

Fire Risk Assessment

Dudley Port 228-239.

Tipton
DY4 7RL.



Date Completed: 26th June 2024

Review Period: 3 years

Officer: Anthony Smith **Fire Risk Assessor**

Checked By: J Blewitt **Team Lead Fire Safety & Facilities**

Current Risk Rating = Trivial

Subsequent reviews

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

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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.

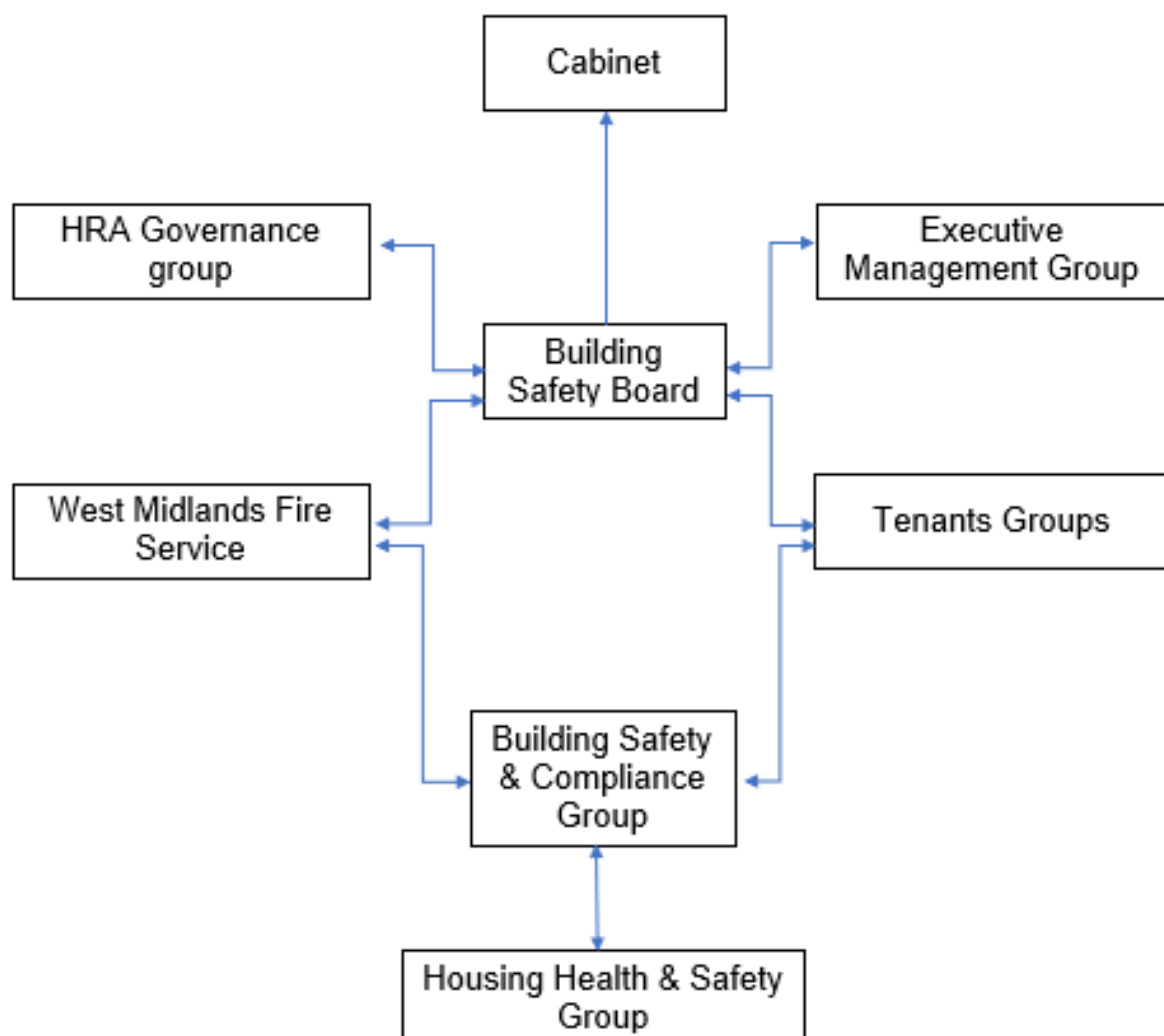
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 Each façade of the building comprises of traditional brick masonry.</p> <p>Individual flat windows and those to communal areas are UPVC double glazed units.</p>	Trivial
Section 7	<p>Means of Escape from Fire Each premise has a single staircase and two final exit doors.</p>	Trivial

