

Fire Risk Assessment

Neale House



**Glover Street,
West Bromwich, B70 6DZ**

Date Completed: 9TH January 2024

Review Period: 12 months

Officer: A. Smith **Fire Risk Assessor**

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

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 – Level 2 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”*.

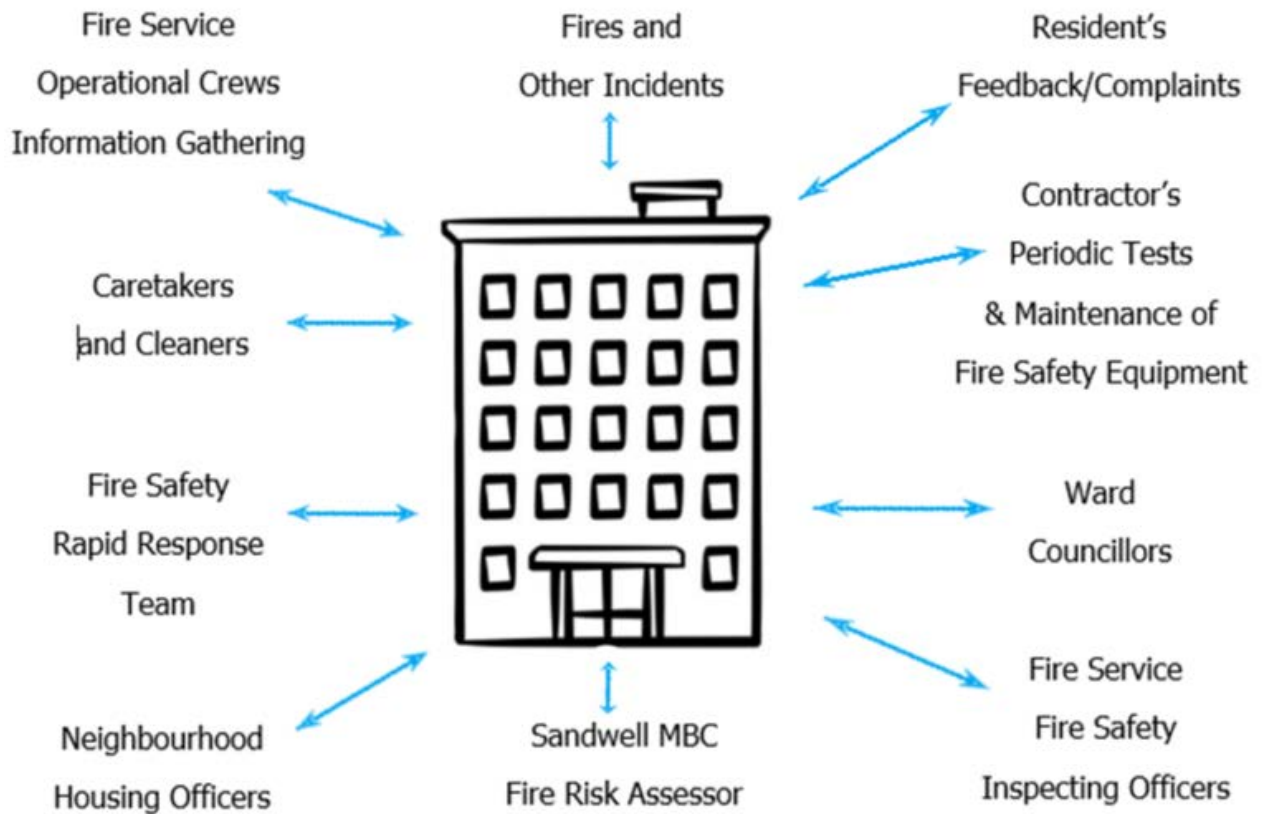
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. 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.

