

Fire Risk Assessment

Russell House



**Holyhead Road,
Wednesbury, WS10 7BA**

Date Completed: 26/11/2024.

Review Period: 12 months.

Officer: A. Smith Fire Risk Assessor

Checked By: L. Conway Fire Risk Assessor

Current Risk Rating = Tolerable

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 – Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service Risk Rating of Block	

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 type 1 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.

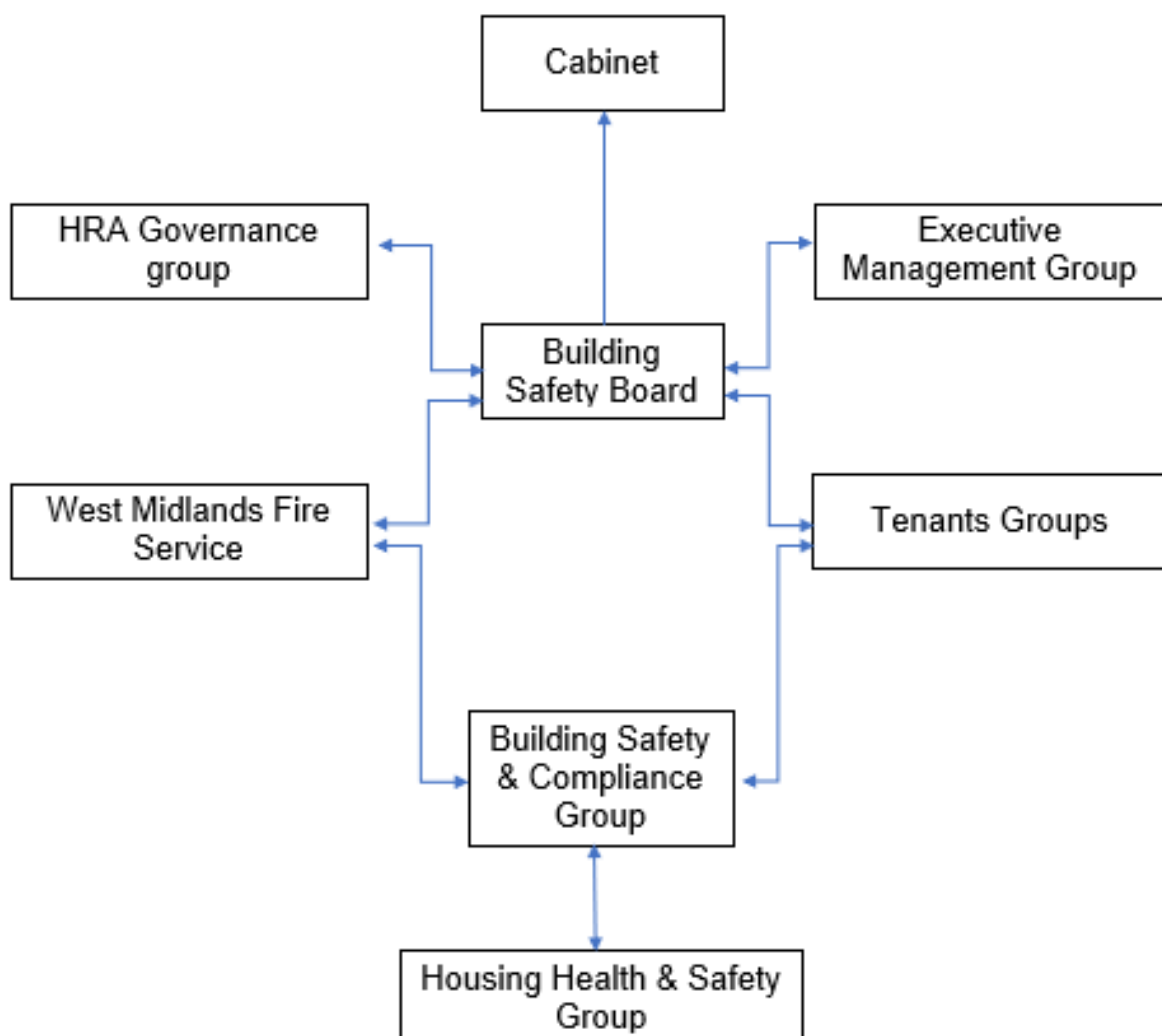
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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.

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
Section 6	<p>External Envelope Brickwork to 1st floor - Ibstock Rockshield brick slips. Unknown Insulation rating.</p> <p>Above first floor, gable walls have insulated EWI mineral wool render (Fire Classification A2)</p> <p>The front and rear façade has high density Bauclad laminate board panels (Fire Classification B-s2, d0) with rockwool render.</p>	<p>Tolerable</p>

<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There is 1 protected staircase that provides a suitable means of escape.</p> <p>All communal doors along the means of escape are self-closing nominal fire doors with combined intumescent strips / cold smoke seals & vision panels.</p> <p>There are 4 final exit doors.</p> <p>Flat entrance door 55 requires a self-closing device.</p>	<p>Tolerable</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within flats is installed to LD2 standard with smoke detectors to the hall / lounge and a heat detector within the kitchen.</p> <p>Automatic opening vents are installed to the stairwell and corridors.</p> <p>Communal alarm conflicts with Stay Put Unless policy.</p>	<p>Tolerable</p>
<p>Section 9</p>	<p>Emergency Lighting</p> <p>The premises has sufficient emergency / escape lighting system.</p>	<p>Trivial</p>
<p>Section 10</p>	<p>Compartmentation</p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance.</p> <p>All doors are 30-minute nominal fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p>	<p>Trivial</p>

<p>Section 11</p>	<p>Fire Fighting Equipment</p> <p>The dry riser serves all floors.</p> <p>There is a C02 fire extinguisher within the lift motor room.</p> <p>There is a deluge system in the bin store.</p> <p>There is a sprinkler system in the scooter room.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguishers annually.</p>	<p>Trivial</p>
<p>Section 12</p>	<p>Fire Signage</p> <p>Sufficient signage is displayed throughout the building.</p>	<p>Trivial</p>
<p>Section 13</p>	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
<p>Section 14</p>	<p>Sources of Ignition</p> <p>The fixed electric tests should be carried out every 5 years. Awaiting certification for test conducted November 24.</p>	<p>Trivial</p>
<p>Section 15</p>	<p>Waste Control</p> <p>Regular checks by Caretakers minimise risk of waste accumulation.</p> <p>Refuse containers are secured within the bin store.</p>	<p>Trivial</p>

Section 16	<p>Control and Supervision of Contractors and Visitors</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention</p> <p>A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p>	Trivial
Section 18	<p>Storage Arrangements</p> <p>Residents instructed not to bring L.P.G cylinders into block.</p>	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 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 nominal 30-minute fire doors with intumescent strips and cold smoke seals to flat entrances, communal doors and service cupboards, combined with suitable smoke detection to LD2 standard within flats, automatic smoke ventilation system to the head of the staircase and corridors and a Stay Put – Unless policy.

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.

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 to be kept.
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 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.