Section 8	<p>Fire Detection and Alarm Systems Flats have a fire detection system fitted to an LD2 standard.</p>	Trivial
Section 9	<p>Emergency Lighting Emergency lighting has not been installed.</p> <p>Convention lighting is in place to the communal parts.</p>	Trivial
Section 10	<p>Compartmentation The blocks have sufficient compartmentation between dwellings.</p> <p>Individual flat entrance doors are predominately Notional fire doors.</p>	Trivial
Section 11	<p>Fire Fighting Equipment The premises have no provision for firefighting equipment.</p>	Trivial
Section 12	<p>Fire Signage Due to simplicity of layout no requirement for fire signage.</p>	Trivial
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition The fixed electrical tests were last completed 19/04/2022.</p>	Trivial
Section 15	<p>Waste Control Refuse containers are emptied regularly.</p> <p>There is a regular cleaning service to the premises.</p>	Trivial

Section 16	<p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention There is a door entry system which prevents unauthorised access. External lighting is in place.</p>	Trivial
Section 18	<p>Storage Arrangements Residents instructed not to bring L.P.G cylinders into block.</p>	Trivial

Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low Medium High

In this context, a definition of the above terms is as follows:

Low	Unusually low likelihood of fire because of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm Moderate Harm Extreme Harm

In this context, a definition of the above terms is as follows:

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

In conclusion, the likelihood of fire is at a medium level of risk prior to the implementation of the action plan because of the presence normal fire hazards for this type of occupancy which have all been highlighted within the fire risk assessment.

After considering the use of the premise and the occupants 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 predominately Notional fire doors to flat entrances combined with suitable smoke detection to LD2 standard within flats.

Overall, the level of risk at the time of this FRA is Trivial.

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

Director of Place

Alan Lunt

Assistant Director Building Compliance

Phil Deery

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Carl Hill

Louis Conway

Anthony Smith

Adrian Jones

Resident Engagement Officer - Fire Safety

Lee Mlilo

Abdul Monim Khan

Housing Office Manager

Rushpal Dhaliwal

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

**Section
4**

Description of Premises

Dudley Port 228-239
Tipton
DY4 7RL.

Description of the Property

The low-rise block was built in 1979.
The block consists of 2 storeys (inclusive of the ground floor)
Each of the floors contains 2 number dwellings.



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



Each main (Front) entrance has a door entry system with a firefighter override switch.



There is a single stairwell to each block, with two flat entrance doors on each landing.



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	Low Rise
Number of Floors	2
Date of Construction	1979
Construction Type	Traditional brick cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1 per block
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof	First floor landing.
Equipment on roof (e.g., mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 12 flats.