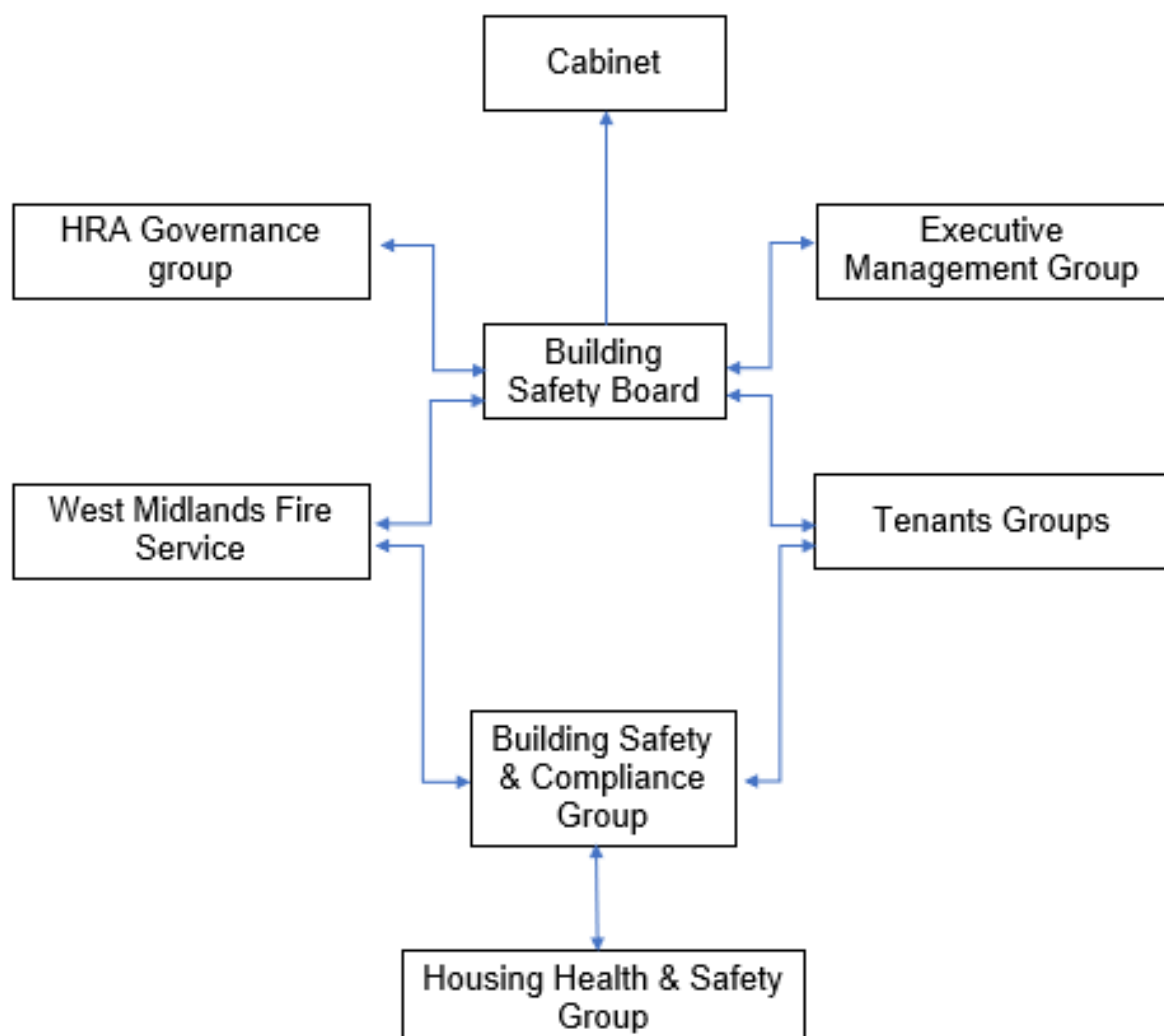
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 level.</p> <p>Above 1st floor mixture of insulated Wetherby mineral wool render (Fire Classification A2)</p> <p>Aluminium Panels. Fire Classification A1.</p> <p>LockClad Ceramic Tiling. Fire Classification A1.</p>	Trivial

<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 fire doors with combined intumescent strips / cold smoke seals & vision panels.</p> <p>There are 2 final exit doors.</p> <p>Automatic smoke ventilation to corridors.</p> <p>Self-closing device required to flat 33.</p> <p>Large dry plant to be removed from staircase floor 6.</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>A deluge system is provided to the bin store.</p>	<p>Trivial.</p>
<p>Section 9</p>	<p>Emergency Lighting</p> <p>The premises have a 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 minimum 30-minute 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 from Ground to the 8th Floor.</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>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher 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 done every 5 years, last test date 01/2022.</p>	<p>Trivial</p>
<p>Section 15</p>	<p>Waste Control</p> <p>Regular checks by Caretakers minimise risk of waste accumulation.</p>	<p>Trivial</p>
<p>Section 16</p>	<p>Control and Supervision of Contractors and Visitors</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>

Section 17	<p>Arson Prevention</p> <p>A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p> <p>CCTV is in operation.</p>	<p align="center">Trivial</p>
Section 18	<p>Storage Arrangements</p> <p>Residents instructed not to bring L.P.G cylinders into block.</p>	<p align="center">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:

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, including a large dry plant within the staircase and flat 33 requiring a self-closing device.

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 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

Interim Director of Housing

Dean Epsom

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 (Trainee)

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

Section

4

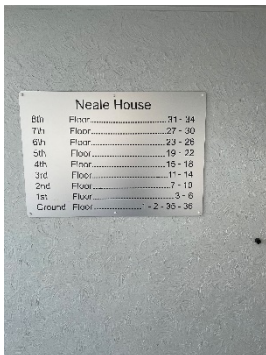
Description of Premises

Neale House
Glover Street
West Bromwich
B70 6DY

Description of the Property

The high-rise block was constructed in 1964. The block consists of 9 storeys (inclusive of the ground floor).

Each of the floors contains 4 number dwellings.