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

Executive Director of Place

Alan Lunt

Assistant Director Asset Management and Improvement

Sarah Ager

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Adrian Jones

Anthony Smith

Carl Hill

Louis Conway

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Housing Office Manager

Rushpal Dhaliwal

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

Russell House
Holyhead Road
Wednesbury
WS10 7BA

Description of the Property

The large panel high-rise block was constructed in 1968. The block consists of 11 storeys (inclusive of the ground floor).

Each of the floors from the first floor upwards contains 8 number dwellings. The ground floor only has 1 number dwelling.



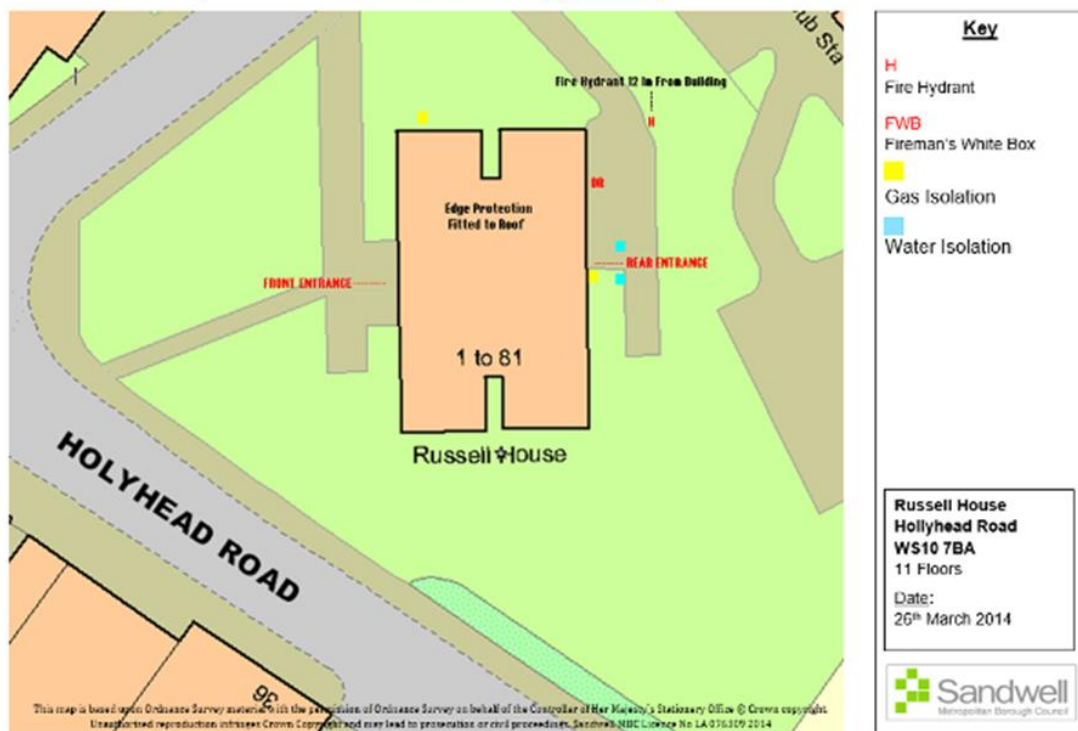
Russell House	
10th Floor	74 - 81
9th Floor	66 - 73
8th Floor	58 - 65
7th Floor	50 - 57
6th Floor	42 - 49
5th Floor	34 - 41
4th Floor	26 - 33
3rd Floor	18 - 25
2nd Floor	10 - 17
1st Floor	2 - 9
Grnd Floor	1

The block has a main entrance to the front elevation, a side exit and a further exit located on the rear elevation. The community room has a further final exit. Both front, side and rear entrances have door entry system with a fob reader installed.

The fire fighters' white box is located to the right-hand side of the front main entrance. The box contains the keys for the building.



The gas risers have been de-commissioned by Cadent, so there is no live gas supply in the block. The location of service isolation points for electricity and water are detailed on a plan located in the fire fighters white box.



There are two separate lift cars that serve alternate floors. The capacity for each lift is 8 persons or 630kg. However, both lifts serve the 9th floor and access to the 10th floor is via a staircase.



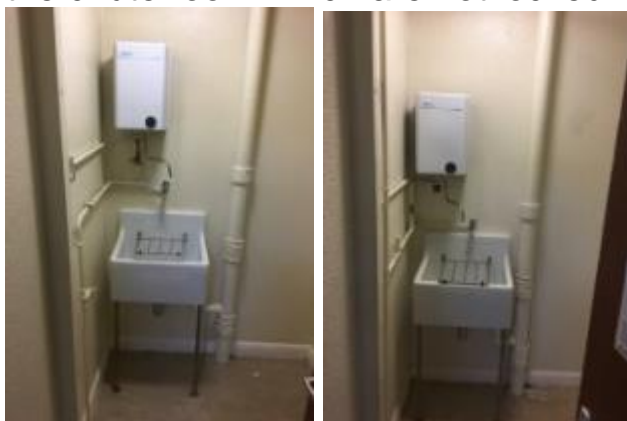
Access to the motor room is obtained via a metal gate leading from 10th floor.



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



There are cleaner's facilities located on the 10th and the 5th floors within the chute room which are not locked.



On the ground floor there is a Caretakers office, stores, scooter room and incoming electrical mains room secured with a type 54 suited mortice lock.

There is a communal lounge, toilet and laundry accessed via a fob also located on the ground floor.

There is no gas installation within this premise.

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

The enforcing authority is West Midlands Fire Service.

High/Low Rise	High Rise
Number of Floors	11
Date of Construction	1968
Construction Type	Wates
Last Refurbished	2012
External Cladding	Brickwork to 1 st floor - Ibstock Rocksheid brick slips Above first floor, gable walls have insulated EWI mineral wool render (Fire Classification A2) The front and rear façade has high density Bauclad laminate board panels (Fire Classification B-s2, d0)
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	Yes
Refuse Chute	Yes
Access to Roof	Access via steel gate (top floor landing) leading up a flight of stairs. A full height steel door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	Yes

Persons at Risk

Residents / Occupants of 81 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)

The main entrance to the front elevation has a door entry system with a fob reader installed. The front elevation also has a firefighter override by use of a drop latch key. The entrance to the rear and side elevation is accessed by the installed fob reader.



There is a Secure Premise Information Box (PIB) located in the ground floor entrance. 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 (PEEP).