Visitors,

Sandwell MBC employees,

Contractors,

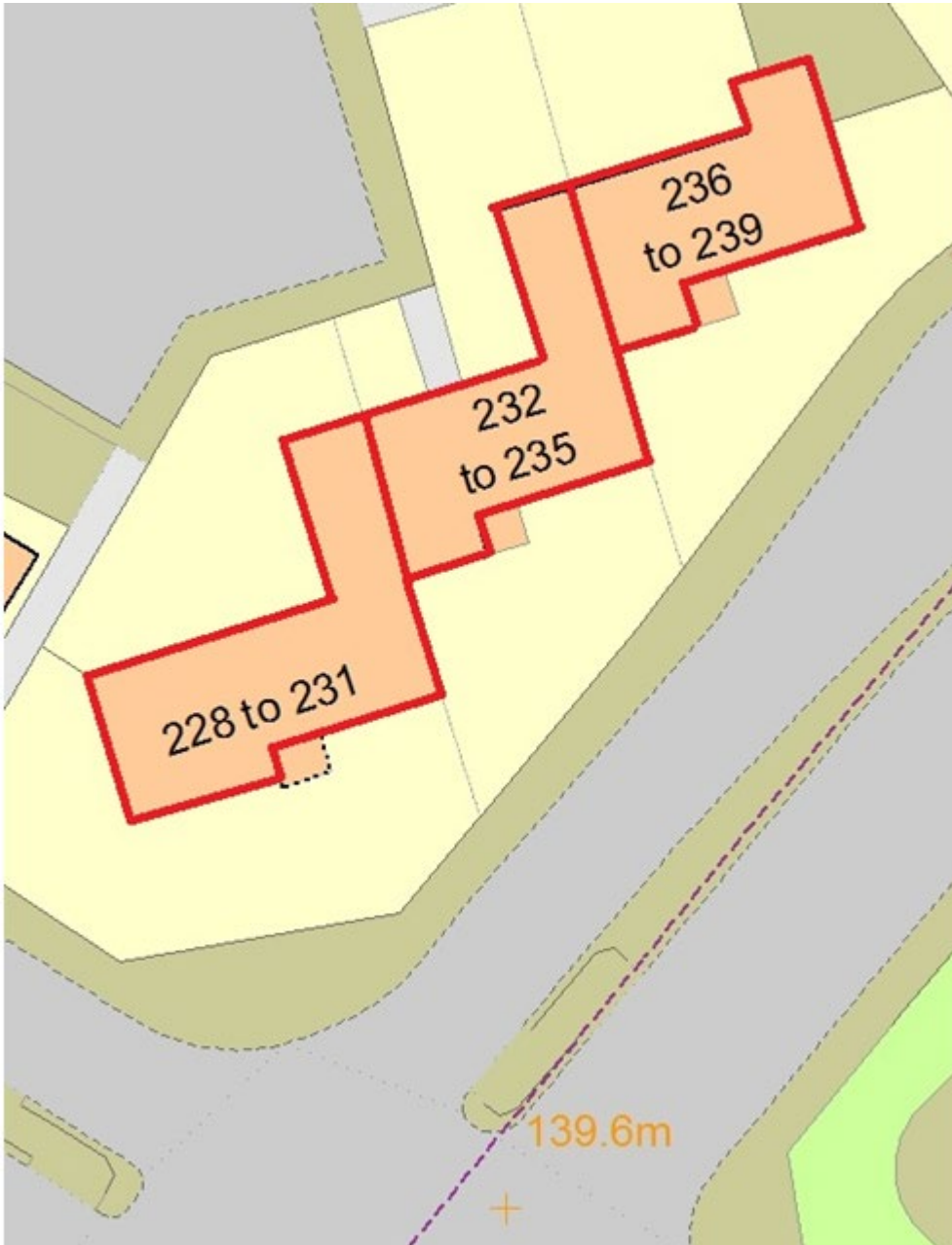
Service providers (e.g., meter readers, delivery people etc)

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

**Section
5**

Building Plan

General plan which outlines the buildings footprint.



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.

A breakdown of the materials present within the external envelope has been listed below. It is deemed that these materials or their combination of or application present an acceptable level of fire risk.

- 1) The exterior of the buildings is predominantly traditional brick construction.



- 2) Individual communal windows to the stairs are UPVC double glazed units. Flats have UPVC windows.



3) Front/rear entrance doors are timber.



4) The block has a pitched tiled roof.

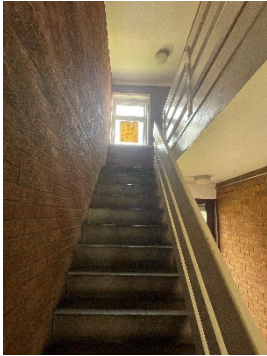


Section

7

Means of Escape from Fire

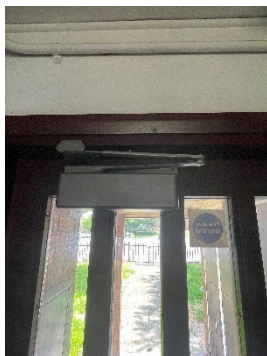
- 1) Each of the blocks has a single staircase, the width is 900 mm.



- 2) The means of escape are protected to prevent the spread of fire and smoke with predominately Notional timber fire doors. No internal access to flats was gained during the fire risk assessment.