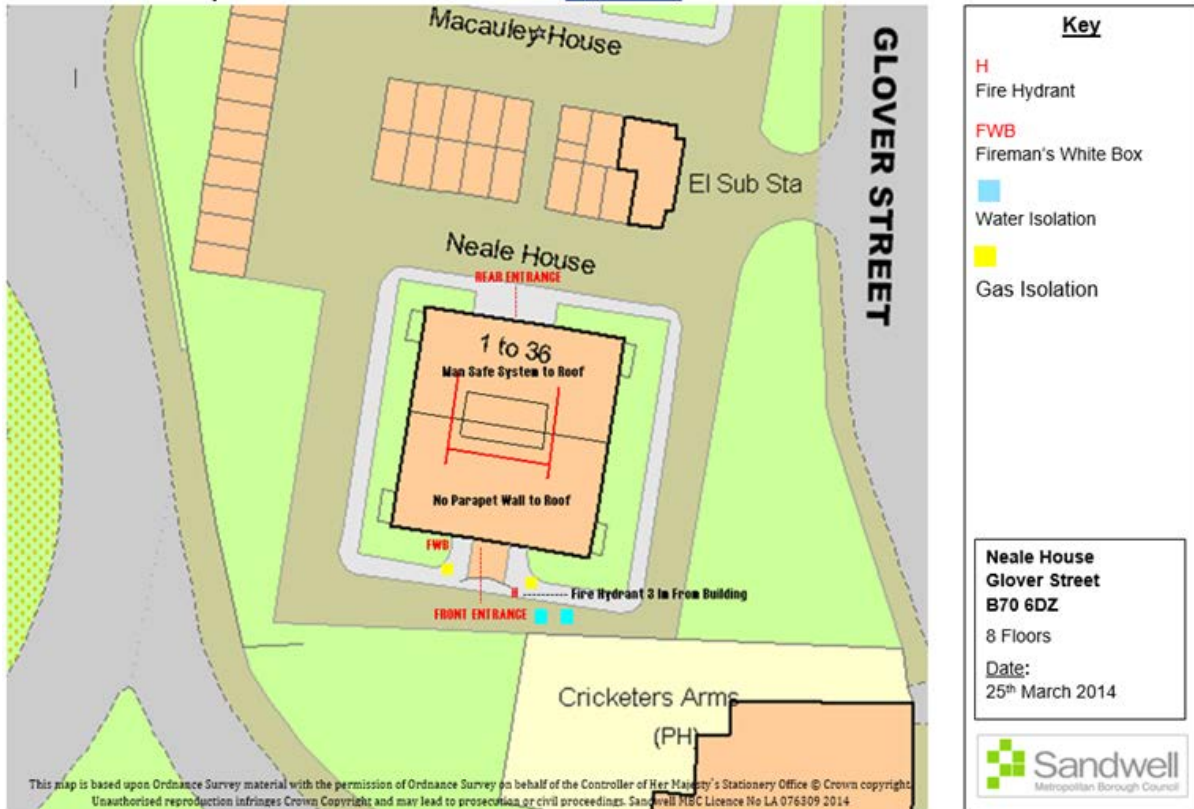
The block has a main entrance to the front elevation and a further entrance/ exit located on the rear elevation. Both front and rear entrances have door entry system with a fob reader installed.



The fire fighters' white box is located to the left-hand side of the front main entrance. The box contains keys for the building and is secured with a bridge-door padlock.



The location of service isolation points for gas, electricity and water are detailed on a plan located in the fire fighters white box.



There is one lift car that serves the floors but only goes to floor 7 as the lift motor room is located on the top floor.



The motor room is located on the 8th floor, access is obtained via a full height door from the communal landing, then two small vertical ladders provide access to a half height door out on to the enclosed roof / loft area.



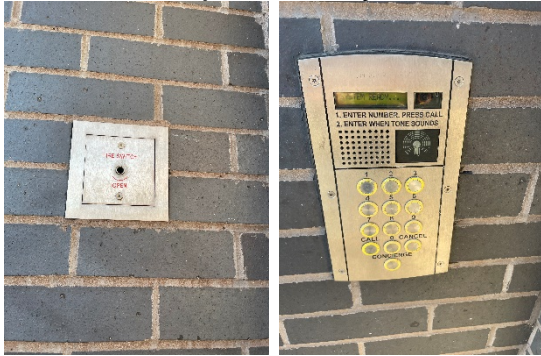
The communal areas are subject to the Regulatory Reform (Fire Safety) Order 2005.

The enforcing authority is West Midlands Fire Service.

Fire Risk Assessment

High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1964
Construction Type	Wates
Last Refurbished	2007 / 2008
External Cladding	Brickwork to 1 st floor, mixture of: mineral wool insulated Wetherby render (Fire Classification A2), mineral wool insulated tiled façade(Ceramic tiling- Lockclad) (Fire Classification A1) and mineral wool insulated solid aluminium cladding to balconies and window areas. (Fire Classification A1)
Number of Lifts	1
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access via full height timber door through lift motor room. A steel ladder to upper level leads to a half size door to roof void and a further metal ladder through a full height steel door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	No.

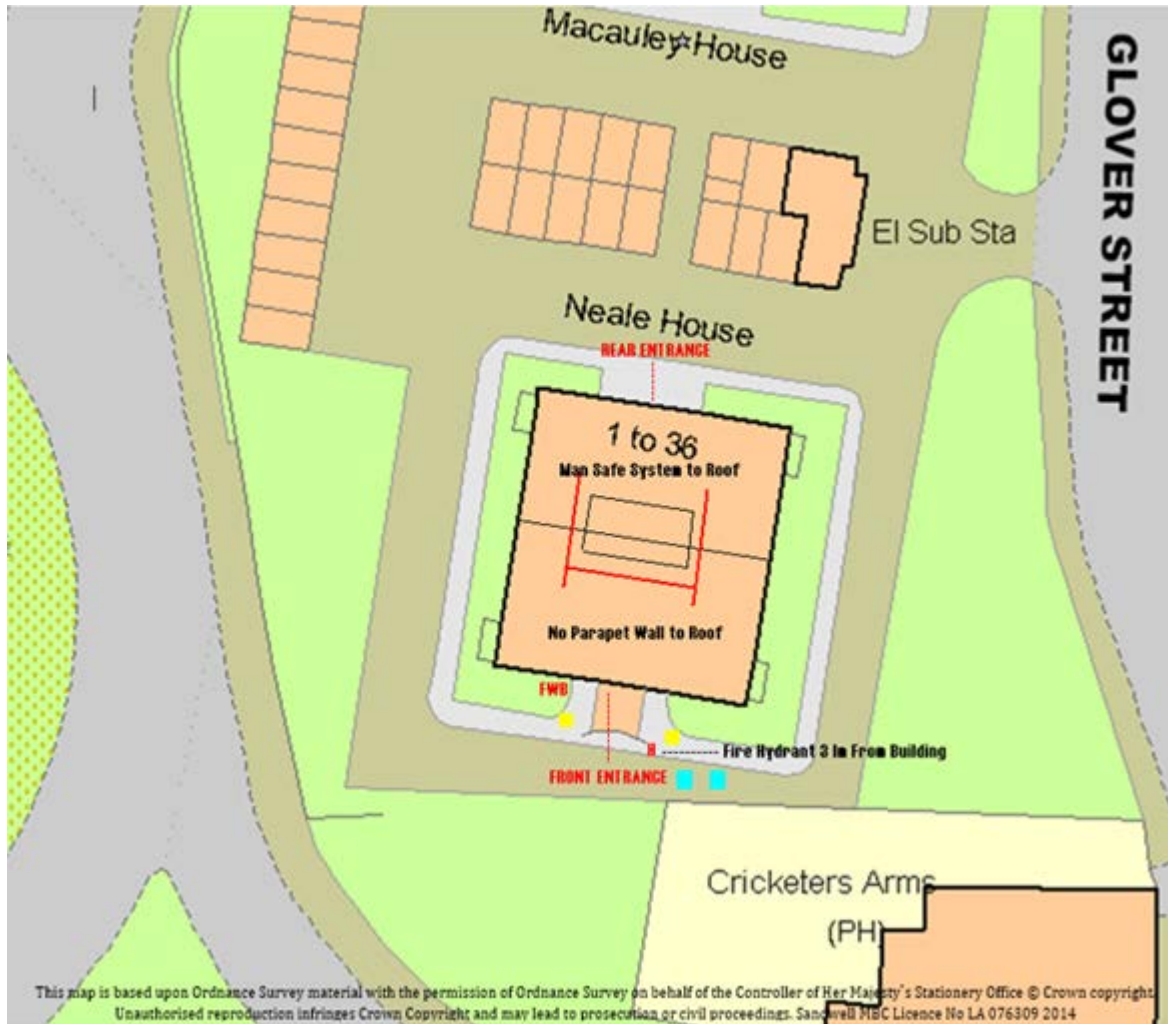
The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front entrance has a firefighter override by use of a drop latch key.