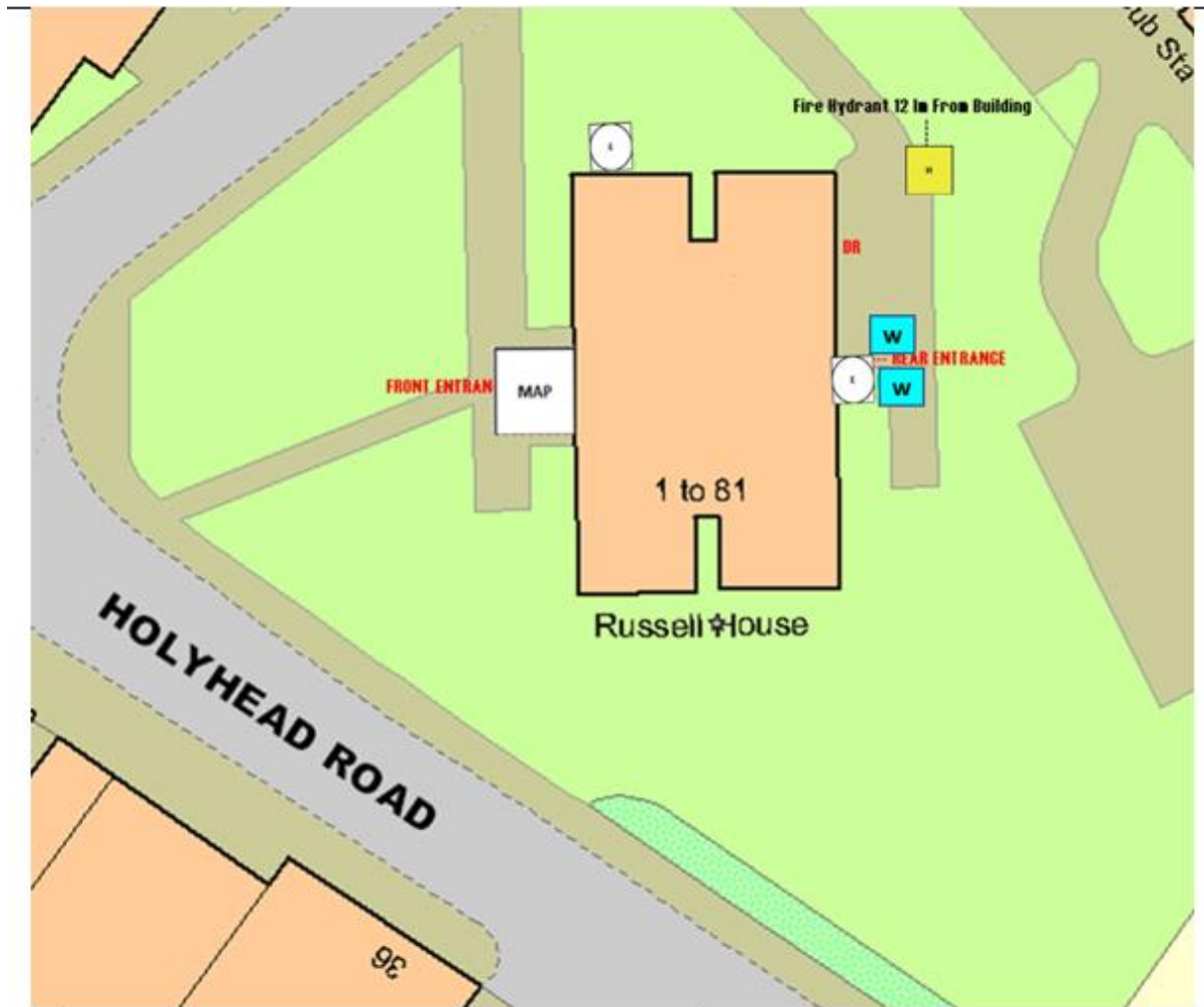
All floors apart from the 10th floor are served with one of two lift cars and one staircase.



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.

Orientation Plan



On arrival Information (for WMFS)

Address: Russell House, Holyhead Rd, Wednesbury, WS10 7BB		Survey date: 18/01/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, depth and height			
Construction	Concrete/ brick construction with high density laminate board, Rockwool insulated render-brick cladding and Powder Coated Aluminium window frames last refurbished 2012		
Number of floors	11 including ground floor, excluding roof		
Layout	The block has a main entrance to the front elevation, a side exit and a further exit located on the rear elevation. Ground floor consists of 1 flat, 2 void rooms refuse area, store cupboards, electric scooter storage communal room, electrical room, and a ware office. Floors 3, 4, 5, 6, 7 and 10 consist of 8 flats per floor. Floors 1, 8 & 9 consist of 7 flats. 2 nd floor consists of 6 flats and ground floor has 1 flat. Building has 1 staircase located in the centre of the building and 2 lift cars serving alternate floors. All communal areas protected with FD30s doors providing good compartmentation		
Lifts	There are two separate lift cars that serve alternate floors. The capacity for each lift is 8 persons or 630kg. However, both lifts serve the 9th floor and access to the 10 th floor is via a staircase		
Types of entrance doors	Russell Doors FD30s		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber fire doors		
Common voids	2 common voids on the ground floor		
Access to roof/ service rooms	Access to the motor room is obtained via a metal gate leading from 10 th floor. Once through the metal gate, access to both the motor room and the roof area can be gained via the full height doors, both fitted with a 54-type mortice lock		
Occupants	Approx.152 based on the average of 2 occupants per flat (76 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	There is a communal fire alarm system installed, linked to a self-contained system in each flat, the main control panel located in the lobby entrance		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant is located 12m from the building fire hydrant and water isolation points located on the orientation plan.		
Fire mains	The dry riser inlet cabinet is located to the rear elevation to the right-hand side of the rear entrance / exit, secured with a fire fighter suited bridge padlock. exposed outlets on the landing of each floor		
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift A Firefighter control switch is located within the ground floor lobby as well as a central staircase protected by FD30s doors.		
Smoke control vents	Automatic smoke ventilation is employed. There are master reset key switches located on both the top floor and ground floor lobby.		
Sprinkler system	An independent AQ3000 sprinkler system is provided to protect the scooter room and is connected to the fire alarm. A sprinkler system is provided to the bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	Asbestos is present in the following locations - COMMUNAL AREA CEILING, SEALED-PAINT, ROOF FAN DUCT CHRYSOTILE, LIFT MOTOR ROOM - LININGS TO DUCTSON EXTERNAL WALL CHRYSOTILE, ALL ELECTRIC METER CUPBOARDS FLOOR TILES CHRYSOTILE,		
SERVICES			
Electricity	Ground floor electrical cupboard located on the floor plan secured with a suited 54 mortice lock. Electric service cupboards located in the communal area on each floor of the block		
Gas	Gas isolation points located on the orientation plan.		

