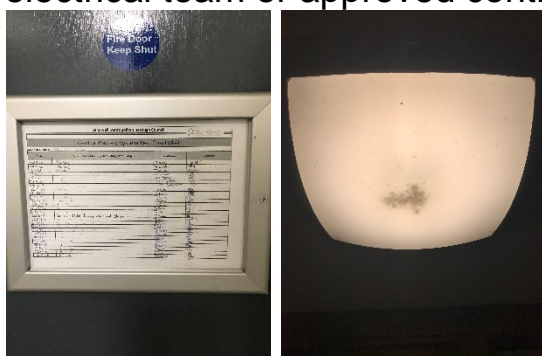
- 9) Automatic smoke ventilation is employed. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks are twice per year (April and October) of each calendar year.



- 10) The bin chute is located within the flat entrance lobby, the bin chute has been separated from the protected stair and lift lobby with the use of nominal full height timber doors and is positioned so it faces away from the flats



- 11) Communal windows can only be opened by operating the automatic smoke vents.
- 12) Communal areas should be 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
- 13) 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.





- 14) Dry risers are exposed within the communal flat entrance lobby.



- 15) Service cupboards on the ground floor and roof space are nominal FD60s timber doors secured with type 54 suited mortice locks, doors from the 1<sup>st</sup> floor up are nominal FD30s secured with type 54 suited mortice locks.

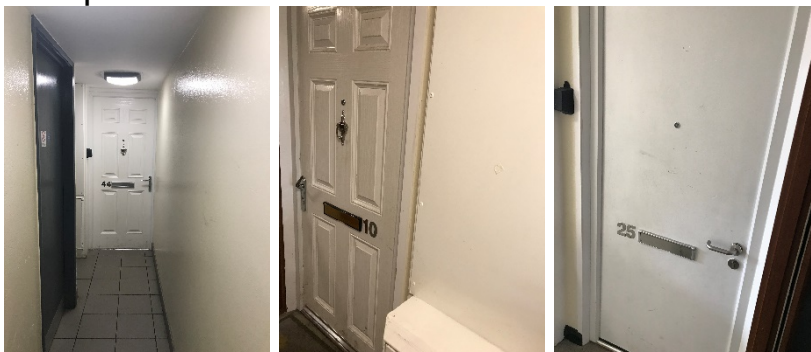


- 16) Electric meter cupboards are fibreglass modular units fitted with budget locks, located outside each property on the communal landing.



- 17) The surface coatings to the communal areas are Class 0 rated.
- 18) 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.
-

- 19) Individual flat doors predominantly nominal FD30s composite door sets with intumescent strips and cold smoke seals with the exception to a few FD30S nominal timber door sets

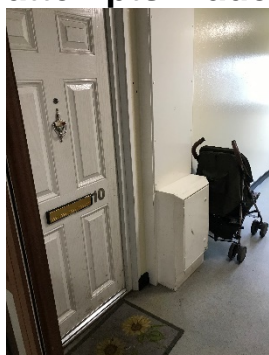


- 20) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents. Flats accessed 31, 32, 35, 37 and shown no signs of tampering.

- 21) **Damage to wall near the lift entrance lobby can leave door so that it can't close into frame due to the self-closer getting stuck in the wall.**



- 22) **3<sup>rd</sup> floor Pushchair left in communal area outside flat 10 attempts made to make contact while on site**



**23) Items left within the communal areas outside flat 28 attempts made to make contact while on site.**



*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

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- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's . 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 a minimum of an LD3 Standard.

Flat 31 – LD2, Hallway, Kitchen & Lounge

Flat 32 – LD2, Hallway, Kitchen & Lounge

Flat 35 – LD3, Hallway Only

Flat 37 - LD2, Hallway, Kitchen & Lounge

*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
- 4) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October) of each calendar year.



Section

9

Emergency Lighting

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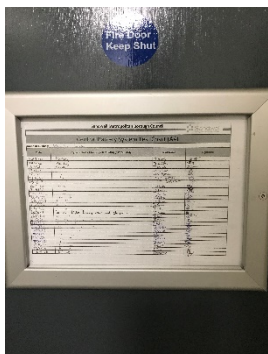
- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.



- 2) The central powered units are provided to the communal landings, stairs, and lift motor room.



