

# Fire Risk Assessment

## Moorlands Court



**Reservoir Road,  
Rowley Regis  
B65 9PB**

**Date Completed: 26/01/23**

**Officer: C Hill Fire Risk Assessor**

**Checked By: T.Thompson Fire Safety Manager**

**Current Risk Rating = Tolerable**

**Subsequent reviews**

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

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## Section

# 0

## Introduction

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The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”*.

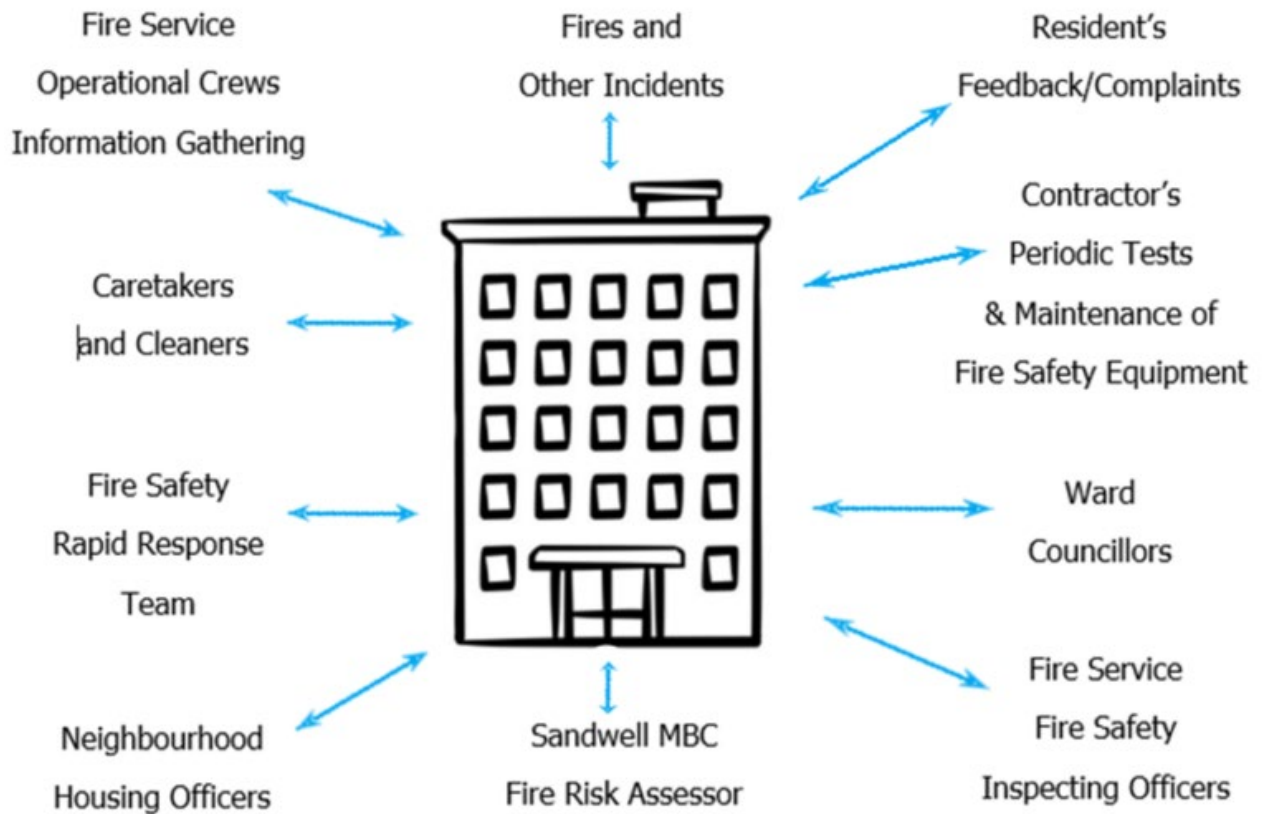
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via [https://www.sandwell.gov.uk/info/200195/contact\\_the\\_council/283/feedb ack\\_and\\_complaints](https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints) or by phone on 0121 569 6000.

The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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

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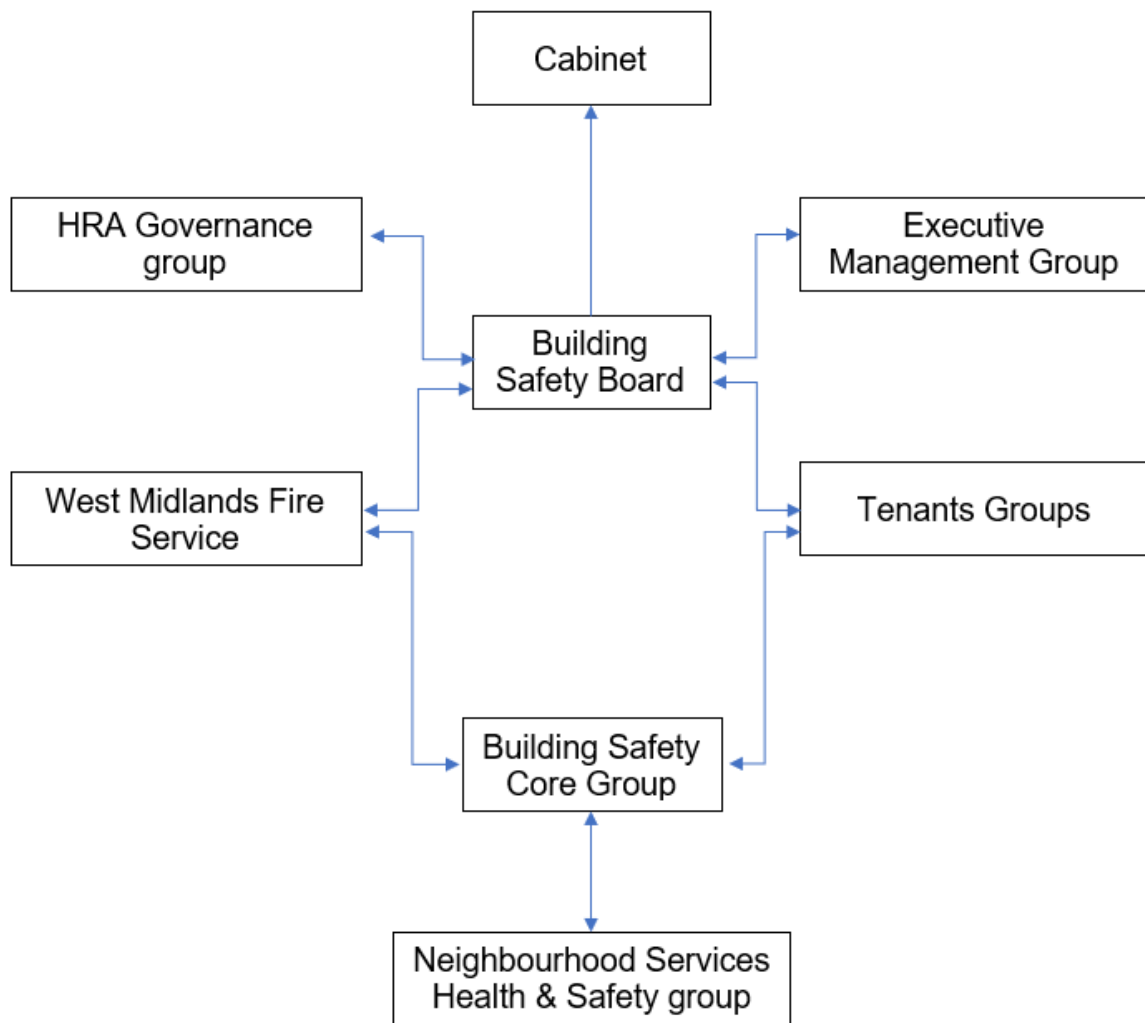




The above processes and procedures are overseen by the Fire Safety, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.