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



Orientation Plan



On arrival Information (for WMFS)

Address: Nesle House, Glover Street B70 8DZ		Survey date: 13/03/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, depth and height			
Construction	Walls - Concrete brick construction - Brickwork to 1 st floor, mixture of mineral wool insulated silicone render, mineral wool insulated tiled façade panels and mineral wool insulated solid aluminium cladding to balconies and window areas		
Number of floors	9 floors including the ground floor with a loft space.		
Layout	<p>The block consists of 9 storeys (inclusive of the ground floor) each of the floors contains 4 number dwellings with the top floor granting access to a loft space.</p> <p>Protected stairwell serving all floors of the building.</p> <p>The block has 2 final exit/entrances.</p> <p>1 lift that serves up to the 7th floor that is located in the centre of the block. Stairs must be taken to access the 8th floor and loft space</p> <p>good compartmentation between dwellings with a protected staircase separate from the lobby areas on each floor.</p> <p>Each floor has a landing area separated from the entrance lobby's via an FD30s doors.</p> <p>Smoke vents switch located in the main entrance lobby to the right-hand side.</p>		
Lifts	1 lift that serves up to the 7 th floor.		
Types of entrance doors	Flat entrance doors are Firemaxdoor FD30s construction.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors.		
Common voids	No		
Access to roof/ service rooms	Access via full height timber door through lift motor room. A steel ladder to upper level leads to a half size door to roof void and a further metal ladder through a full height steel door then allows access onto the main roof.		
Occupants	Approx. 72 based on an average of 2 occupants per flats (36 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		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant is located 5m from the rear entrance/exit of the building, fire hydrant / water solution points located on the orientation plan, there is a dry riser that serves the building		
Fire mains	The dry riser inlet (twin valve) can be found within the lobby's areas secured behind an FD30s timber door.		
Firefighting shafts	No firefighting lifts/shafts however there is a lift with an override switch and a lift motor room in the loft space 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		
DANGEROUS SUBSTANCES			
Location, type, and quantity	N/A		
SERVICES			
Electricity	Electric meter cupboards located on each floor of the block		
Gas	Gas isolation points located on the orientation plan		

Persons at Risk

Residents / Occupants of 36 flats,
 Visitors,
 Sandwell MBC employees,
 Contractors,
 Service providers (e.g. meter readers, delivery people etc)
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