**Section
5**

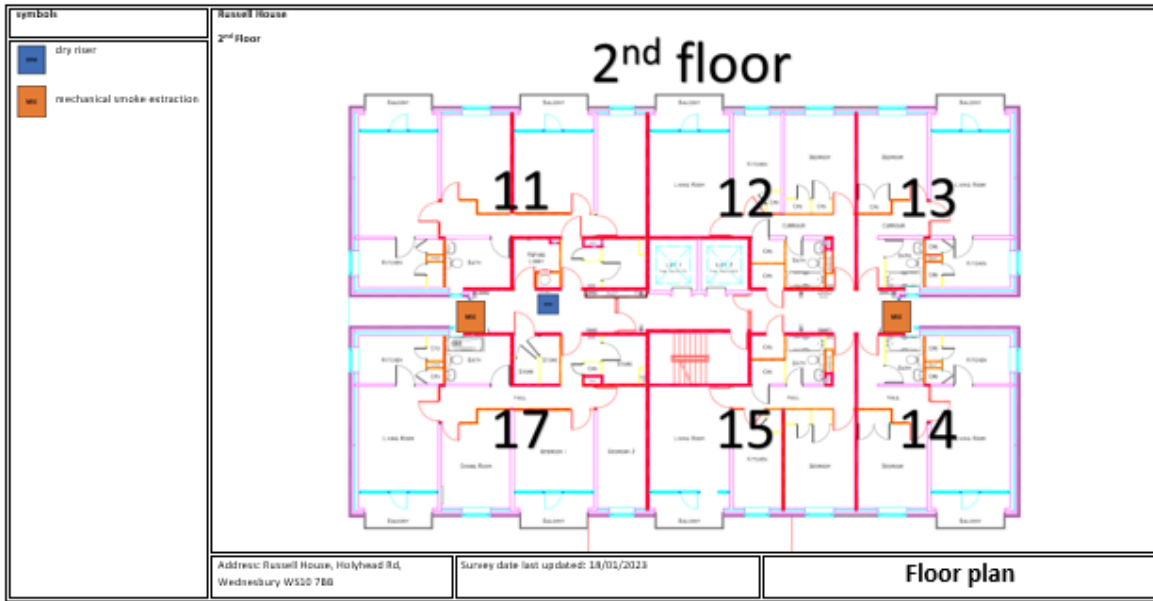
Building Plan

A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

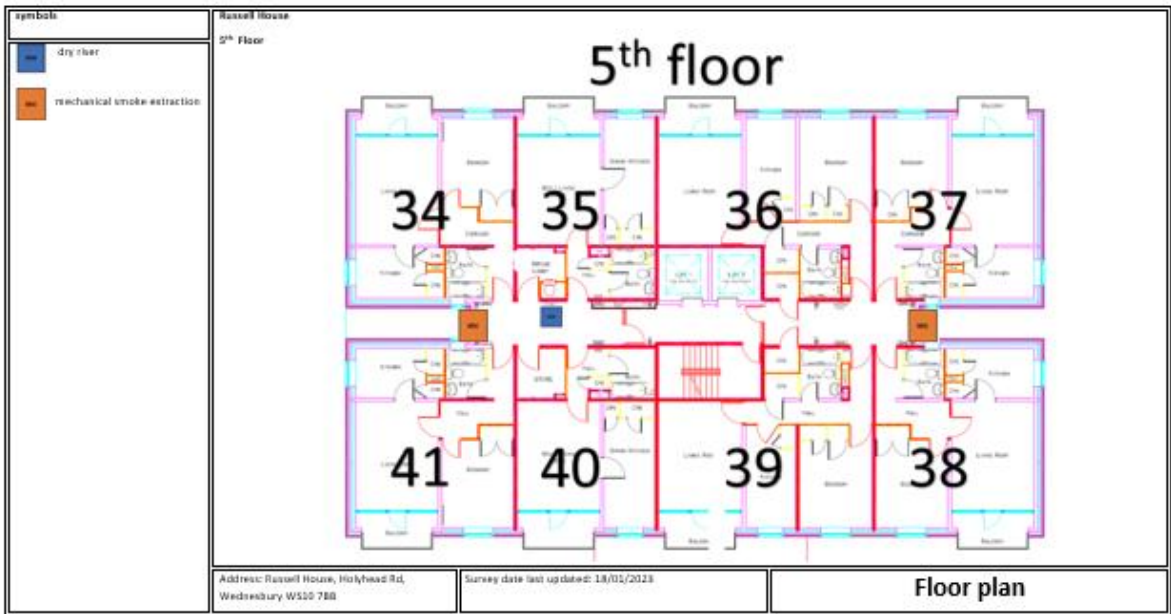
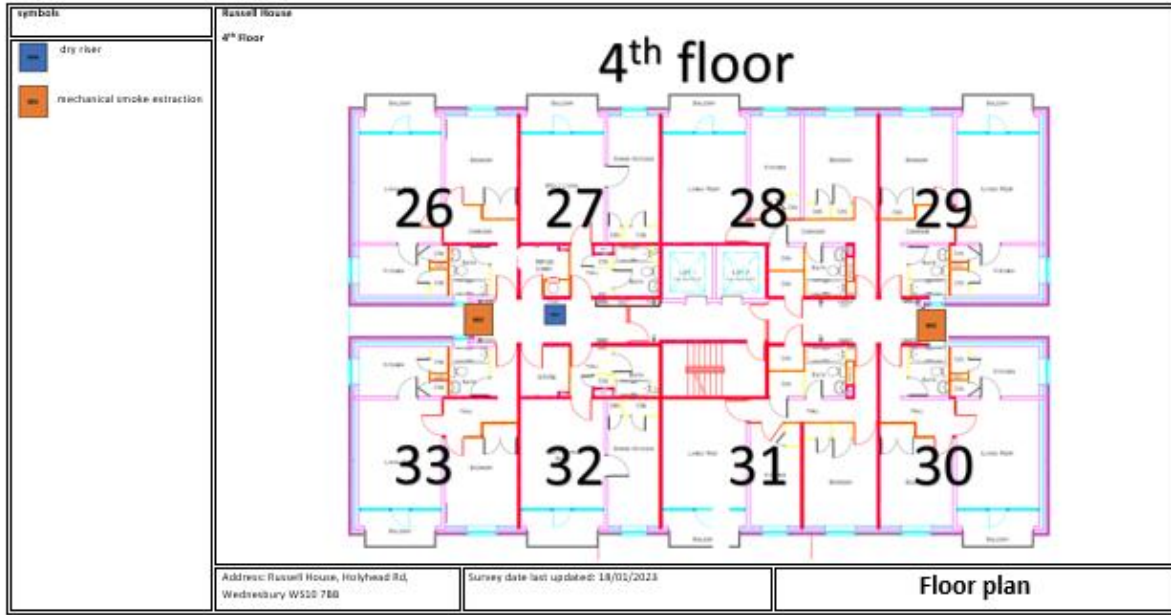
The plans have been shared with WMFS electronically via their portal.