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To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in [section 1](#). Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

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**Section**

**1**

**Significant findings**

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.

Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues.

A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring and review of the preventive and protective measures. These are shown in the introduction.

**Significant findings**

*Include a brief summary of protective and preventative measures where relevant along with any issues found;*

The escape strategy is ‘**Stay Put Unless**’. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke.

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b>                      Each fascia of the building comprises of traditional brick masonry alongside a rendered finish.</p> <p>There is also ventilated blockwork to the rear elevation and powder coated aluminium louvred vents to the front elevation.</p> <p>All communal windows are powder coated aluminium with flat windows being UPVC double glazed units.</p> <p>Balconies to flats are constructed of concrete with steel &amp; glazed railings.</p>	<p>Tolerable</p>

	<p>Combustible screening installed to 3 individual flat balconies.</p> <p>Pest control netting to ventilated blockwork.</p>	
<p><a href="#">Section 7</a></p>	<p><b>Means of Escape from Fire</b></p> <p>The block has a single staircase that provides a sufficient means of escape with 2 final exit doors at ground level.</p> <p>Some communal FD30S &amp; service cupboard doors have excessive gaps or bind / require adjustment or repair.</p> <p>Boarding to be removed from 12<sup>th</sup> floor internal louvre vent.</p> <p>Hose Reel signage to be removed from riser cupboards.</p> <p>Some communal doors require attention to beading around glazing.</p> <p>4<sup>th</sup> floor service cupboard requires attention to secure lock. Bolts required to 9<sup>th</sup> &amp; ground floor service cupboards.</p> <p>Flats 54 &amp; 65 require outer letter plate.</p> <p>Two cable tray covers missing on 7<sup>th</sup> floor. <i>(All actions complete)</i></p>	<p>Trivial</p>
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b></p> <p>Smoke / Fire detection to individual flats is to LD2 standard.</p> <p>Detection and deluge system is installed to the bin storage room.</p>	<p>Trivial</p>

<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b>                  The premise has sufficient emergency/ escape lighting system in accordance with BS 5266</p> <p>The centrally powered 24v units are provided to the communal landings, stairs and lift motor room.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b>                  The block has sufficient compartmentation with all doors being FD30s rated fire doors within communal areas and individual flat entrances.                  Service &amp; dry riser cupboard doors are 30-minute notional doors.                  Flat 2 entrance door temporary repaired, replacement door to be fitted 20<sup>th</sup> February 2023 - JM10028176. <i>Confirmation received the door was installed 20/02/23</i></p>	<p>Trivial</p>
<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b>                  The dry riser inlet is located within the ground floor main entrance lobby.                  Outlets are on all floors above.                  Maintenance contracts are in place to service the valves twice per year.                  A portable fire extinguisher (CO2) is located within the lift motor room and is serviced annually.</p>	<p>Trivial</p>
<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b>                  Appropriate mandatory and safety signage is in place.                  Floor number signage has been damaged / vandalised 9<sup>th</sup> 11<sup>th</sup> 12<sup>th</sup> 13<sup>th</sup> floors.  <i>(Signage replaced)</i></p>	<p>Trivial</p>
<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b>                  All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>

<a href="#">Section 14</a>	<b>Sources of Ignition</b> The fixed electric tests should be done every 5 years, last test date could not be identified.	Tolerable
<a href="#">Section 15</a>	<b>Waste Control</b> Regular checks by Caretakers minimise risk of waste accumulation.	Trivial
<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
<a href="#">Section 17</a>	<b>Arson Prevention</b> A door entry system prevents unauthorised access & perimeter lighting is in place.  CCTV system has been installed.	Trivial
<a href="#">Section 18</a>	<b>Storage Arrangements</b> Residents instructed not to bring L.P.G cylinders into block.  There are no storage facilities for residents within the communal areas.	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:

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**Slight harm**

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

**Moderate harm**

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

**Extreme harm**

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

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

Trivial  Tolerable  Moderate  Substantial  Intolerable

**Comments**

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the normal 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 a Stay Put Unless policy and sufficient compartmentation to include FD30s rated fire doors to flat entrances & communal doors, combined with suitable smoke detection to LD2 standard within flats. There is natural ventilation by means of louvre vents to the communal corridors and chute rooms on all upper floors and in addition, dry riser cupboards and service cupboards doors are notional 30 minute fire doors.

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

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

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

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

**Section**

**2**

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## **People at Significant Risk of Fire**

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Persons at significant risk of fire does not just refer to those people with physical, sensory or mental health issues. It also includes those at risk due to the layout or features of the building such as inner rooms or dead-end conditions. Persons may also be at risk due to remote or lone working.

The RR(FS)O requires that these people are identified in any fire risk assessment.

Sandwell Council is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

Where this is known and PEEPs have been completed, it will be captured in this fire risk assessment along with any building layout or working practices placing people at significant risk of fire.

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**Section**

**3**

**Contact Details**

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The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

The Chief Executive has put a structure in place to support the management of the site.

This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

The contact names to support the management of the site are as follows:

**Chief Executive**

Shokat Lal

**Director of Housing**

Gillian Douglas

**Assistant Director - Compliance (Building Safety Manager)**

Phil Deery

**Fire Safety, Facilities and Premises Manager**

Tony Thompson

**Team Lead Fire Safety and Facilities**

Jason Blewitt

**Fire Risk Assessor(s)**

Pardeep Raw

Carl Hill

Louis Conway (Trainee)

Anthony Smith

**Resident Engagement Officer - Fire Safety**

Lee Mlilo

Abdul Monim Khan

**Housing Office Manager**

Prabha Patel

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

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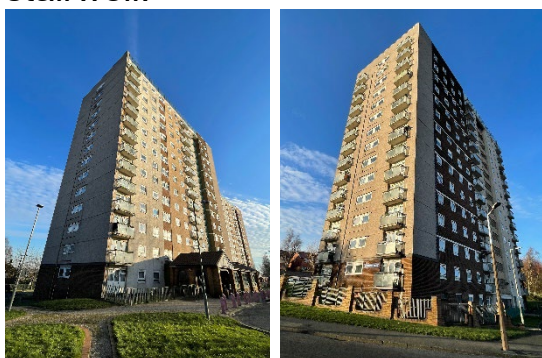
## Section 4

# Description of Premises

Moorlands Court  
Reservoir Road  
Rowley Regis  
B65 9PB

### Description of the Property

The high-rise block was constructed in 1966 and consists of 15 storeys (inclusive of the ground floor and basement) and a single protected stairwell.



Each of the floors from the ground to 13<sup>th</sup> floors inclusive contain 6 number dwellings (3 each side). Flat 1 is accessed from the rear of the block by the basement area.



The block has a main entrance to the front elevation and a further entrance / exit located to the right of the main entrance. Both front entrances have door entry system with a fob reader installed. The main entrance also has a firefighter override facility by use of a drop latch key.