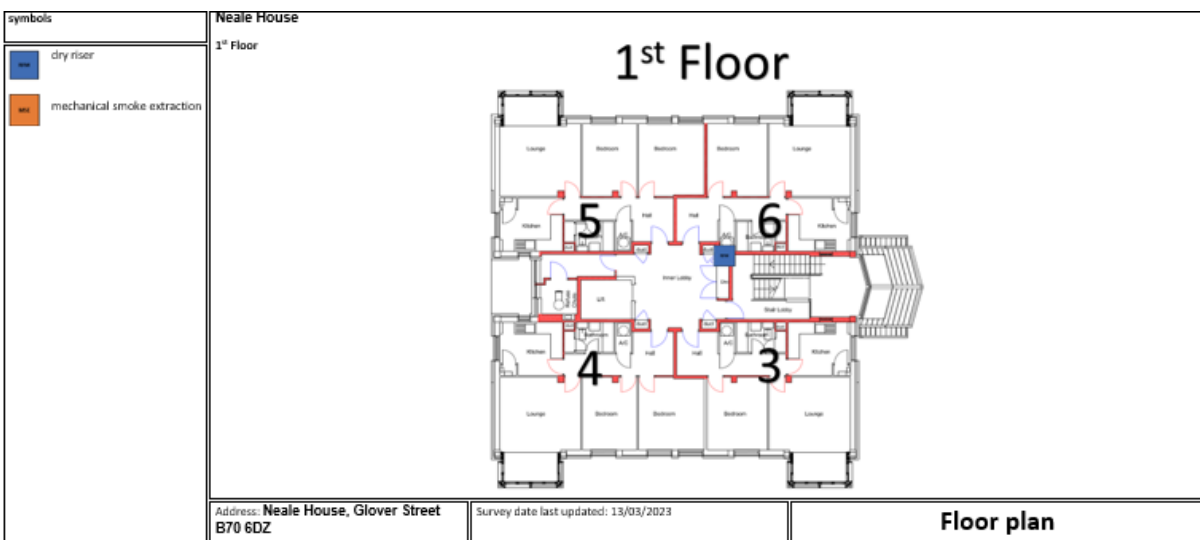
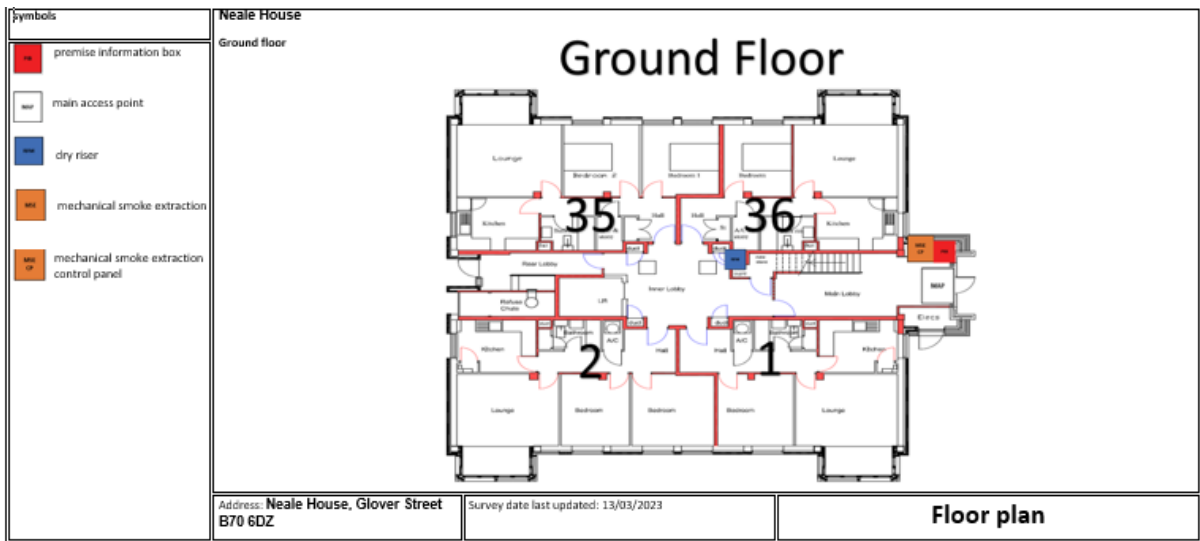
Section

5

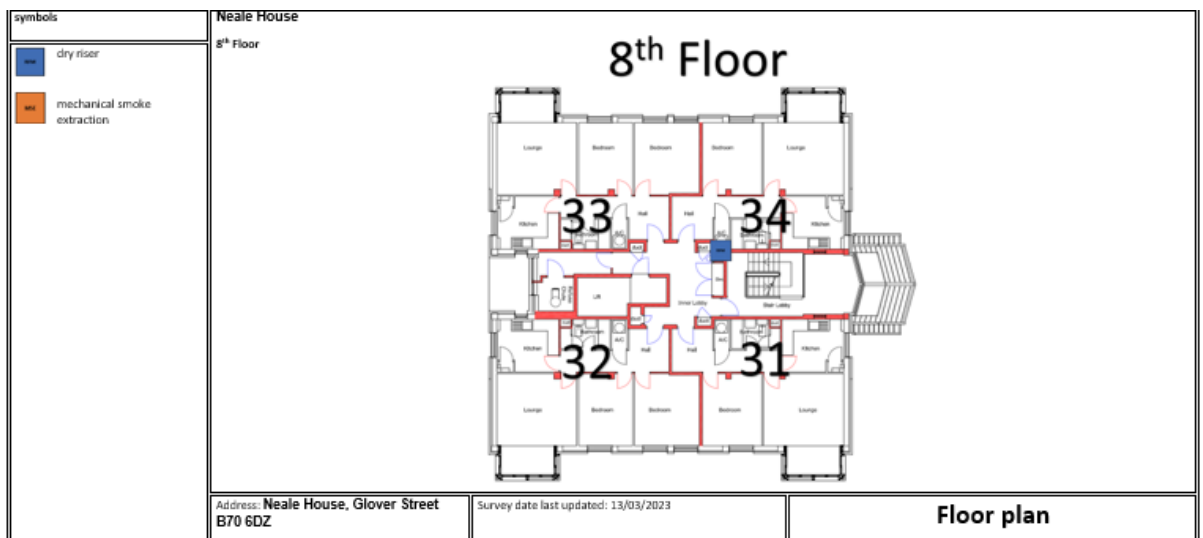
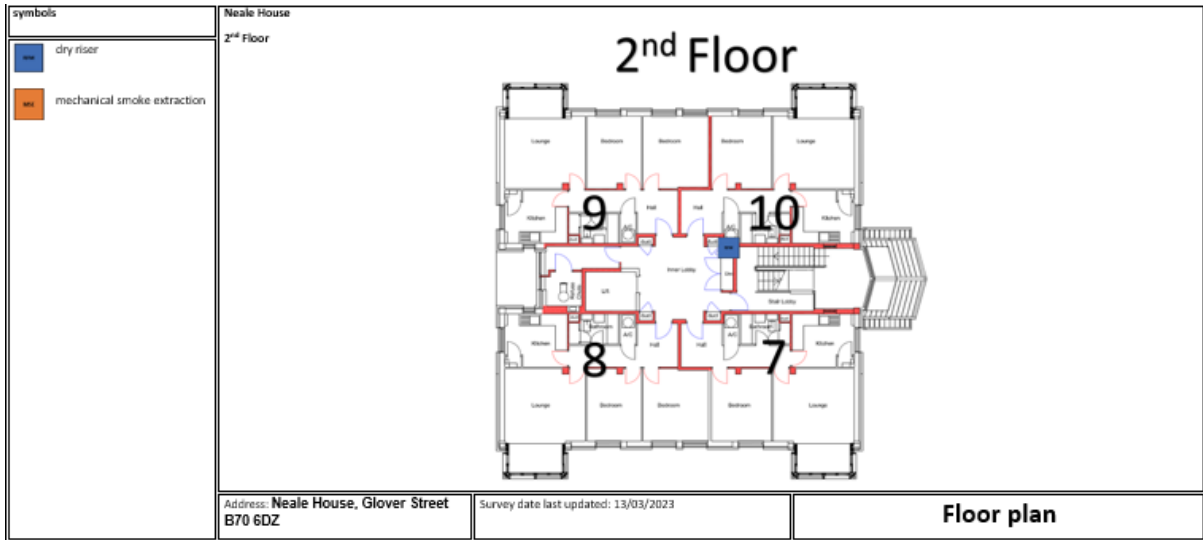
Building Plan