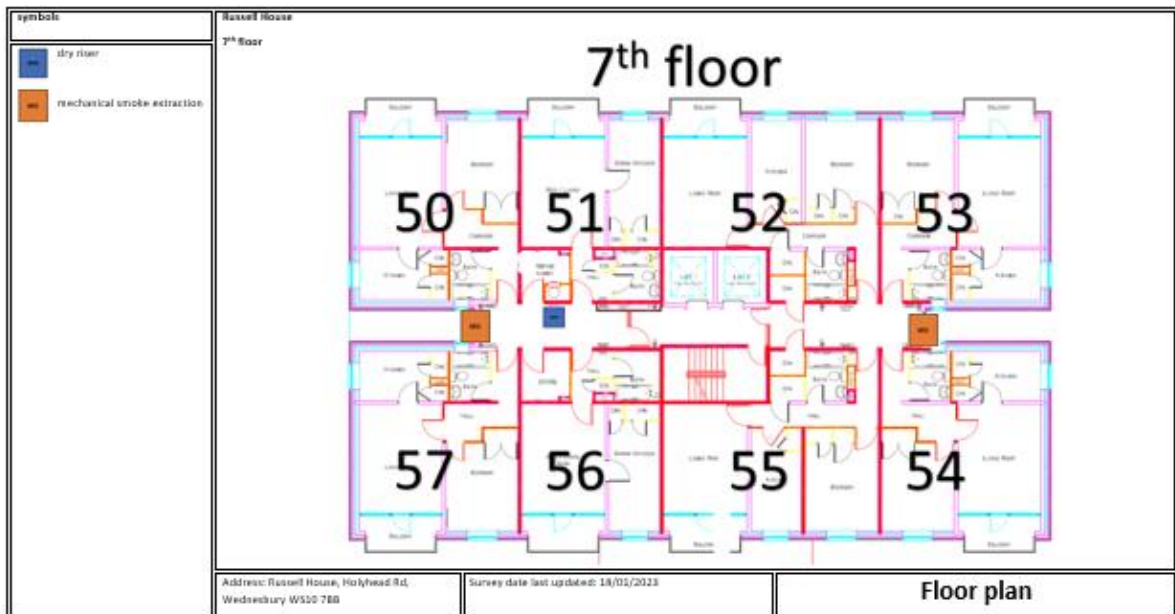
Fire Risk Assessment



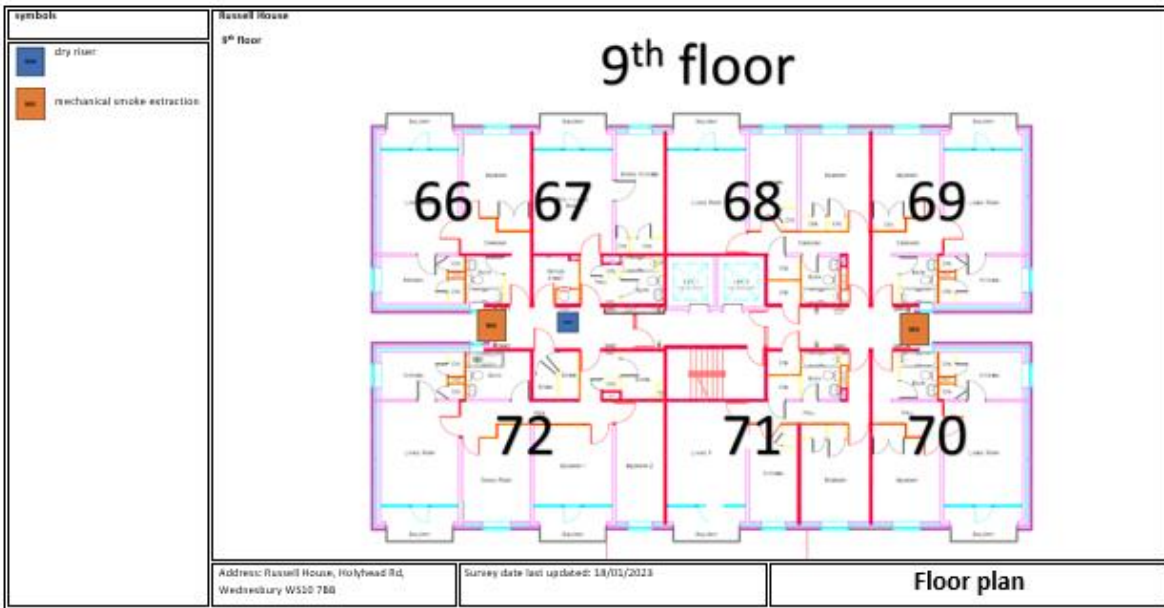
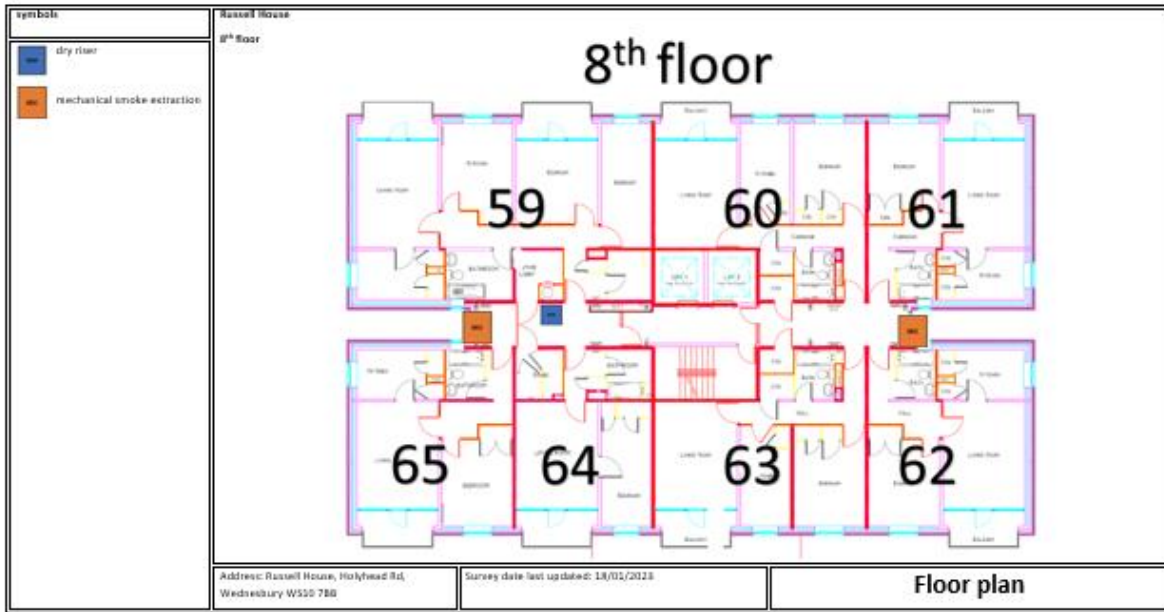
Fire Risk Assessment