## Fire Risk Assessment

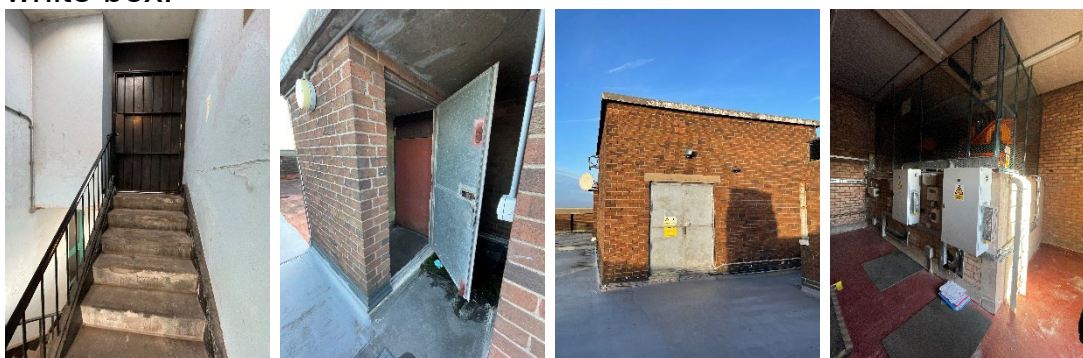
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There are two lift cars that serve alternate floors, the capacity for each lift is 8 persons or 600kg. The Firefighter control switch for each lift is located externally to the left-hand side of the main entrance.



The lift motor room is located on the roof and is via a steel door secured with a mortice lock. Access to the roof is via a full height steel gate secured with a mortice lock from the communal stairs / landing, and also by another steel door onto roof area secured with a padlock. The door to the motor room is secure by cylinder type lock, key stored in firefighter's white box.



There is a basement area which houses the main pump room. The pump room is secured by steel doors and bin store padlock.

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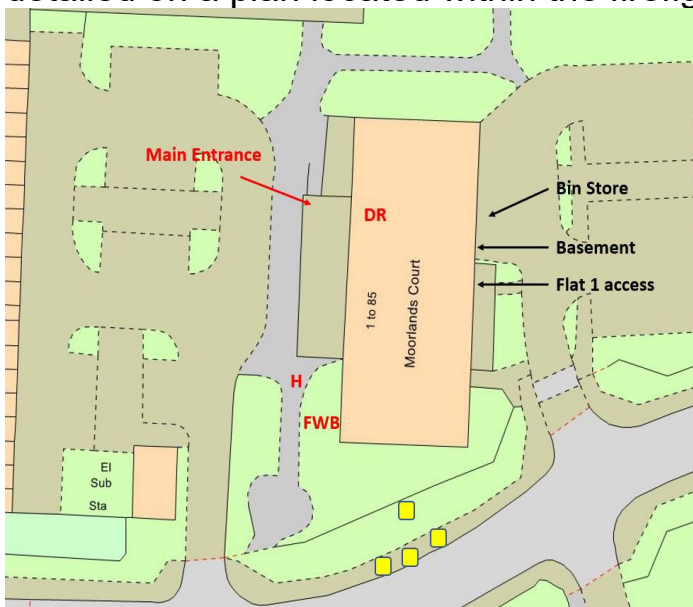




The firefighters white box is located on the front elevation right-hand side of the main block.



The location of the fire hydrant and service isolation points for gas are detailed on a plan located within the firefighter's white box.



It's understood that that building will in time undergo significant refurbishment works, however at the time of writing the commencement date is unknown.

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The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

High/Low Rise	High Rise
Number of Floors	15
Date of Construction	1966
Construction Type	Wimpy
Last Refurbished	N/A
External Cladding	None
Number of Lifts	2
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	1
Access to Roof	Steel gate on stairs gives access to a further steel door which leads directly onto roof
Equipment on roof (e.g. mobile phone station etc)	No

### **Persons at Risk**

Residents / Occupants of 85 flats.

Visitors,

Sandwell MBC employees,

Contractors,

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

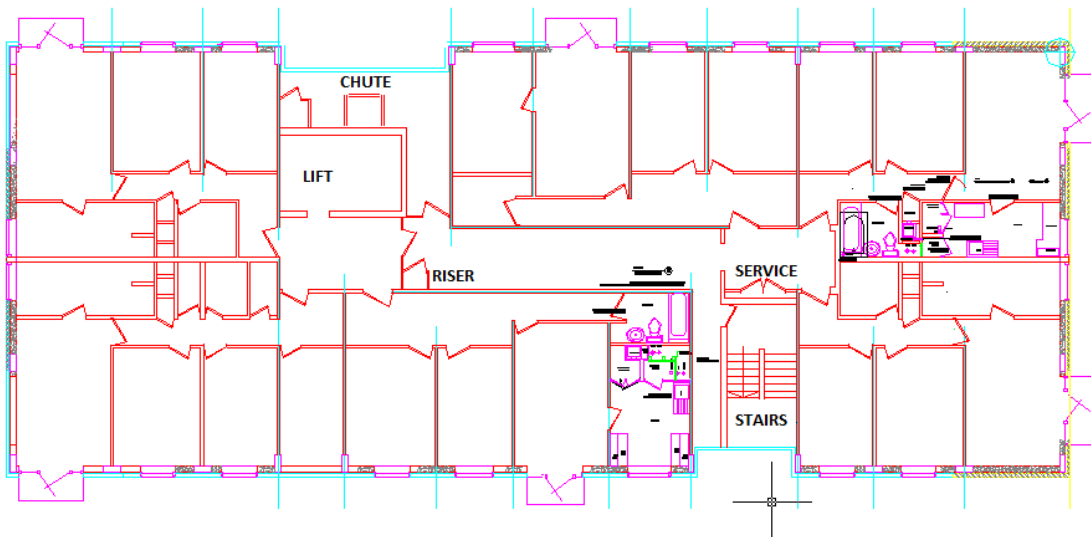
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

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**Section  
5**

**Building Plan**

A typical floor layout showing horizontal lines of compartmentation, lift, chute, dry riser, stairs and service cupboard location.





**Section  
6**

**External envelope**

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Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

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

The addition of screening to some balconies could potentially support the surface spread of flame in those areas which is an unnecessary risk. Once this is removed the level of risk presented by materials present to the external envelope of this building would become trivial.

1. All elevations consist of traditional brick alongside a rendered finish.



2. All flat windows and balcony doors are UPVC double glazed units.



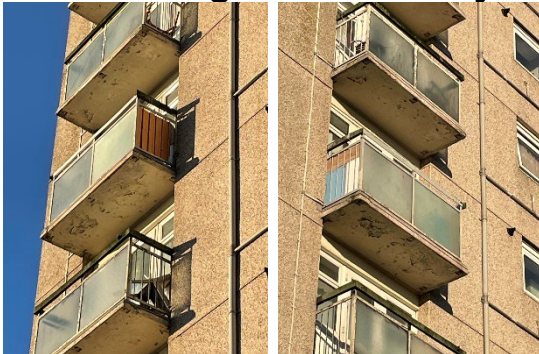
3. All communal windows to the protected staircase and single storey final exit are powder coated aluminium single glazed units.



4. Individual flat balconies are constructed of a concrete slab with steel and glazed railings.



5. Flat 37, 5<sup>th</sup> floor has installed what appears to be timber ply as screening to the balcony.



6. Flat 18, 2<sup>nd</sup> floor has installed willow screening to the balcony.



7. Flat 13, 1<sup>st</sup> floor has installed what appears to be mesh type material to the balcony.



8. Ventilation panels to the front elevation consist of powder coated aluminium louvre vents.



9. The ventilated block work to the chute rooms on the rear elevation have been externally covered with pest control netting. The netting will be permanently removed during significant refurbishments works that are anticipated to begin in the near future.

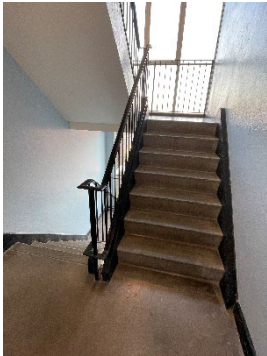


## Section

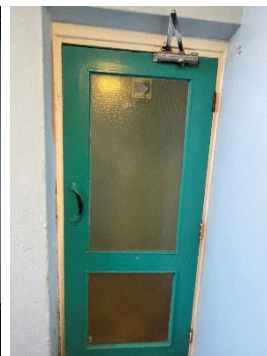
# 7

## Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 1050mm wide.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) Corridors forming the means of escape on the 1<sup>st</sup> to the 13<sup>th</sup> floors provide a single direction of travel towards the protected stairwell. The maximum travel distance from the furthest flat is no more than 15 metres. Each flat on these floors is no more than 4.5 metres from a permanently ventilated corridor and an FD30s compartment door.
- 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 FD30s fire doors with vision panels.