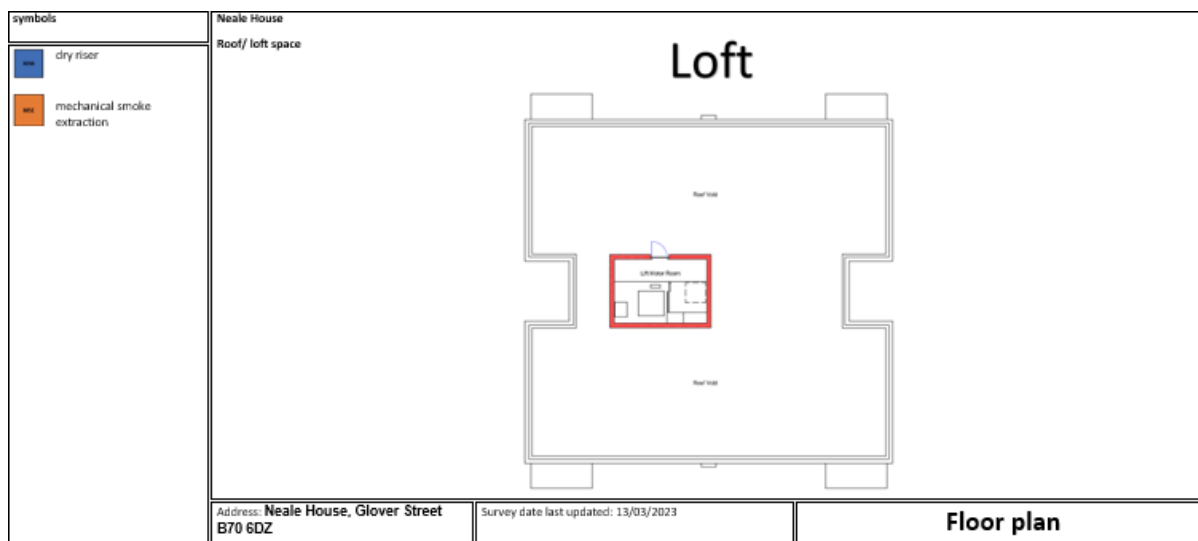
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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



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

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

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

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

Fire Risk Assessment

Aluminium panels with Rockwool insulation. Fire Classification A1

LockClad Ceramic Tiling. Fire Classification A1.

Wetherby EW1 render. Fire Classification A2

Brickwork Fire Classification A1



Aluminium panels. Fire Classification A1

LockClad Ceramic Tiling. Fire Classification A1.

Wetherby EW1 render. Fire Classification A2.

Brickwork. Fire Classification A1



Section

7

Means of Escape from Fire

- 1) The site has a single staircase, of width 1000mm, that provides a means of escape.



- 2) All corridors are of adequate width (at least 960mm) and will be maintained clear to that width as a minimum.



- 3) The premise has a glazed atrium type space off the communal stairs.



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



- 6) 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).
- 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) There is a master reset key switch.



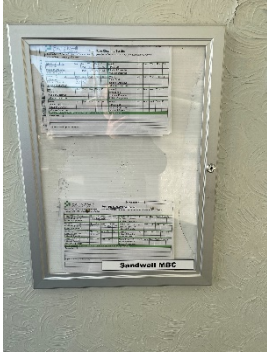
11) The chute room doors on each floor are 44mm nominal 30-minute fire doors with combined intumescent strips & cold smoke seals and overhead self-closing devices. The chute room on each floor has a bottom hinge window which can be opened without a key.



12) Communal windows can only be opened utilising the automatic smoke ventilation system.

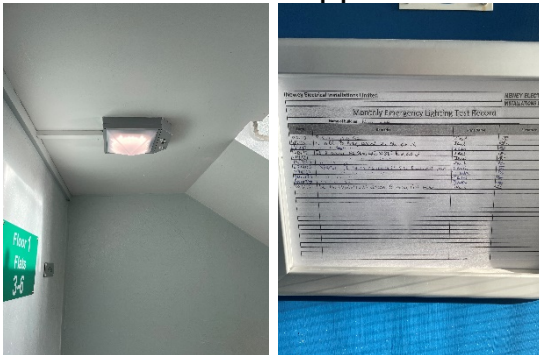


- 13) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.