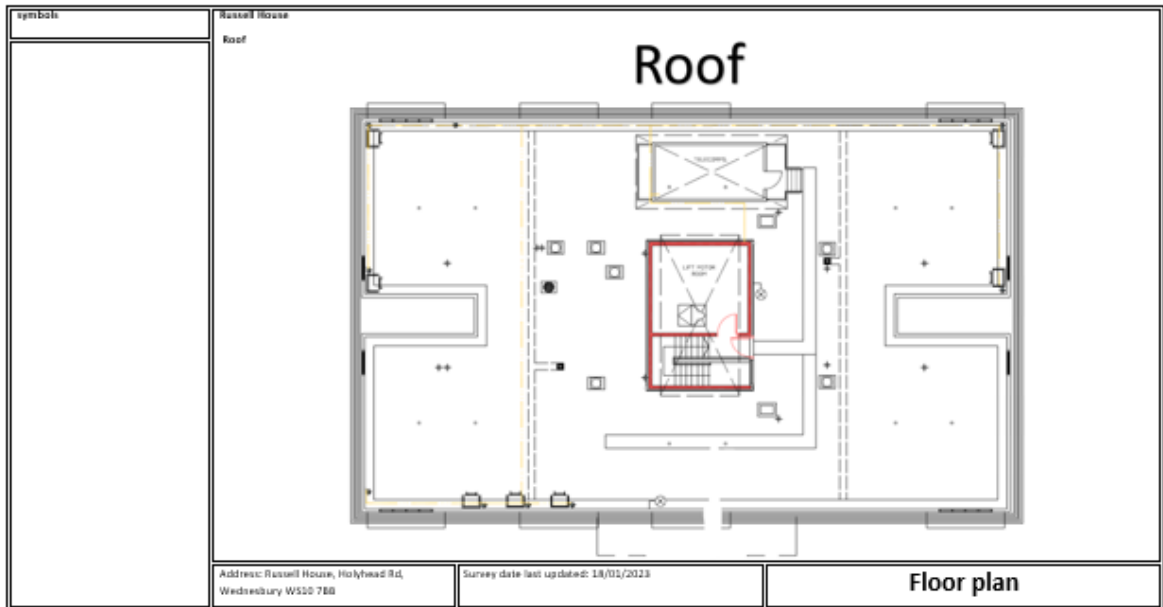
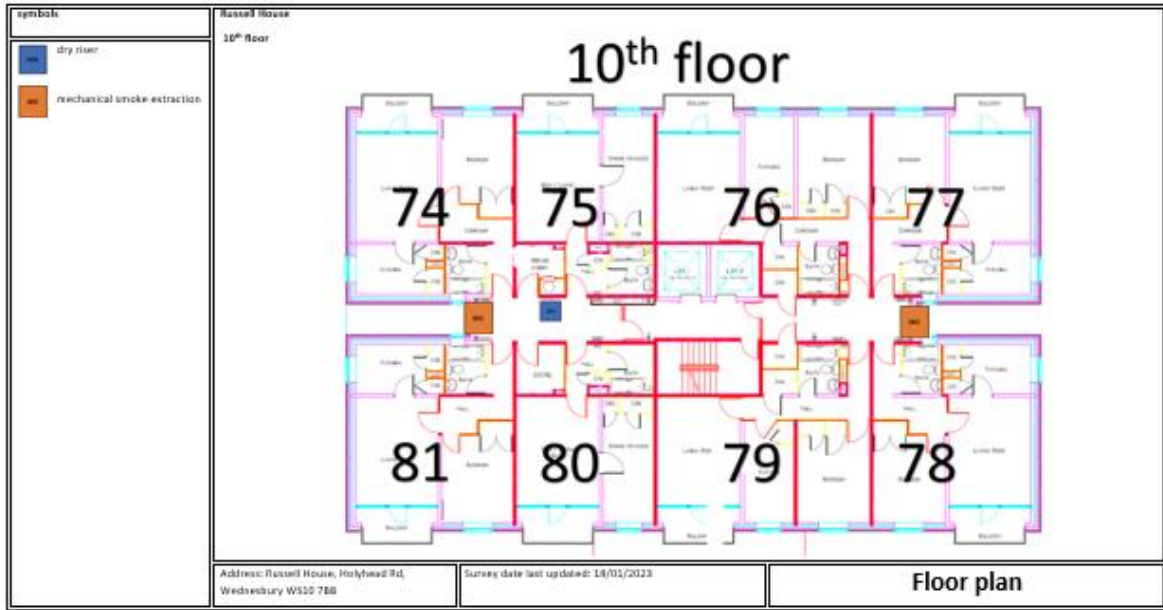
Fire Risk Assessment



Fire Risk Assessment



Fire Risk Assessment



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.

With regard to the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

Below is a breakdown of the materials used and whether these or their combination or application present an acceptable level of fire risk.

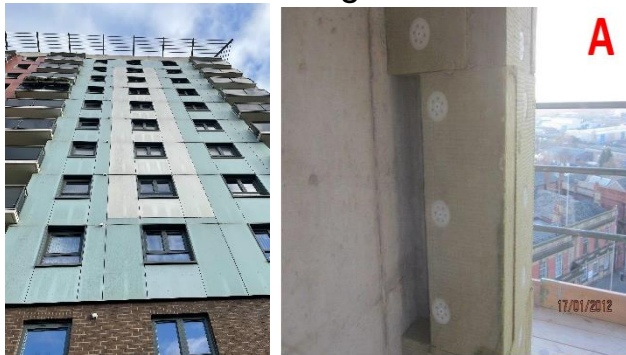
- 1) Russell House has 3 separate areas of cladding consisting of:
Brick, Render and High-Pressure Laminate Panel
 - Ibstock Rock shield brick slips at ground floor. PIR/PUR insulation (Class Unknown) (Ground floor only) noted behind brick slips. See observation Section.



- Rockwool Insulated Render to gable walls. Fire Classification A2. Please see historic photo A taken 17/01/2012 indicating rockwool insulation behind.



- High Pressure Laminate Panel. Front and rear façade. Fire classification B-S2, D0. Please see historic photo A taken 17/01/2012 indicating rockwool insulation behind.



2) All windows are double glazed units housed in aluminium frames.



Section

7

Means of Escape from Fire

- 1) The site has a single staircase, of width 1050mm, that provides a means of escape.



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



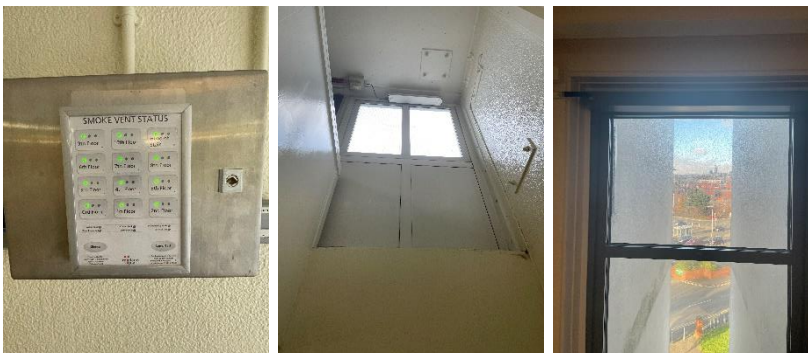
- 3) The means of escape are protected to prevent the spread of fire and smoke.
- 4) The communal landing / staircases are protected by use of self-closing 44mm nominal timber 30-minute fire doors with vision panels & intumescent strips / cold smoke seals.



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



- 8) 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 is twice per year (April and October) of each calendar year. The chute room has natural louvre vent / screen. Communal windows can only be opened with the use of a key or by operating the automatic smoke vents.



- 9) There are master reset key switches located on both the top floor and ground floor lobby.
-

- 10) Communal areas are kept free of flammable items. The communal areas are checked on a daily 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.
- 11) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or contractor.



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



- 13) Communal The surface coatings to the communal areas are Class 0 rated (TORREX).
- 14) The building has sufficient passive controls that provides effective compartmentation that will support a Stay Put Unless evacuation strategy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.
-

- 15) Dry riser outlets on lobbies are not housed in service cupboards but deliveries are secured by cable tie.



- 16) Service cupboards located within the corridors are 44mm nominal fire doors with intumescent strips and cold smoke seals secured with type 54 suited mortice locks. Service cupboards are FD30s rated. *Please note the newly constructed service cupboards (done as part of the 2012 refurbishment are constructed from timber studding, plywood overlaid with 9mm Supalux. The plywood has been used to support all the internal fixtures, as Supalux is, by nature, quite brittle.*



- 17) A small number of plants and pots etc. are being placed on communal landing window cills. These do not constitute a trip hazard and do not create a fire risk.
- 18) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them, or they are asked to leave by the emergency services.

19) Individual flat doors are timber nominal 30-minute fire doors with intumescent strips, cold smoke seals and self-closing devices. Composite Doors were noted to flats: 71, 29, 23 and 1.