- 3) The only communal doors within the block are the final exit doors which are fitted with automatic closing devices that are checked on a regular basis by the Janitorial Teams as part of their daily checks.



- 4) The final exit door is fitted with an automatic closing device and door entry system. This entry system is 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.



- 5) Automatic smoke ventilation is not employed.
- 6) Communal windows to the landings are openable without the use of a key.



- 7) Communal areas are kept free of flammable items. Mobility scooter noted under stairs by flat 236. Email sent to housing manager on 26/06/2024 requesting housing officer visits block to ensure its removal.



- 8) Chair noted within staircase, by flat 228, Email sent to housing manager requesting that housing officer visits block to discuss with residents as should be removed.



Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustibile 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.

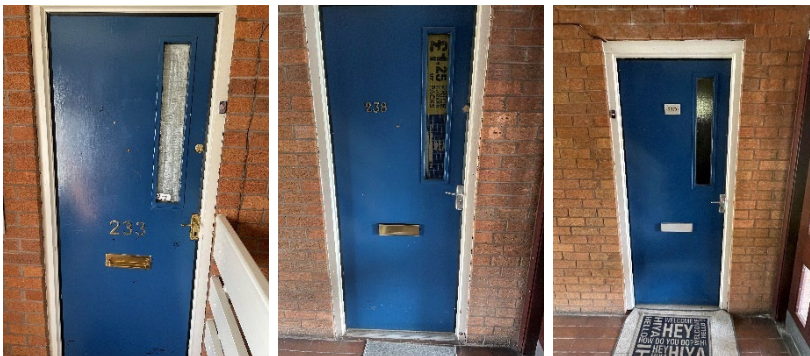
- 9) Conventional lighting is provided to the communal landings and stairs.



- 10) Meter cupboards at first and second floor are a combination of steel and fibreglass.



- 11) The surface coatings to the communal areas are class 0 rated.
- 12) 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 or if they are advised to evacuate by the emergency services.
- 13) Individual Flat entrance doors are predominately Notional fire doors. No access was gained during the Fire risk assessment to inspect the internal side of the door or residents smoke detection. However, resident did open door to Flat 230 and verbally confirmed smoke detection to: Hall, living room and kitchen. Entrance door to Flat 230 is a notional door with no self-closing device.



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 resident's verbal confirmation smoke alarms within residents' flats are installed to an LD2 standard. No access was gained during this fire risk assessment.

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 in the remaining blocks. The reason for this is:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place.

Section

9

Emergency Lighting

- 1) Blocks do not have an emergency / escape lighting system. This is deemed acceptable within a 2-storey block that has adequate conventional lighting installed.
-



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. Flat entrance doors in 1-hour rated walls are Notional 30-minute fire resistant.
 - 2) The premises do not have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in communal areas due to the open plan staircase.
 - 3) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.
 - 4) The fire stopping / compartmentation is subject to an annual check by the Fire Safety Rapid Response Team.
 - 5) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
-

Fire Risk Assessment

Block 228-239

Floor No	Electrical										Gas Riser										Floor No														
	Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																			
	Seals	Int. Seal	Int. Sprung	Int. AMI Alkalis	Cable/Fiber	Seals	Int. Seal	Int. Sprung	Int. AMI Alkalis	Cable/Fiber	Seals	Int. Seal	Int. Sprung	Int. AMI Alkalis	Cable/Fiber	Seals	Int. Seal	Int. Sprung	Int. AMI Alkalis	Cable/Fiber															
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Common areas free from defects					<input checked="" type="checkbox"/>	Common areas free from defects					<input checked="" type="checkbox"/>	Flat doors free from defects					<input checked="" type="checkbox"/>	Common cupboards locked and secure					<input checked="" type="checkbox"/>	Common areas free from loose stored items					<input checked="" type="checkbox"/>	Common areas free from repair materials					<input checked="" type="checkbox"/>
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												<input checked="" type="checkbox"/>																							
No Enhancement Carried Out This Visit												<input checked="" type="checkbox"/>																							
Enhancement Carried Out This Visit																																			

6) Individual flat doors are predominantly Notional rated timber fire doors. Email sent, 26th June 2024, to manager of door programme requesting this block is prioritised for a flat entrance door programme to certified self-closing FD 30s doorsets.