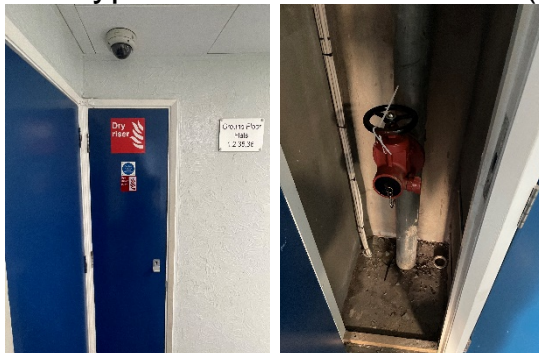


- 14) Individual floor mats were noted outside some flats. Fire rating of the mats is unknown but deemed to be of low risk.

- 15) 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.



- 16) Dry riser cupboard doors are FD 30S rated, kept locked/secured with type 54 suited mortice lock(s).



17) Electric meter cupboard doors are FD30s rated, secured with cylinder type suited locks. Residents have been provided with a key for access to their electricity meters.

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

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

20) Individual flat entrance doors are Self Closing FD 30s rated permadoors of composite construction.



21) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with etc. Flats accessed were: 9 and 33.

22) A self-closing device is required to Flat entrance door 33.



23) Real plants are evident on several floors within the front section of the staircase. These do not compromise the means of escape however a large very dry plant, located on floor 6, has the ability to ignite via radiant sun rays through the glazing so therefore should be removed.



- 24) Glazing between the flatted accommodation and the staircase is in close proximity. Compensatory measures should be considered for a future works programme such as a sprinkler system to the flats.



Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

Section

8

Fire Detection and Alarm Systems

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

Flat 9 – Heat detector to kitchen, smoke detector to corridor and living room. LD2 standard.

Flat 33 – Heat detector in kitchen, smoke detector to corridor and living room. LD2 standard.

LD1 all rooms except wet rooms

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

LD3 Hallway only

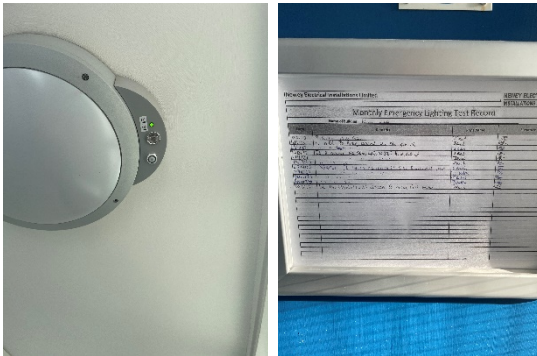
- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place
 - 4) A deluge system is provided to the refuse chute bin store. An approved 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

- 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) All service cupboards to communal landings are lockable.
 - 6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.
-

Fire Risk Assessment

Floor No	Dry Riser						Electrical																		Floor No																																										
	Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials							Fire Stopping Materials																																									
	Sealant	Info Sign	Info Sprng	Info AMI Metals	Circuit Breaker	Info Peak	Info P/Bases	Info W/ings	Backward	Sealant	Info Sign	Info Sprng	Info AMI Metals	Circuit Breaker	Info Peak	Info P/Bases	Info W/ings	Backward	Sealant	Info Sign	Info Sprng	Info AMI Metals	Circuit Breaker	Info Peak		Info P/Bases	Info W/ings	Backward	Sealant	Info Sign	Info Sprng	Info AMI Metals	Circuit Breaker	Info Peak	Info P/Bases	Info W/ings	Backward																														
B																																				B																															
G			✓																																	G																															
1			✓																																	1																															
2			✓																																		2																														
3			✓																																		3																														
4			✓																																		4																														
5			✓																																		5																														
6			✓																																		6																														
7			✓																																		7																														
8	✓		✓																																		8																														
9																																					9																														
10																																					10																														
11																																					11																														
12																																					12																														
13																																					13																														
14																																					14																														
15																																					15																														
16																																					16																														
Common area free from debris		✓						Common windows free from debris						✓						Flat doors free from debris						✓						Common cupboards locked and secure						✓						Common areas free from loose stored items						✓						Common areas free from require materials						✓					
Foam Removal & Enhancement Record																		Foam, Enhancements & Other Comments:																																																	
Foam Present But Not Removed This Visit																		✓																																																	
Foam Present & Partially Removed This Visit																																																																			
Foam Present & Fully Removed This Visit																																																																			
No Foam Present																																																																			
No Enhancement Carried Out This Visit																		✓																																																	
Enhancement Carried Out This Visit																																																																			

- 7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.

- 8) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.

- 9) Individual flat doors are nominal self-closing FD 30s rated Permadoors of composite construction.

Fire Risk Assessment

Neale House 1-36 (O&E)	1-36 Neale House (O&E);Glover Street;West Bromwich;West Midlands:		
Neale House 1-36 (O&E)	1 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	2 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	3 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	4 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	5 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	6 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	7 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	8 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	9 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	10 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	11 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	12 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	13 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	14 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	15 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	16 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	17 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	18 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	19 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	20 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	21 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	22 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	23 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	24 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	25 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	26 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	27 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	28 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	29 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	30 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	31 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	32 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	33 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	34 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	35 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed
Neale House 1-36 (O&E)	36 Neale House;Glover Street;West Bromwich;W	Permadoor	Not glazed

- 10) The corridors / staircases are protected by use of self-closing nominal 44mm fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing.



- 11) Access panels to stop taps are fixed to masonry and bedded on intumescent foam.