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 etc. Flats accessed were: 79, 77, 76,75 and 55.

a) Flat 55 – Self closing device to be fitted.

Further Information can be found below from updated door schedule:

Russell House 1-81 (o)	Russell House 1-81 (o);Holyhead Road;Wednesbury;West Midlands;		
Russell House 1-81 (O)	1 Russell House;Holyhead Road;Wednesbury;We	IG Doors	Glazed
Russell House 1-81 (O)	2 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	3 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	4 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	5 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	6 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	7 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	8 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	11 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	12 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	13 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	14 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	15 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	17 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	18 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	19 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	20 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	21 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	22 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	23 Russell House;Holyhead Road;Wednesbury;Wi	Permadoor	Not glazed
Russell House 1-81 (O)	24 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	25 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	26 Russell House;Holyhead Road;Wednesbury;Wi	Hurst	Not glazed
Russell House 1-81 (O)	27 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	28 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	29 Russell House;Holyhead Road;Wednesbury;Wi	Composite door	Not glazed
Russell House 1-81 (O)	30 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	31 Russell House;Holyhead Road;Wednesbury;We	Russell Doors	Not glazed
Russell House 1-81 (O)	32 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	33 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	34 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	35 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed
Russell House 1-81 (O)	36 Russell House;Holyhead Road;Wednesbury;Wi	Russell Doors	Not glazed

Fire Risk Assessment

Russell House 1-81 (O)	DW25460001	37 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	38 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	39 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	40 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	41 Russell House;Holyhead Road;Wednesbury;¹	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	42 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	43 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	44 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	45 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	46 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	47 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	48 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	49 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	50 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	51 Russell House;Holyhead Road;Wednesbury;¹	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	52 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	53 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	54 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	55 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	56 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	57 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	58 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	59 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	60 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	61 Russell House;Holyhead Road;Wednesbury;¹	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	62 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	63 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	64 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	65 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	66 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	67 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	68 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	69 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	70 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	71 Russell House;Holyhead Road;Wednesbury;¹	Nationwide	Not glazed
Russell House 1-81 (O)	DW25460001	72 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	73 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	74 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	75 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	76 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	77 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	78 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	79 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	80 Russell House;Holyhead Road;Wednesbury;	Russell Doors	Not glazed
Russell House 1-81 (O)	DW25460001	81 Russell House;Holyhead Road;Wednesbury;¹	Russell Doors	Not glazed

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) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within residents' flats are installed to an LD2 Standard.

Flat 79 – Detector in hall, Detector in lounge, kitchen (Heat)LD2

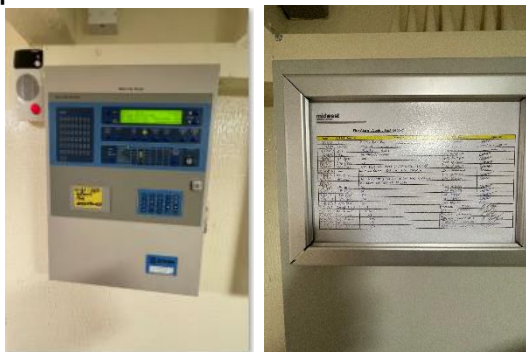
Flat 77 – Detector in hall, Detector in lounge, kitchen (Heat)LD2

Flat 76 – Detector in hall, Detector in lounge, kitchen (Heat) LD2

Flat 75 – Detector in hall, Detector in lounge, kitchen (Heat) LD2

Flat 55 – Detector in hall, Detector in lounge, kitchen (Heat) LD2

2) There is a communal fire alarm system installed, linked to a self-contained system in each flat monitored via Community Alarms. Alarm panel in lift lobby. Sounders and Break glass call points located on each floor. The system is subjected to a cyclical test in accordance with BS 5839. This system conflicts with the STAY PUT UNLESS policy and should be reviewed and the silencing of the sounders considered. This issue was raised during the previous risk assessment and deemed acceptable. Consideration should be given to providing detection to the community room and laundry. **The fire risk assessor is raising this again and noted in the action plan.** Email sent to the electrical engineers as appears weekly fire alarm testing is not taking place.



LD1 all rooms except wet rooms

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

LD3 Hallway only

- 3) The main control panel is located within the lift lobby area. At the time of the fire risk assessment the panel was showing a fault, and this was reported to the electrical engineers.



- 4) There is also a repeater panel within the entrance lobby.



- 5) Break glass points are located on each floor adjacent to the stairs fire screen door throughout the premises. It should be noted that the obsolete break glass call points on the ground floor have been isolated and capped with a red blank. Sounders are also located on each floor level.



- 6) An independent AQ3000 sprinkler system is provided to protect the scooter room used for the storage and the charging of resident's mobility scooters that is located on the ground floor. The system is a wet pipe system and has been installed in accordance with BS9251:14 and is connected to the fire alarm.
-



Section 9

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs 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

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 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with 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 check by the Fire Safety Rapid Response Team.
 - 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.
-

Section

11

Fire Fighting Equipment

- 1) The dry riser inlet cabinet is located externally on the rear elevation.



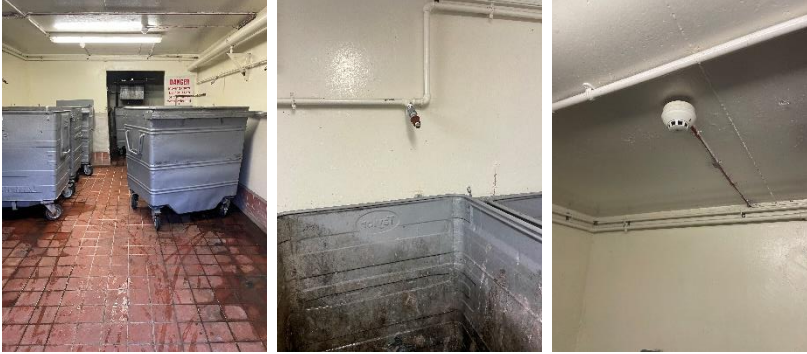
- 2) There is a dry riser that serves the building. The outlets are exposed and located on the communal lobby of each floor. Each exposed valve is secured with a cable tie.



- 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. Portable fire extinguisher (CO2) and a fire blanket are provided to the Caretakers Office. Portable fire extinguisher (CO2) is provided to the ground floor electrical intake room. Portable extinguisher (Water) to Communal Lounge. Portable extinguisher (CO2) to Laundry.
-

The frequency for the maintenance checks is once (October) of each calendar year.

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



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.



- 5) Wayfinding Signage depicting floor level and flat numbers are fitted to the corridor walls adjacent the lift.



- 6) Wayfinding Signage depicting floor level are fitted to wall of each floor on the communal staircase.



- 7) The fire escape routes do use directional fire signage.



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 are 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 Level 4 Diploma in Fire Safety.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Evacuation notices are displayed in common areas.



8) Information regarding use of fire doors is provided to residents.



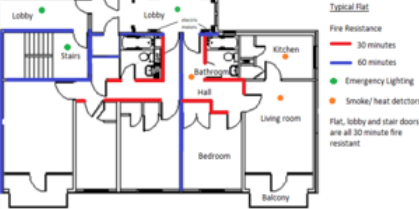



















9) Information regarding the Stay Put unless fire evacuation strategy is provided to residents.



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.

Fire Risk Assessment

BUILDING SAFETY INFORMATION		 RUSSELL HOUSE	FIRE SAFETY INFORMATION		
TO KEEP YOU SAFE WE DO THIS <small>(green background)</small>		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS <small>(blue background)</small>	SAVE LIVES, DON'T DO THIS <small>(red background)</small>		
	Mains electrical system is tested every 5 years	<p>FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE, IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE</p>  <p>THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <i>UNLESS</i> AFFECTED BY FIRE OR SMOKE.</p>		Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005	
	There is no Gas supply to this building			Stairs and corridors are escape routes and <u>must</u> be kept clear	
	Water supplies checked in line with water hygiene regulations			Emergency lighting comes on in the event of power failure and is checked monthly	
	There is 4 yearly check of the structural condition			Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance	
	An asbestos survey has been completed and available on request			Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS	
	This building has protection against lightning strikes. The system is checked annually			Smoke and heat detector/alarms are in resident's flats only	
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 <u>monthly</u> .			Smoke detectors in stairs are to open automatic vents and not to raise the alarm.	
	Cladding materials are Brick, High pressure laminate panels and render, both with Mineral Wool Insulation. All materials are class A1 limited combustibility. Class A & A1 are the accepted standards following Grenfell.	 <p>Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_milto@sandwell.gov.uk Abdulmonim_Khan@sandwell.gov.uk</p>	 <p>Sandwell FRAs</p>		Bin rooms have sprinkler protection activated by smoke alarms

Section
14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.

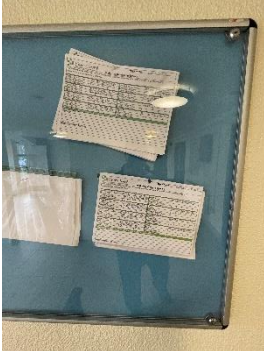


- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
 - 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
 - 4) The fixed electrical installation shall be tested every 5 years. The date of the last electrical test is November 2024 but awaiting certification.
 - 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal 44mm timber fire door with intumescent strip & cold smoke seal.
 - 6) There is lightning 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.
-

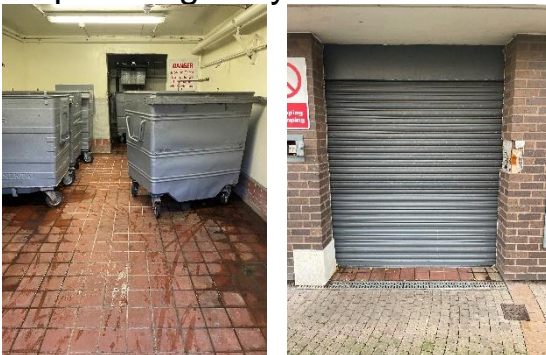
**Section
15**

Waste Control

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



- 2) Refuse containers are located in the bin store which is located at the rear of the building. Access is via a motorised roller shutter; key is stored in the firefighter's white box. All refuse containers 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) 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

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) CCTV is in operation that is monitored 365 days per year by the centralised CCTV control room located at the Sandwell MBC Operations and Development Centre, Roway Lane, Oldbury, B693ES.
 - 4) There is no current evidence of arson.
 - 5) The perimeter of the premises is well illuminated.
 - 6) 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)



- 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 - 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 Action Plan



Name of Premises or Location:


Russell House

Date of Action Plan:

29/11/2024

Review Date:


<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/20A	Self-closer required to flat entrance door 55.		P3	Fire Rapid Team 3-6 Months	

Fire Risk Assessment

8/2	Communal fire alarm should be removed as Russell house has a stay put unless policy.		P4	Electrical Engineers Exceeding 6 months under programmed works	
-----	--	--	----	--	--

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	
Foam insulation behind brick slips. Management aware of situation. Combustibility rating unknown. Rectification works presently being discussed and should provide for an "A" rated insulation.	
The Councils intent is to install sprinkler systems to all high-rise flatted accommodation. Priority should be given to this large panel building.	No Image

Fire Risk Assessment

As part of a future works programme consideration should be given to replacing the existing nominal timber flat entrance doors to certified self-closing FD 30s door sets.



Signed

<i>A. Smith</i>	Fire Risk Assessor	Date: 29/11/24
<i>Jenny</i>	Quality Assurance Check	Date: 06/12/2024



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

Name of property: Russell House

Updated: 18/10/2023

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
PEEPS	Refer to Secure Premise Information Box
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077). <i>Include survey</i>

Sample Locations	Property Address	1-81 Russell House, Holyhead Road, Wednesbury WS10 7BA						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labeled?	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								
COMMUNAL AREA CEILINGS	TEXTURED COATING		SEALED-PAINT	DS288	CHRYSOTILE	NO	NO	
COMMUNAL AREA WALLS	TEXTURED COATING		SEALED-PAINT	DS288	NONE DETECTED	NO	NO	
ROOF FAN DUCT	BOARD	-	UN-SEALED	DS6232	CHRYSOTILE	YES	NO	
LIFT MOTOR ROOM – LININGS TO DUCTSON EXTERNAL WALL	BOARD	-	UN-SEALED	DS6232	CHRYSOTILE	YES	NO	
ALL ELECTRIC METER CUPBOARDS FLOOR TILES	9" THERMOPLASTIC	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	
GALVANISED PIPE INSPECTION COVER IN GROUND FLOOR SHED AREA NEXT TO SIDE ENTRANCE	GASKET	-	UN-SEALED	DW315/001	NONE DETECTED	NO	NO	
REQUEST SAMPLE IF ANY ROOF DUCTS/ FANS ARE TO BE DISTURBED								
REQUEST SAMPLE WITHIN LIFT MOTOR ROOM WHEN HAVING TO DISTURB 2no BOXES FIXED TO BACK WALL								
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			
FLOOR SLABS	CONCRETE	ALL BOTTOM TRANSOMS TO ELECTRIC CUPBOARDS ON LANDING AREA	SUPALUX	LAUNDRY AREA BACK PANEL TO WALL VENT AT FLOOR LEVEL	PLYWOOD			
WALLS	BRICK, BLOCK AND CONCRETE	REFUGE SHUT ROOMS PIPE RUNNING VERTICAL	STEEL	ELECTRICAL SERVICES ROOM BOXING VERTICAL TO WALL	M.D.F			
WALLS	PLASTER FINISH	COMMUNITY ROOM BOXING AT FLOOR LEVEL	PLYWOOD AND M.D.F	CARETAKERS CLOAKROOM PANEL AT CEILING HEIGHT	SUPALUX			
10 TH FL BOXING VERTICAL TO WALL SIDE OF ELECTRIC CUPBOARD	SUPALUX	COMMUNITY ROOM BOXING BULK HEAD	PLASTERBOARD	BOXING NEXT TO FIRE ALARM SYSTEM VERTICAL TO WALL	SUPALUX			
ALL FLOOR BOXING VERTICAL TO WALLS ABOVE ELECTRIC METER OVERBOX	PLYWOOD	LAUNDRY AREA BOXING AT FLOOR LEVEL	PLASTIC					