- 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) 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 not employed. Ventilation of the communal stairwell is via two ventilation panels to the head of each side of the stairwell.



- 9) The communal windows to the stairwell are fixed and not openable.



- 10) The communal corridors have natural ventilation by means of louvre vent adjacent the communal door to the stairwell.



- 11) The louvred ventilation panel to 12<sup>th</sup> floor has been boarded over with Supalux board. It is recommended that this boarding should be removed to reinstate natural ventilation to the communal corridor.



- 12) The chute room area on each floor has natural ventilation by means of block work.



- 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.
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14) 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.

15) Dry riser cupboard doors are FD30 rated, kept locked / secured with budget type lock(s).



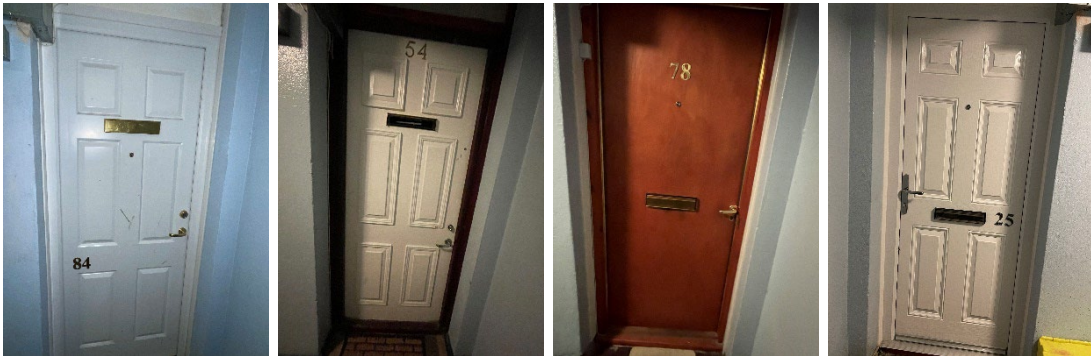
**16) Dry riser cupboard doors display signage which suggests that firefighting hose-reels are within. There are no hose-reels within any of the cupboards and therefore the signs should be removed.**



17) Electric service cupboards have FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. It is recommended that all service cupboard doors are uprated to FD30s during the upcoming building refurbishment works.



- 18) The surface coatings to the communal areas are Class 0 rated.
- 19) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.
- 20) Individual flat doors are FD30s rated composite door sets from manufacturers Permadoor, IG or Nationwide. Flats 78, 47, 37, 12, 3, 2 are timber flush FD30s doors sets. Flat 1 which is accessed externally on the rear elevation is a UPVC type door.



- 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 by residents etc.

There were no signs of tampering with any of the flat doors accessed, however there were findings with some doors that do require action. These findings have been recorded below in floor number order within section 7 – Flats accessed 77, 42, 31, 25, 14.



22) The fire rating of individual door mats outside flat entrances is unknown.



23) Access panels to stop taps are fixed to masonry and bedded on intumescent material.



24) 13<sup>th</sup> floor electrical service cupboard doors have excessive gap between them due to no overlap or cold smoke seal.



- 25) 13<sup>th</sup> floor by flat 80 - communal door binds on floor allowing door to remain open.

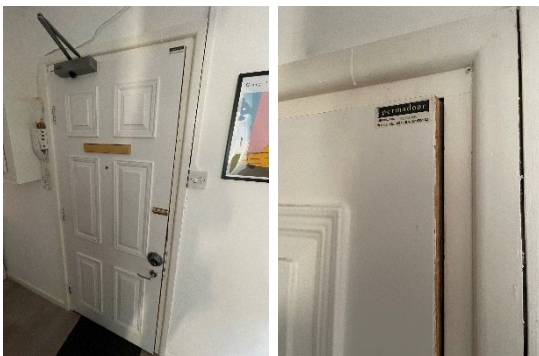


- 26) 13<sup>th</sup> floor communal door to chute room doesn't remain fully closed due to air pressure from natural ventilation. Self-closer requires adjustment or replacement.



- 27) 13<sup>th</sup> floor riser cupboard – there are some screws missing from the hinges.

- 28) 12<sup>th</sup> floor, flat 77 entrance doesn't reliably fully self-close into frame.



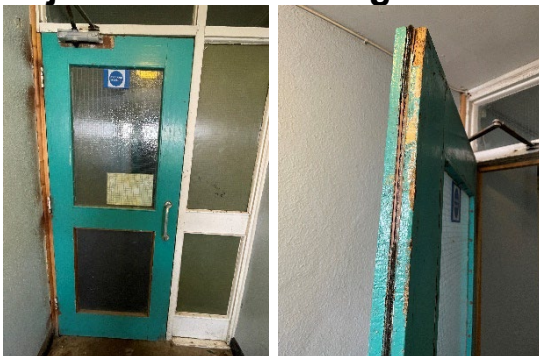
- 29) 12<sup>th</sup> floor communal door near flat 74 requires cold smoke seal and adjustment to correct excessive gap.



- 30) 10<sup>th</sup> floor communal door by flat 62 is requires a section of beading around glazing.



- 31) 10<sup>th</sup> floor communal door to chute room has damaged cold smoke seal to upper leading edge. There is also an excessive gap to the head which could be corrected with some adjustment & missing screw from the top hinge.



- 32) 10<sup>th</sup> floor by flat 65 the beading to the right hand side of the lower panel isn't secured and can be pulled out by hand.



- 33) 10<sup>th</sup> floor - Flat 65 outer letter plate is missing and requires replacement.



- 34) 9<sup>th</sup> floor – communal door by flat 59 is missing an intumescent strip to the head plus excessive gap to leading edge.





**35) 9<sup>th</sup> floor service cupboard is not securable, requires bolt to slave door.**



**36) 9<sup>th</sup> floor communal door to chute room has excessive gaps particularly to head.**



**37) 8<sup>th</sup> floor communal door by flat 50 damage to frame around top hinge creating excessive gap, also excessive gap around head and leading edge.**



**38) 8<sup>th</sup> floor excessive gap around communal door to chute room particularly to head.**



**39) 8<sup>th</sup> floor communal door by flat 53 excessive gaps around hinges and to head.**



**40) 8<sup>th</sup> floor flat 54 is missing an outer letter plate.**



- 41) 8<sup>th</sup> floor communal door to staircase doesn't hold shut due to air pressure from ventilated corridor. Self-closing device requires adjustment.



- 42) 7<sup>th</sup> floor communal door to staircase doesn't hold shut due to air pressure from ventilated corridor. Self-closing device requires adjustment.



- 43) 7<sup>th</sup> floor communal door by flat 47 gap between stop and frame on leading side. Excessive gaps around door.



- 44) 7<sup>th</sup> floor flat 48 entrance door, section of combined intumescent strip / cold smoke seal is missing from frame.



- 45) Supermarket home delivery crates outside flat 48. Supermarket were contacted during the FRA – crates removed.



- 46) 7th floor communal door to chute room has excessive gap and lower frame handle side is not secure at ground.