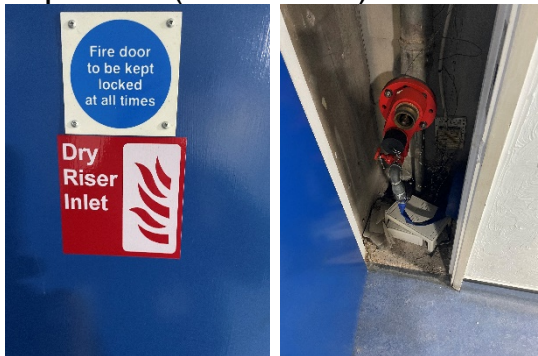


Section

11

Fire Fighting Equipment

- 1) The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with type 54 suited mortice lock.



- 2) There is a dry riser that serves the building. The outlets are contained within the dry riser cupboard that is secured with a type 54 suited mortice lock. The door has signage depicting dry riser.



- 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, server room, located in roof, and community room at ground floor. 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.

Section
12

Fire Signage

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



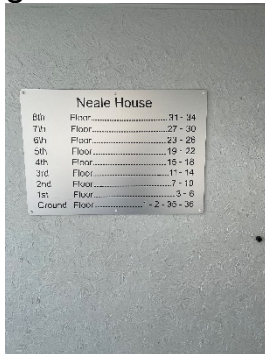
- 2) Fire Action Notices are displayed throughout the building.



- 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.



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 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.

BUILDING SAFETY INFORMATION		 NEALE 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	
	Gas supply tested annually				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.	
	The external façade is brick, mineral wool insulated render, tiles & solid aluminium panels. All materials are class A1 limited combustibility. Class A & A1 are the accepted standards following Grenfell.			 Fire safety advice	Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_milo@sandwell.gov.uk Abdulmonim.Khan@sandwell.gov.uk	 Sandwell FRAs

Section

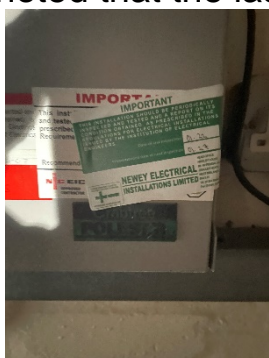
14

Sources of Ignition

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



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 01/2022.

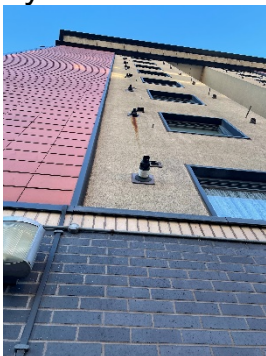


- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal 44mm timber fire door with intumescent strip & cold smoke seal.

- 6) There is lightning protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.



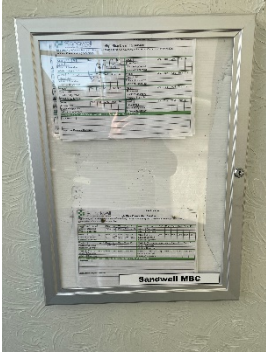
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is internal.



Section
15

Waste Control

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



- 2) 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) There is CCTV system in place that covers the external perimeter, ground floor and lift car.



- 4) There is no current evidence of arson.
 - 5) The perimeter of the premises is well illuminated.
 - 6) There have been no reported 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 - Level 2
Action Plan**

Significant Findings

Action Plan

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

Trivial Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:

Neale House

Date of Action Plan:

16/01/2024

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
---------------------	-----------------	--------------------------	----------	--	-------------------

Fire Risk Assessment

07/22	Flat 33- fit self-closing device.		P2	Fire Rapid Team 1-3 months	
07/23	Floor 6. Large dry plant to be removed from staircase as the potential for ignition through radiant sunlight does exist.		P2	Fire Rapid Team 1-3 months.	



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

Section 07/24. Due to proximity of flat glazing to staircase a sprinkler installation should be considered, to the flats, as part of a future works programme.



Signed

	Fire Risk Assessor	Date: 16/01/2024
	Quality Assurance Check	Date: 16/01/2024

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


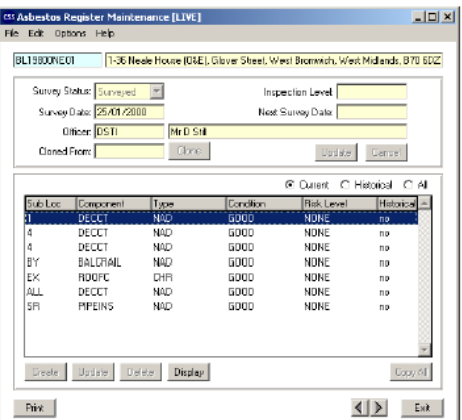
Name of property: Neale House.

Updated: 22/06/2022

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
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>

Asbestos Survey		Property Address	Neale House, Glover Street, West Bromwich, B70 6DZ.		✓ Office use					
Surveyed by	D Jones	Date	24/02/2014		Checked by	DEREK STILL	Desktop Check	✓	Site Check	
Reason for request		HSG 264 - Survey Report Type		Date	11/05/2018					
Investment Void		Refurbishment Survey		Property Description 8 Storey High Rise Block						
Investment Tenanted		Management Survey				✓				
R & M Void		SHAPE Interrogated.				✓				
R & M Tenanted		No Existing SHAPE Data.								
Medical / Emergency - Heating Works		Existing SHAPE Data.				✓				
Communal Areas	✓	Refurb Surveys Interrogated ?					Year Built	1964		
						Notes / including details of similar property surveys completed. Reviewed by G. Carrington – 22/06/2022 REVISED DEREK STILL 19/09/23023 ALL FRONT DOOR FRAME SEALANTS SILICON NONE ASBESTOS				
Building Surveyors 0121 569 5077						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES				