Refer to updated door spreadsheet below.

Block Name	Place-Re	Address	Front Door Type	Glazed / Not Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	228-239 Dudley Port;Tipton;West Midlands;;	Intentionally Blank	
Dudley Port 228-239 (O&E)	BL15360DU02	228 Dudley Port;Tipton;West Midlands;;	Composite	Not Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	229 Dudley Port;Tipton;West Midlands;;	Timber non fire doo	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	230 Dudley Port;Tipton;West Midlands;;	Timber non fire doo	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	231 Dudley Port;Tipton;West Midlands;;	Nationwide	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	232 Dudley Port;Tipton;West Midlands;;	timber non fire door	Not Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	233 Dudley Port;Tipton;West Midlands;;	Timber non fire doo	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	234 Dudley Port;Tipton;West Midlands;;	Timber non fire doo	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	235 Dudley Port;Tipton;West Midlands;;	Composite	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	236 Dudley Port;Tipton;West Midlands;;	Timber non fire doo	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	237 Dudley Port;Tipton;West Midlands;;	Nationwide	Not Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	238 Dudley Port;Tipton;West Midlands;;	Timber non fire doo	Glazed
Dudley Port 228-239 (O&E)	BL15360DU02	239 Dudley Port;Tipton;West Midlands;;	Timber non fire doo	Glazed



- 7) There are means of access to the internal roof space from the common areas. However, access not possible at time of the fire risk assessment as no keys for the roof hatch padlocks. Further inspection to be arranged.



Section 11

Fire Fighting Equipment

- 1) The premise has no provision for firefighting equipment.

Section 12

Fire Signage

- 1) Fire Action Notices are not displayed throughout the building.
-

The signs are not necessary due to the building not having a complex layout.

- 2) Smoking is prohibited within any communal parts of the building in line with Smoke Free England Legislation. Signs are displayed throughout the building.



- 3) The fire escape routes do not use directional fire signage due to simplicity of layout.
- 4) Yellow LPG warning signs are not displayed.

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. Caretaking Teams are not expected to tackle fires in this area.
 - 4) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
 - 5) Fire safety information has been provided as part of tenancy pack.
-

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



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



Section 14

Sources of Ignition

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



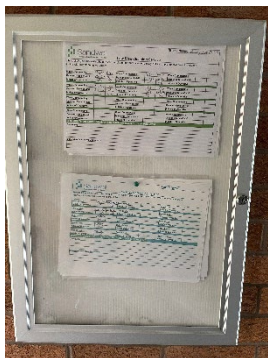
- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information 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 19/04/2022. An unsatisfactory test result was recorded, this has been raised with the electrical engineers by email on 26th June 2024.
- 5) Portable heaters are not allowed in any common parts of the premises.
- 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas meters and pipework to flats is internal to the building.



Section 15

Waste Control

- 1) There is a regular cleaning service to the premises.
 - 2) Regular checks by Caretakers minimise risk of waste accumulation.
-



- 3) There is an '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) Owing to the nature of Low-Rise flatted accommodation, it is difficult to manage / control individual contractors / utility companies.
 - 4) However, utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing team. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 5) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of
-

all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:

- Health and Safety.
 - Site security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
- b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
- c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
- d) Final Contractor review on completion of works undertaken.

Section 17

Arson Prevention

- 1) Restricted access to the premises by means of a door entry system.



- 2) There is current evidence of arson. Email sent to housing manager 26th June 2024.
-



- 3) The perimeter of the premises is well illuminated.



- 4) There have been no fire related incidents since the previous FRA.

Section 18

Storage Arrangements

- 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) 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:

Dudley Port 228- 239

Date of Action Plan:

26/06/2024

Review Date:

<Insert date>

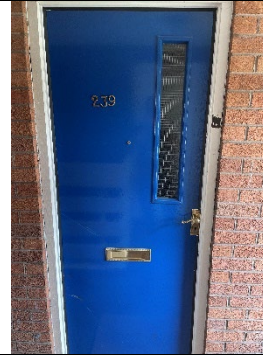
Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
	No Actions				

Fire Risk Assessment

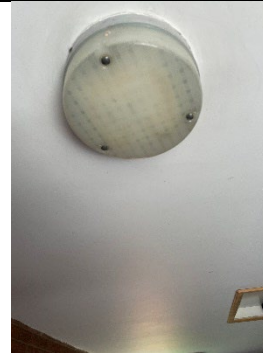
When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Observations

Future works programme should consider a flat entrance door replacement programme to certified self-closing FD 30s rated door sets. Email sent to manager of door programme.

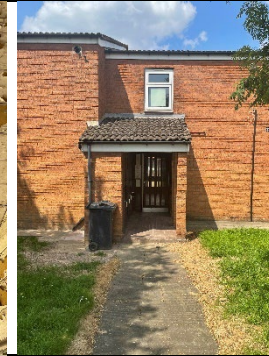


Future works programme should consider the installation of emergency lighting within the staircase.



Fire Risk Assessment

Future works programme should consider replacing the timber ceiling of the main entrance to a non-combustible board.



Future works programme should consider replacing the timber stair balustrade to a non-combustible material.



Arrangements to be made with Rapid Fire Team to inspect roof void for adequate fire stopping.



Signed

Fire Risk Assessment

<i>A. Smith</i>	Fire Risk Assessor	Date: 26/06/2024
<i>Benet</i>	Quality Assurance Check	Date: 27/06/2024

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

Name of property: Dudley Port 228-239.


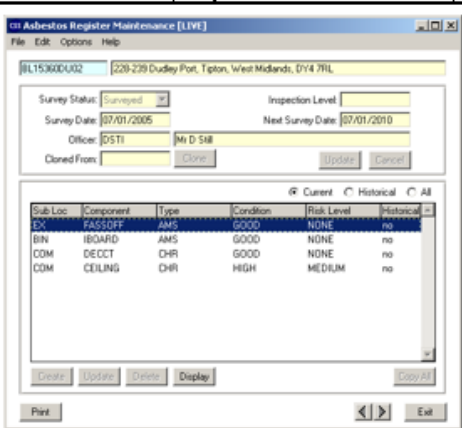
Updated: 16/08/2022

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>

Block 228- 239

Asbestos Survey		Property Address	228-239 Dudley Port, Tipton, DY4 7RL		Office use <input checked="" type="checkbox"/>					
Surveyed by	D Jones	Date	21/03/2014		Checked by	DEREK STILL	Desktop Check	<input checked="" type="checkbox"/>	Site Check	<input type="checkbox"/>
Reason for request		HSG 264 - Survey Report Type		Date	18/05/2020		 Low Rise Flats Year Built: 1957			
Investment Void		Refurbishment Survey								
Investment Tenanted		Management Survey		<input checked="" type="checkbox"/>						
R & M Void		SHAPE Interrogated.		<input checked="" type="checkbox"/>						
R & M Tenanted		No Existing SHAPE Data.								
Medical / Emergency - Heating Works		Existing SHAPE Data.		<input checked="" type="checkbox"/>						
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys <u>Interrogated?</u>				Year Built	1957			
						Notes / including details of similar property surveys completed. Revised by G. Carrington - 16/08/2022				
Building Surveyors 0121 569 5077						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES				

Fire Risk Assessment

Sample Locations	Property Address	228-239 Dudley Port, Tipton, DY4 7RL						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY		ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
COMMUNAL CEILINGS	TEXTURED COATING	-	SEALED	DS7456	CHRYSOTILE	NO	NO	
REAR ENTRANCE SOFFIT	BOARD	-	SEALED	DS139	AMOSITE	YES	NO	
FRONT ENTRANCE SOFFIT	CEMENT	-	SEALED	DJ323/001	CHRYSOTILE	NO	NO	
MAIN ROOF & PORCH ROOF VERGE CLOAKING	CEMENT	-	UNSEALED	PRESUMED	CHRYSOTILE	NO	NO	
EXTERNAL GAS METER CUPBOARD SHELVES	BOARD	-	UNSEALED	PRESUMED	AMOSITE	YES	NO	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM's.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
FRONT CANOPY ANGLED SOFFIT	TIMBER							
ALL FLATS – FRONT DOOR FRAME SEALANT	SILICONE							

Fire Risk Assessment