**47) 7<sup>th</sup> floor communal door by flat 44 doesn't have a cold smoke seal.**



**48) 7<sup>th</sup> floor cable tray covers are missing above riser cupboard and adjacent flat 44.**



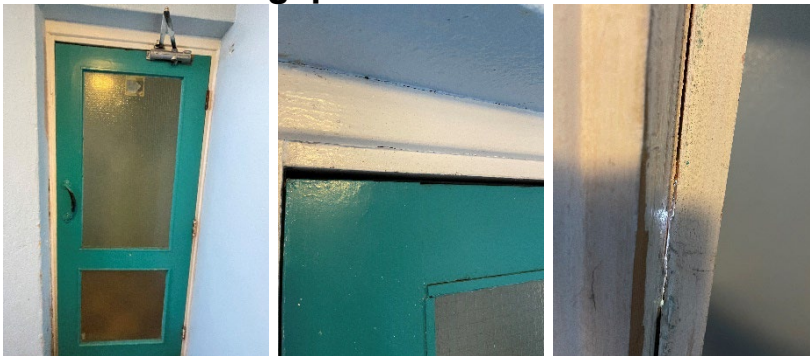
**49) 6<sup>th</sup> floor, flat 42 entrance door is not reliably fully self-closing into frame.**



- 50) 6<sup>th</sup> floor communal door by flat 38 is missing a section of beading to the upper glazed panel.



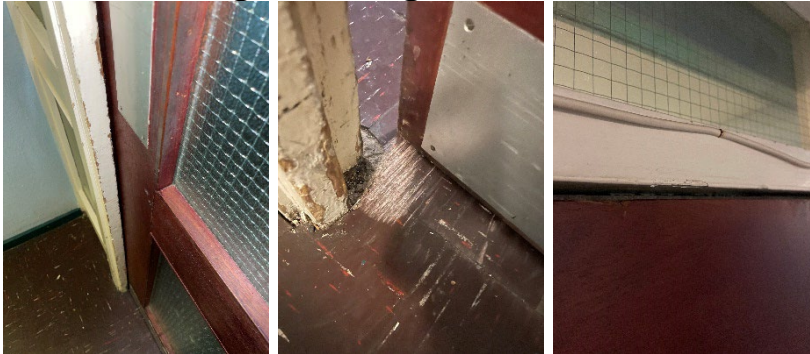
- 51) 6<sup>th</sup> floor communal door to stairs gap between stop and frame and excessive gap to head.



- 52) 5<sup>th</sup> floor communal door to stairs, door handle has been forcefully bent back into the door panel and requires replacement.



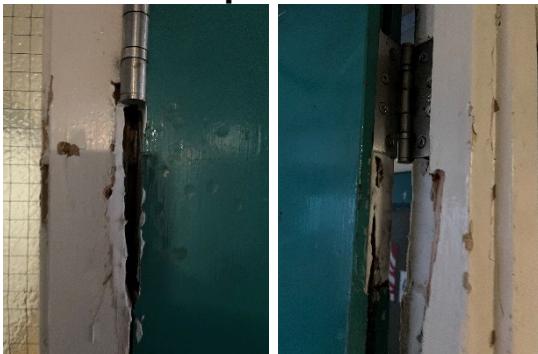
- 53) 5<sup>th</sup> floor communal door by flat 35 binds on floor, excessive gap to head and door doesn't fully close against stop. Frame is loose along floor edge.



- 54) 5<sup>th</sup> floor communal door to chute room, door doesn't fully self-close adjustment required. Gaps remain in door and frame where hinges were previously fitted, also excessive gap to head.



- 55) 5<sup>th</sup> floor communal door by flat 32 slight gap to door edge / frame / stop were hinge was previously located, some damage to 25mm stop.



**56) 4<sup>th</sup> floor communal door to stairs excessive gap to head.**



**57) 4<sup>th</sup> floor service cupboard doors are not secured because the lock is not securely fitted (slight damage to door). Hinge on r/h door not fixed.**



**58) 4<sup>th</sup> floor service cupboard light switch is not secured to wall and hangs loose.**





- 59) 4<sup>th</sup> floor communal door to chute room has gap between 25mm stop and frame also excessive gap to hinge side.



- 60) 4<sup>th</sup> floor communal door by flat 26 has excessive gaps around head.



- 61) 3<sup>rd</sup> floor communal door by flat 23 fails to hold against stop.



- 62) 2<sup>nd</sup> floor communal door to stairs doesn't have cold smoke seals.



**63) 2<sup>nd</sup> floor communal door by flat 17 fails to close against stop.**



**64) 2<sup>nd</sup> floor communal door to chute room is significantly warped creating a gap of up to 20mm along the leading edge and beading to upper glazed panel is poorly fitted and wouldn't prevent the passage of smoke.**



**65) 2<sup>nd</sup> floor communal door by flat 14 screws to hinge protruding through frame.**



**66) 2<sup>nd</sup> floor dry riser cupboard door cannot be secured due to damaged stop.**



**67) 1<sup>st</sup> floor communal door to stairs has no cold smoke seals, binds and has excessive gaps to head.**



**68) 1<sup>st</sup> floor communal door by flat 8 has excessive gaps to head but seals against 25mm stop.**



- 69) 1<sup>st</sup> floor communal door by flat 11 requires cold smoke seal to head and fixed glazed frame is loose to ground.



- 70) 1<sup>st</sup> floor communal door to chute room, glazing has cracked in lower panel.



- 71) Ground floor communal door adjacent bottom of stairwell, combined intumescent strip / cold smoke seal missing to head. Screw missing top and middle hinges.





**72) Ground floor service cupboard securing bolt broken on slave door.**



**73) Ground floor by flat 5 excessive gap to head, door binds on floor and missing screw to top hinge.**



**74) Ground floor communal door to chute room has excessive gap to head.**



## 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.

Flats sampled were 84, 77, 42, 31, 25, 14.

*For information*

*LD1 all rooms except wet rooms*

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

*LD3 Hallway only*

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
  - I. Such systems may get vandalised.
  - II. False alarms would occur.
  - III. A Stay Put - Unless policy is in place
- 4) A deluge system is provided to the refuse chute bin store. The control panel is located behind the bin store within the basement. At the time of the FRA the control panel displayed fault. This was reported the same day and an engineer assigned. The contractor confirmed 08/02/23 that the fault had been corrected . 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 centrally powered 24v units are provided to the communal landings, stairs and lift motor room. The batteries are located within the basement.
  - 3) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.
-

## Section 10

# Compartmentation

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*This section should be read in conjunction with Section 4*

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All communal & flat entrance doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls. Service and dry riser cupboard doors are notional fire doors.
  - 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 has not been compromised by third parties and where applicable enhance the fire stopping.
  - 3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
  - 4) All service cupboards to communal landings are lockable. Residents hold keys for access to those cupboards containing their electric meters.
  - 5) 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 has not been compromised by third parties and where applicable enhance the fire stopping.
-

- 6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows. It was evident that in some areas around cable penetrations (service & riser cupboards) there are small amounts of foam. The foam will be removed and fire stopping enhanced as part of the cyclical programme.



- 7) Individual flat doors are FD30s rated composite doors sets from manufacturers Permadoor, IG or Nationwide. Flats 78, 47, 37, 12, 3, 2 are timber flush FD30s doors sets. Flat 1 which is accessed externally on the rear elevation is a UPVC type door.

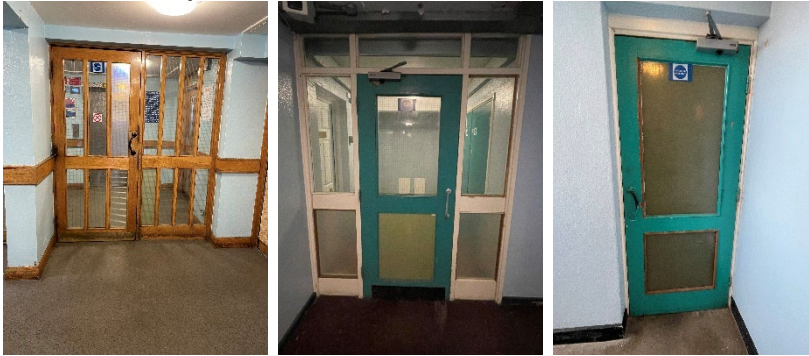
Refer to door sheet below

Moorlands Court 1-85 (o&e)	BL41100M009	Moorlands Court 1-85 (o&e);Reservoir Road;Rowley Regis;West Midlands;	High Rise Block		
Moorlands Court 1-85 (O&E)	DW411000088	1 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	UPVC	Glazed
Moorlands Court 1-85 (O&E)	DW411000089	2 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Timber Door	Not glazed
Moorlands Court 1-85 (O&E)	DW411000090	3 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Timber Door	Not glazed
Moorlands Court 1-85 (O&E)	DW411000091	4 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Timber Door	Not glazed
Moorlands Court 1-85 (O&E)	DW411000092	5 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Nationwide	Not glazed
Moorlands Court 1-85 (O&E)	DW411000093	6 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000094	7 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000095	8 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	IG Doors	Not glazed
Moorlands Court 1-85 (O&E)	DW411000096	9 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000097	10 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000098	11 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000099	12 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Timber Door	Not glazed
Moorlands Court 1-85 (O&E)	DW411000100	13 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000101	14 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	IG Doors	Not glazed
Moorlands Court 1-85 (O&E)	DW411000102	15 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000103	16 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000104	17 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000105	18 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	IG Doors	Not glazed
Moorlands Court 1-85 (O&E)	DW411000106	19 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000107	20 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000108	21 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000109	22 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000110	23 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000111	24 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000112	25 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	IG Doors	Not glazed
Moorlands Court 1-85 (O&E)	DW411000113	26 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000114	27 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000115	28 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000116	29 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000117	30 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Not glazed
Moorlands Court 1-85 (O&E)	DW411000118	31 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Glazed
Moorlands Court 1-85 (O&E)	DW411000119	32 Moorlands Court;Reservoir Road;Rowley Regis;West Midlands;	Occupied	Permadoor	Glazed





- 9) The corridors / staircases are protected by use of FD30s fire doors with vision panels.



- 10) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.





**Section  
11**

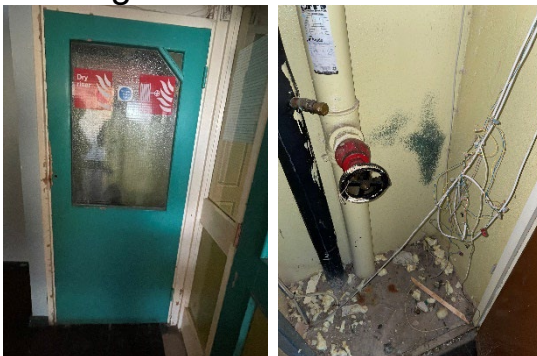
**Fire Fighting Equipment**

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- 1) The dry riser inlet cabinet is located within the front main entrance and is secured with a budget lock / key.



- 2) The dry riser outlets are located in cupboards adjacent the chute rooms at the lift end of the communal corridor on each floor. Each cupboard is secured with a budget lock. It was evident that telecommunication cabling within the riser cupboards does hang loose and is generally untidy. The cabling does not restrict the use of the riser outlets and will be made good as part of the significant building refurbishment works that are planned.



- 3) The dry riser is checked regularly as part of the Caretakers duties.
  - 4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
-

- 5) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year. The service record for this extinguisher suggests the pervious service was not carried out. *Passed to contractor 02/02/23 will be completed 10/02/23.*



- 6) Bin room is protected by deluge system, [see section 8.](#)



**Section  
12**

**Fire Signage**

---

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



- 2) **12<sup>th</sup> floor communal door to stairs – Fire Door Keep Shut mandatory sign is missing from corridor side of the door.**



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



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



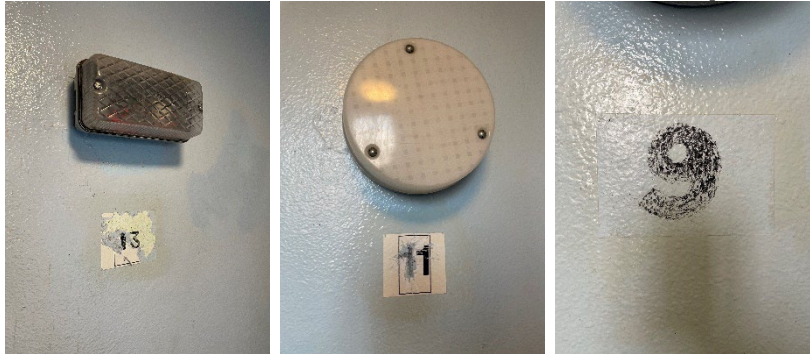
- 5) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



- 6) Wayfinding signage within the block is to be upgraded with photoluminescent signage in response to regulation 8 / fire safety regulations 2022.
- 7) Signage depicting floor level is fitted to the wall on each floor adjacent to lift. **Signage opposite the 12<sup>th</sup> floor lift car has been torn and requires replacement.**



- 8) Floor indicator numbers are fitted to the wall of each floor on the communal staircase(s) **Signage to the 9<sup>th</sup> 11<sup>th</sup> & 13<sup>th</sup> floor stairwells have been vandalised and require replacement.**



- 9) Directional fire signage has been installed to the ground floor communal area only. This has not been installed on other floors due to simplicity of layout.





**Section**  
**13**

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**Employee & Resident  
Training/Provision of Information**

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- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Fire safety has been provided as part of tenancy pack.

Section

14

Sources of Ignition

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



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) **The fixed electrical installation shall be tested every 5 years. The last inspection date could not be identified.**
- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of notional fire doors.



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



- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. It was noted that gas pipework is installed externally to each elevation of the building.

**Section  
15**

**Waste Control**

---

- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse containers emptied regularly.
- 3) Regular checks by Caretakers minimise risk of waste accumulation.



- 4) A discarded wheel and tyre was removed from the 6<sup>th</sup> floor chute room by the caretaking team at the time of the FRA.



- 5) 'Out of Hours' service in place to remove bulk items.
-

**Section  
16**

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## **Control and Supervision of Contractors and Visitors**

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



**Section  
17**

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## Arson Prevention

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- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.



- 3) CCTV is in operation covering the all floors, lifts and external areas. The system 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) Evidence of arson was noticeable around the main entrance.



- 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

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- 1) Residents instructed not to bring L.P.G cylinders into block.



- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
  - 3) No Flammable liquids stored on site by Caretakers / cleaners.
  - 4) All store cupboards are kept locked.
  - 5) There are no flammable liquids or gas cylinders stored on site.
-

**Section  
19**

**Additional Control Measures;  
Fire Risk Assessment - Level 2  
Action Plan**

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Significant Findings

**Action Plan**

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

Trivial       Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work

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# Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:


Moorlands Court

Date of Action Plan:




07/02/2023

Review Date:

<Insert date>




Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/05	Flat 37 – remove timber plywood used as screening on balcony		P2	Within 1 – 3 months of action plan. Housing Manager	18/04/2023

Fire Risk Assessment



06/06	Flat 18 – remove willow screening installed to balcony.		P2	Within 1 – 3 months of action plan. Housing Manager	19/04/2023
06/07	Flat 13 – remove combustible material installed to balcony as screening.		P2	Within 1 – 3 months of action plan. Housing Manager	
07/11	12 <sup>th</sup> floor – remove boarding to louvre vents to reinstate ventilation.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10633691	21/04/2023






Fire Risk Assessment

<p>07/16</p>	<p>Remove signage depicting "Hose Reels" from all dry riser cupboard doors.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Caretaking Manager</p>	<p>11/04/2023</p>
<p>07/24</p>	<p>13<sup>th</sup> floor – install cover/mould to make good excessive gap between electrical service cupboard doors.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM10633721</p>	<p>02/05/2023</p>
<p>07/25</p>	<p>13<sup>th</sup> floor – rehang door by flat 80 to cure binding on floor.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10633745</p>	<p>02/05/2023</p>




Fire Risk Assessment

07/26	13 <sup>th</sup> floor – communal door to chute, adjust self-closer to ensure door can hold fully closed into frame.		P2	<p>Within 1 – 3 months of action plan. Caretakers JM:10633818</p>	02/05/2023
07/27	13 <sup>th</sup> floor riser cupboard, replace missing screws to hinges.	No Photo	P2	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10633850</p>	02/05/2023
07/28	12 <sup>th</sup> floor flat 77 entrance door doesn't reliably self-close into frame requires adjustment.		P2	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10633886</p>	02/05/2023



Fire Risk Assessment

<p>07/29</p>	<p>12<sup>th</sup> floor near flat 74 communal door requires cold smoke seal &amp; adjustment to correct excessive gap.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10633908</p>	<p>02/05/2023</p>
<p>07/30</p>	<p>10<sup>th</sup> floor near flat 62, communal door requires section of beading around upper panel.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10633936</p>	<p>02/05/2023</p>
<p>07/31</p>	<p>10<sup>th</sup> floor communal door to chute room – replace damaged smoke seal to upper leading edge / correct excessive gap to head / replace missing screw to top hinge.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10698390</p>	<p>02/05/2023</p>

Fire Risk Assessment



07/32	10 <sup>th</sup> floor by flat 65 – secure R/H/S beading to lower panel in communal door		P2	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10698326</p>	02/05/2023
07/33	10 <sup>th</sup> floor flat 65 requires outer letter plate.		P2	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10704084</p>	03/05/2023
07/34	9 <sup>th</sup> floor by flat 59 communal door requires intumescent strip / smoke seal to head and adjustment to correct excessive gap to leading edge.		P2	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10704127</p>	03/05/2023

Fire Risk Assessment

07/35	9 <sup>th</sup> floor service cupboard requires bolt to slave door.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10704360	03/05/2023
07/36	9 <sup>th</sup> floor communal door to chute room, excessive gaps require adjustment / repair.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10704416	03/05/2023





Fire Risk Assessment

07/37	8 <sup>th</sup> floor by flat 50 communal door excessive gaps to head & leading edge, damage to frame at top hinge – adjustment / repair required.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10704871	04/05/2023
07/38	8 <sup>th</sup> floor communal door to chute room, excessive gap to head adjustment / repair required,		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10704895	04/05/2023



Fire Risk Assessment

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07/39	8 <sup>th</sup> floor by flat 53 communal door has excessive gaps around head and hinges, adjustment / repair required.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10704939	04/05/2023
07/40	8 <sup>th</sup> floor flat 54 requires outer letterbox plate.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10705044	04/05/2023



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Fire Risk Assessment

07/41	8 <sup>th</sup> floor communal door to stairwell, adjust self-closer to ensure door can hold fully closed into frame.		P2	Within 1 – 3 months of action plan. Caretakers	11/04/2023
07/42	7 <sup>th</sup> floor communal door to staircase adjust self-closer to ensure door can hold fully closed into frame.		P2	Within 1 – 3 months of action plan. Caretakers.	11/04/2023


Fire Risk Assessment

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07/43	7 <sup>th</sup> floor by flat 47, communal door correct excessive gaps with adjustment / oversize smoke seal & gap between stop and frame requires re-fixing.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10705204	04/05/2023
07/44	7 <sup>th</sup> floor flat 48 entrance door requires intumescent strip / smoke seal to frame.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10716719	04/05/2023



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Fire Risk Assessment



07/46	7 <sup>th</sup> floor communal door to chute room, excessive gap to head adjustment / repair required. Lower frame requires fixing at floor to prevent movement.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10716719	04/05/2023
07/47	7 <sup>th</sup> floor communal door by flat 44 requires cold smoke seal.		P2	Within 1 – 3 months of action plan. Fire Rapid Response :JM10717386	04/05/2023



Fire Risk Assessment

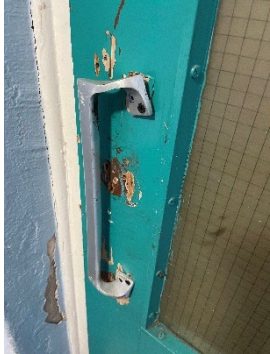

07/48	7 <sup>th</sup> floor cable tray covers missing above riser cupboard door and adjacent flat 44, both require replacing.		P2	Within 1 – 3 months of action plan. Electrical Repairs JM10468886	05/05/2023
07/49	6 <sup>th</sup> floor flat 42 entrance door requires adjustment, not reliably fully self-closing into frame		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10717412	09/05/2023

Fire Risk Assessment

07/50	6 <sup>th</sup> floor by flat 38, communal door, replace missing section of beading.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10717433	09/05/2023
07/51	6 <sup>th</sup> floor communal door to stairs correct gap between stop and frame and excessive gap to head, adjustment / repair required		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10717445	09/05/2023

Fire Risk Assessment

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07/52	5 <sup>th</sup> floor communal door to stairs – replace damaged door handle.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10751921	10/05/2023
07/53	5 <sup>th</sup> floor by flat 35 communal door – door binds on floor, excessive gap to head, adjustment repair required. Fixed frame loose requires securing to floor (opening side).		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10751960	11/05/2023

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Fire Risk Assessment

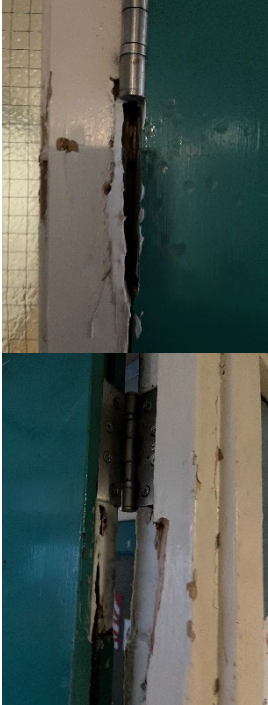

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07/54	5 <sup>th</sup> floor communal door to chute room adjustments / repairs require to correct excessive gaps around hinges & head, and to ensure door closes fully into frame.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10752700	16/05/2023
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Fire Risk Assessment

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07/55	5 <sup>th</sup> floor by flat 32, repairs adjustment required to communal door / frame to correct excessive gap around upper hinge		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10752700	15/05/2023
07/56	4 <sup>th</sup> floor communal door to stairs correct excessive gap to head.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10766719	16/05/2023

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Fire Risk Assessment

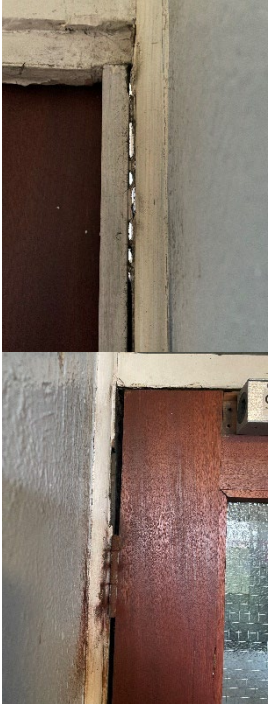

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07/57	4 <sup>th</sup> floor service cupboard, R/H door hinge and lock require re-fixing.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10767267	16/05/2023
07/58	4 <sup>th</sup> floor service cupboard light switch hangs loose requires securing to wall.		P2	Within 1 – 3 months of action plan. Electrical	05/05/2023

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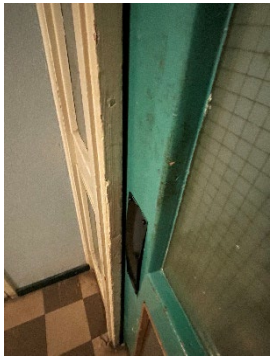
Fire Risk Assessment

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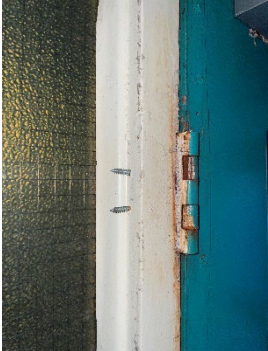
07/59	4 <sup>th</sup> floor communal door to chute room excessive gap to hinge side and gap between stop & frame. Adjustments / repair required		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10767345	16/05/2023
07/60	4 <sup>th</sup> floor by flat 26 communal door excessive gap to head adjustments / repair required.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10767581	16/05/2023

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Fire Risk Assessment

07/61	3 <sup>rd</sup> floor by flat 23, communal door fails to hold against stop, adjustment self-closer		P2	Within 1 – 3 months of action plan. Caretakers	11/04/2023
07/62	2 <sup>nd</sup> floor communal door to stairs requires cold smoke seal		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10767661	16/05/2023
07/63	2 <sup>nd</sup> floor by flat 17, communal door fails to close against stop adjust self-closer		P2	Within 1 – 3 months of action plan. Caretakers	11/04/2023

Fire Risk Assessment



07/64	2 <sup>nd</sup> floor communal door to chute room warped and to be rehung / replaced.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10767799  Door rehung	19/07/2023
07/65	2 <sup>nd</sup> floor communal door by flat 14 replace long protruding screws with suitable length.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10768040	16/05/2023

Fire Risk Assessment

<p>07/66</p>	<p>2<sup>nd</sup> floor dry riser cupboard, repair frame to enable door to be locked.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10768163</p>	<p>16/05/2023</p>
<p>07/67</p>	<p>1<sup>st</sup> floor communal door to stairs requires cold smoke seals. Excessive gap to head may require adjustment after seals fitted.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10825459</p>	<p>18/05/2023</p>
<p>07/68</p>	<p>1<sup>st</sup> floor by flat 8, communal door has excessive gap to head adjustment required.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Fire Rapid Response JM:10825883</p>	<p>18/05/2023</p>





Fire Risk Assessment

07/69	1 <sup>st</sup> floor communal door by flat 11, fit cold smoke to seal head, re-secure fixed frame on opening side to floor.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10768199	16/05/2023
07/70	1 <sup>st</sup> floor communal door to chute room, replace cracked glazing to lower panel.		P2	Within 1 – 3 months of action plan. Glazing repairs JM:10768297	22/05/2023



Fire Risk Assessment

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07/71	Ground floor communal door adjacent staircase, fit combined intumescent strip / cold smoke seal to head. Replace missing screws to hinges.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10768354	16/05/2023
07/72	Ground floor service cupboard, replace broken bolt to door.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10769259	16/05/2023



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Fire Risk Assessment

07/73	Ground floor communal door by flat 74 adjustment / repair required to correct excessive gap to head / binding on floor. Replace missing screw to top hinge.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10769342	11/05/2023
07/74	Ground floor door to chute room, adjustment required to correct excessive gap to head.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10769707	16/05/2023


Fire Risk Assessment

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12/02	Install Fire Door Keep Shut mandatory sign to 12 <sup>th</sup> floor communal door to stairs / corridor side.		P2	Within 1 – 3 months of action plan. Caretaking Manager	11/04/23
12/07	Replace floor number adjacent lift car on 12 <sup>th</sup> floor.		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10769769 JM11177397	29/06/2023

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Fire Risk Assessment

12/08	Replace missing / damaged floor level signs to stairwell on floors 9, 11, 13		P2	Within 1 – 3 months of action plan. Fire Rapid Response JM:10769823 JM11177421	29/06/2023
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Fire Risk Assessment

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14/04	Date of last fixed electrical test is unknown. Provide last test date or carry out new test as required.	No Photo	P2	Within 1 – 3 months of action plan. Electrical Repairs	
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**Signed**

<i>Chill</i>	Fire Risk Assessor	Date: 07/02/2023
<i>Thompson</i>	Premise Manager	Date: 23/03/2023

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

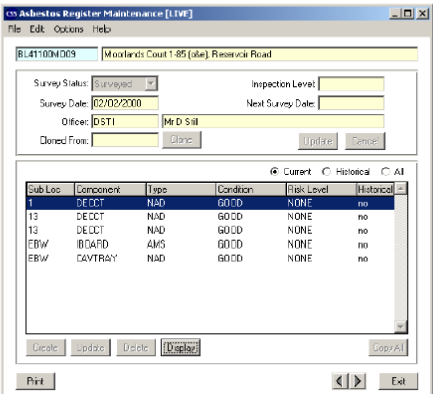

Name of property: Moorlands Court

Updated: 24/01/2013

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

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

<b>Asbestos Survey</b>		Property Address		Moorlands Court, Reservoir Road, Rowley Regis, B65 9BP.		✓ Office use	
Surveyed by	S.Harrison	Date	15/06/11	Checked by	Derek Still		
Sampled by		Date		Date	09/11/2011		
Type of Work to be undertaken		HSG 264 - Survey Report Type		Property Description			
For Purpose of Lift Maintenance Contract	✓	Refurbishment Survey		15 Storey High Rise Block			
Void Property		Management Survey					✓
R & M Property		SHAPE Interrogated?					✓
Existing Shape Data (See extract below)	✓	No Existing Shape Data		Year Built	1966		
				<p><b>Notes</b></p> <p>***SURVEY UPDATED 24/01/13 TO INCLUDE A.I.B. TRANSOM TO DRY RISER CUPBOARD***</p>			
<p>Building Surveyors 0121 569 5077</p>				<p style="text-align: right;"><b>Asset Team – Investment Division</b> 5 – 14 South Road Smethwick B67 7BN</p> <div style="text-align: center;">  </div>			

## Fire Risk Assessment

Sample Locations	Property Address: Moorlands Court, Reservoir Road, Rowley Regis, B65 9BP.						
LOCATION	MATERIAL	EXTENT (approx)	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>							
MOTOR ROOM – EXTERNAL FLUE TO SIDE ELEVATION	CEMENT	-	UN-TREATED	PRESUMED	CHRYSOTILE	NO	
ROOF ACCESS LOBBY - CEILING & WALLS	TEXTURED COATING	-	SEALED	PRESUMED	CHRYSOTILE	NO	
FLOORS 3/5/9/13 – COMMUNAL WALLS	TEXTURED COATING	-	SEALED-PAINT	DS 6218	NO ASBESTOS DETECTED	NO	
DRY RISER CUPBOARD TRANSOMS TO ALL FLOORS EXCEPT GROUND, 8 <sup>TH</sup> , 9 <sup>TH</sup> & 13 <sup>TH</sup> .	BOARD	-	PAINT SEALED	DS 6218	AMOSITE	YES	
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>							
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL		
MOTOR ROOM CEILING	CONCRETE	MOTOR ROOM – EXTERNAL DRIP MOULD TO DPC	GRP				
MOTOR ROOM FLOOR	CONCRETE	MAIN ROOF PARAPET WALLS	GLASS				
MOTOR ROOM WALLS	BRICK	8 <sup>TH</sup> FLOOR DRY RISER CUPBOARD TRANSOM	PLYWOOD				
MOTOR ROOM – WALL BOARD BY LIFTING GEAR	TIMBER						