- 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

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*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 around flats stairwells and lift shafts due to all doors being 30-minute fire resistant with intumescent strips and cold smoke seals, including those in 1-hour rated walls.
  - 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 communal fire doors are subject to a 12 week by the Fire Safety Rapid Response Team.
  - 5) All service cupboards to communal landings are lockable. Keys are held centrally unless containing resident's meters
  - 6) The fire stopping / compartmentation is subject to a 12-week by the Fire Safety Rapid Response Team
  - 7) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
  - 8) Individual flat doors are nominal FD30s composite construction with the exception to a few nominal timber doors.
  - 9) Access panels to stop taps are secured behind a conduit panel in the flat lobby.
-

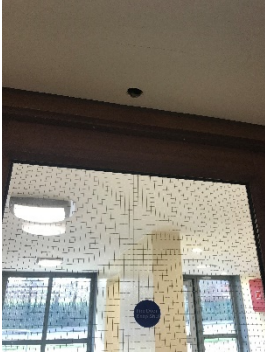




- 13) The use of foam was identified around door frames on the ground floor service cupboard nearest flat 43 this should be removed and enhanced in the next cyclical checks at the block.



- 14) Hole in ceiling within the lift lobby





Section

11

Fire Fighting Equipment

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- 1) The dry riser inlet cabinet is located on the rear elevation to the left-hand side of the bin room and rear entrance / exit, secured with a firefighter's suited bridge padlock.



- 2) There is a dry riser that serves the building. The outlets are exposed and located on the communal landing of each floor. Each exposed valve is secured with a cable tie. The caretakers check the cable tie is intact as part of their weekday inspections.



- 3) The dry riser is checked regularly as part of the Caretakers duties.
  - 4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
  - 5) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year.
-

- 6) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly

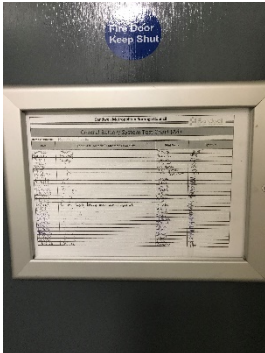


- 7) Currently there is no fire suppression systems installed within the flats however a planned programme is in place to install sprinklers to all high-rise residential Stock controlled by Sandwell council.

Section  
**12**

## Fire Signage

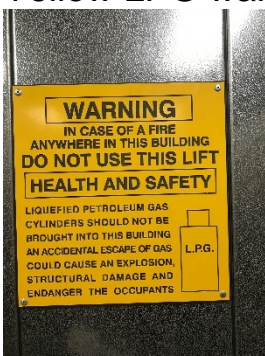
- 1) All fire doors display “Fire Door Keep Shut” where appropriate.




- 2) Fire Action Notices are displayed throughout the building.



- 3) Yellow LPG warning signs are displayed within the lift cars.



- 4) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



Kynaston House		
10th	Floor.....	38 - 41
9th	Floor.....	34 - 37
8th	Floor.....	30 - 33
7th	Floor.....	26 - 29
6th	Floor.....	22 - 25
5th	Floor.....	18 - 21
4th	Floor.....	14 - 17
3rd	Floor.....	10 - 13
2nd	Floor.....	6 - 9
1st	Floor.....	2 - 5
Ground	Floor.....	Flats 1, 42 - 44

- 5) Wayfinding Signage depicting floor level and flat numbers are fitted to the wall adjacent to lift. They meet the requirements set out in the Fire Safety (England) Regulations 2022



- 6) Wayfinding Signage depicting floor level and flat numbers are fitted to wall of each floor on the communal staircase(s). They meet the requirements set out in the Fire Safety (England) Regulations 2022



- 7) Directional signage has been utilised within the means of escape



## 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) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Building safety and evacuation notices are displayed in common areas and lift cars.
- 8) Information regarding use of fire doors is provided to residents



- 9) Information regarding the Stay Put unless fire evacuation strategy is provided to residents



- 10) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.



- 11) Access could not be gained to the PIB (Premise Information Box) due to a faulty lock, Gerda the supplier of the box has been notified and an engineer is to make an appointment to make necessary urgent repairs.

Hi Louise

I have raised this issue with our installers.

The engineering will be in touch with you to make an appointment.

Kind regards

Aneta

**Aneta Bowler**

Install & Sales Administrator

Email: [abowler@gerdasecurity.co.uk](mailto:abowler@gerdasecurity.co.uk) Ext: 01638 562284

DDI: 260

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IP28 7AS

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Section

14

Sources of Ignition

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- 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 February 2022 and is due in 2027.



- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal FD60S door on the ground floor and roof area with FD30s on all other floors.
-

- 6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. **The premise has no gas.**

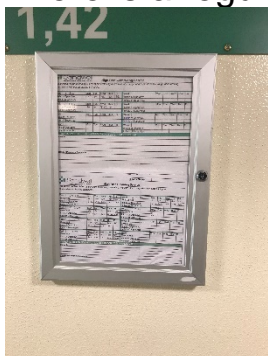
## Section 15

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### Waste Control

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



- 2) Refuse containers emptied regularly.
  - 3) Regular checks by Caretakers minimise risk of waste accumulation.
  - 4) 'Out of Hours' service in place to remove bulk items.
-

Section  
**16**

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## Control and Supervision of Contractors and Visitors

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- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
  - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
  - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
    - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
      - Health and Safety.
      - Site security.
      - Safety of working and impact on children/school business.
      - Fire risk, if any.
      - Site Emergency Plan.
    - b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
    - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
    - d) Final Contractor review on completion of works undertaken.
-

Section  
**17**

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## Arson Prevention

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- 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) No CCTV systems installed within the block.
  - 4) There is no current evidence of arson.
  - 5) The perimeter of the premises is well illuminated.
  - 6) There has been one fire incident where WMFS attended in 2020. No persons were injured and was contained to the room of origin (Kitchen). Fire was due to food left cooking in the kitchen. Actions implemented were the addition of heat detection in the kitchen and smoke detection within the living room. New Front door was also issued at the time.
-

Section  
**18**

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## Storage Arrangements

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- 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

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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

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# Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:

Kynaston House

Date of Action Plan:

12/03/2024

Review Date:




<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/11	Flat 22 Remove Timber construction and netting		P3	3-6 Months Housing Manager	

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Fire Risk Assessment – Kynaston House

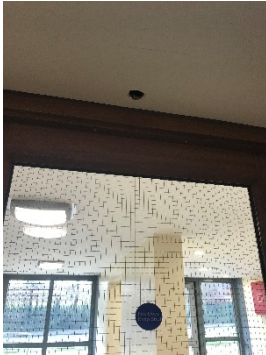
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07/21	Repair damage to wall in ground floor lobby area and fire stop appropriately		P2	1-3 Months Fire Rapid response	
07/22	3 <sup>rd</sup> floor flat 10 Remove pushchair from communal landing		P2	1-3 Months Housing Manager	
07/23	Flat 28 Remove items left in communal area		P2	1-3 months Housing Manager	

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Fire Risk Assessment – Kynaston House

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10/14	Fire Stoop Hole in ceiling within communal lift lobby nearest flat 1		P2	1-3 Months Fire Rapid Response	
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When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

**Observations**

The Premise was originally built using a LPS system measures have been put in place to reduce any potential risks including reinforcing the building removing the use of gas from the building and measures are being implemented to have an external wall survey conducted.





Fire Risk Assessment – Kynaston House

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Brick slips were seen to be coming away from the external envelope of the building on all four elevations exposing the rockwool insulation beneath measures are being implemented to make patchwork repairs.	This has been actioned. It has been sent to contractor Tyra to make good the defects
The use of foam was identified around door frames on the ground floor service cupboard this should be removed and enhanced in the next cyclical checks at the block that are completed every 12 weeks.	This has been passed to the inhouse Fire Rapid Response Team to be completed before end of March 2024.
Access could not be gained to the PIB (Premise Information Box) due to a faulty lock, Gerda the supplier of the box has been notified and an engineer is to make an appointment to make necessary urgent repairs.	

**Signed**

	Fire Risk Assessor	Date: 12/3/2024
	Quality Assurance Check	Date: 12/3/2024

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## Fire Risk Assessment – Kynaston House

Term	Explanation
Property Address	Specific Property to which survey relates.
Surveyed by	Relates to P402 trained surveyor.
Action taken on Project	Record what action may have been undertaken to the Asbestos in question. E.g. Nothing, Repair, replace, Manage.
Type of Work to be undertaken	Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken.
ACM	Asbestos Containing Material.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.
Bulk Sample	Sample of potential ACM that is representative of the whole.
Request Sample	The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting.
Awaiting Results	If no results have been detailed then you must not work on these items until you receive further confirmation.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.
Labels	Materials will be labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labeled as "Asbestos" where practical. All sampled materials will be labelled with an "Asbestos Sampled" label.

Term	Explanation
Photo's	These will usually be provided for the front elevation of the property to aid identification.
Sampled by	P402 trained surveyor.
Checked by	P402 trained surveyor who checks report prior to issuing.
Survey Report Type	Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken.
Refurbishment Survey	HSG 264 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment which may include: New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. Anyone using this report to support building works being undertaken to the property should ensure that the report is sufficient for the purposes of the building work being undertaken. The reader should be confident that the areas that are to be disturbed by the proposed work are included.
Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
Refurb & Management Survey	Both Survey Report Types are ticked! due to works identified at survey stage the surveyor has completed Refurbishment Survey for the works required & may have undertaken a management survey on remaining areas of the property. The report should not be used for works outside the scope stated, unless the reader assures themselves that it is suitable & sufficient.
Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
Photo's	Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary.