

Fire Risk Assessment

(17a-19c), (21a-23c), (25a-27c), (29a-31c)

Batmanshill Road



Princes End, Tipton

DY4 9LA

Date Completed: 01/07/2024.

Review Period: 3 years

Officer: Louis Conway 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”*.

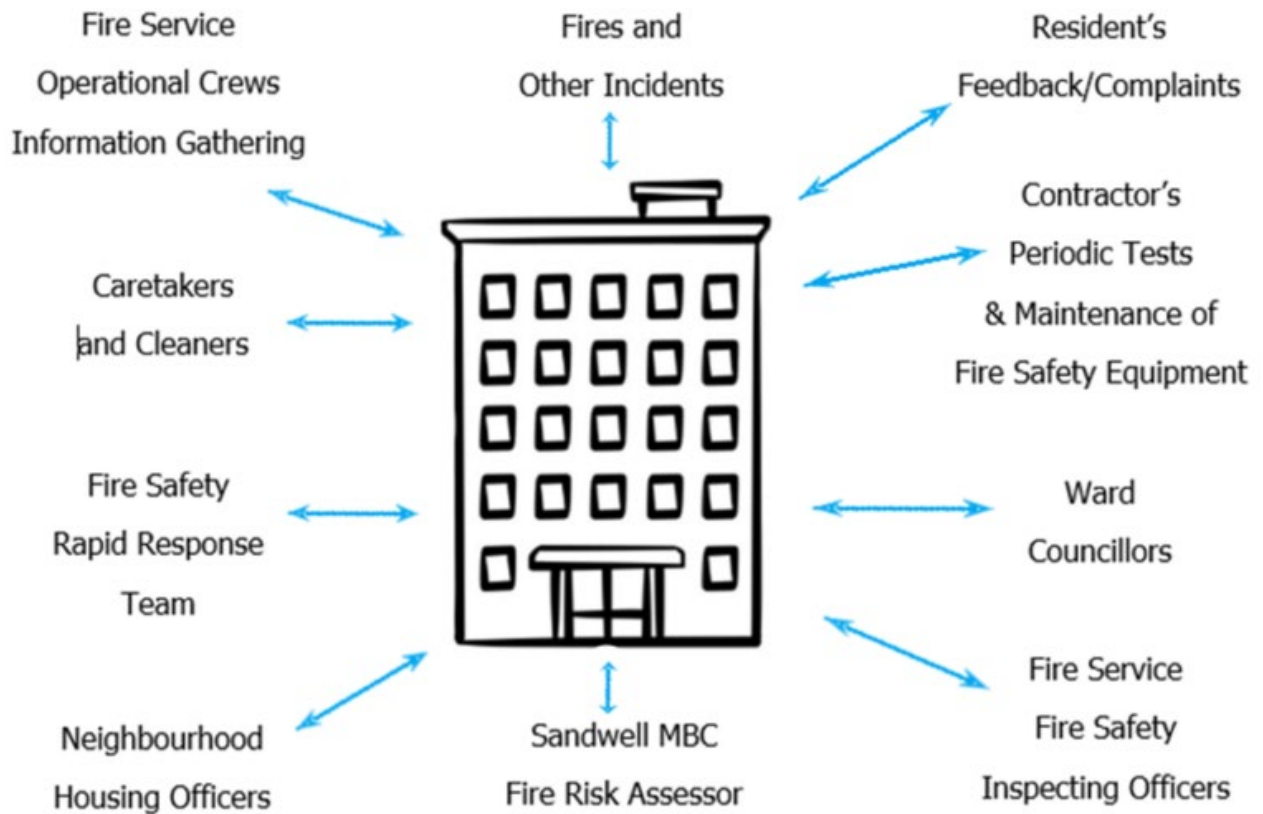
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>.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

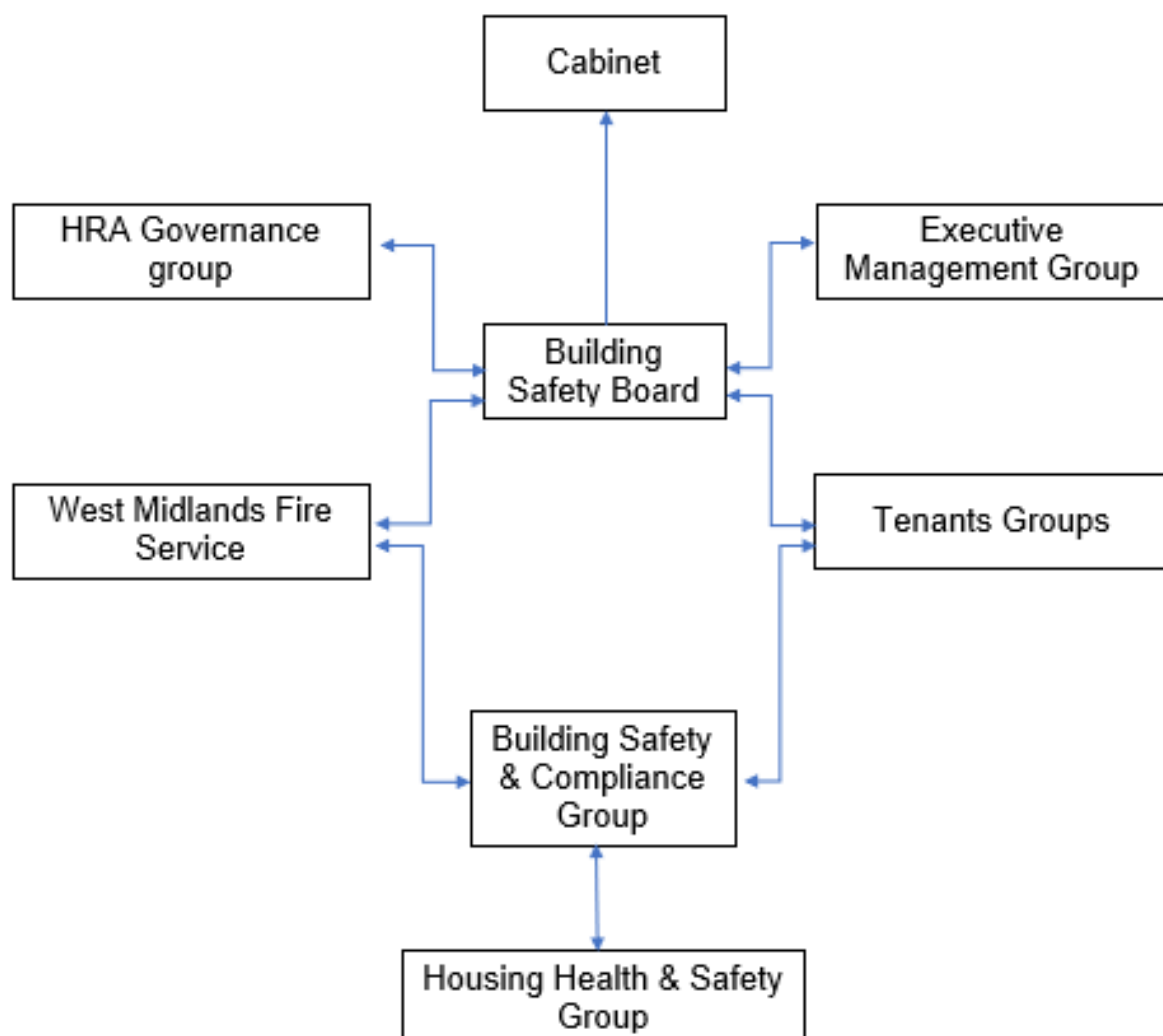
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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	External Envelope The original construction of the blocks was a concrete masonry construction, and the external envelope reflects this. No balcony access at these blocks.	Trivial
Section 7	Means of Escape from Fire The means of escape are protected to prevent the spread of fire and smoke, there is a single staircase leading to final exit doors on the ground floor of each block.	Trivial

Section 8	<p>Fire Detection and Alarm Systems Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats, smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.</p>	<p>Trivial</p>
Section 9	<p>Emergency Lighting No emergency lighting present at the blocks.</p>	<p>Trivial</p>
Section 10	<p>Compartmentation The building is designed to provide as a minimum 1-hour vertical fire resistance and 30 minutes horizontal fire resistance around flats. All doors from dwellings are 30-minute fire resistant with cold smoke seals and self-closing devices, including those in 1-hour rated walls.</p>	<p>Trivial</p>
Section 11	<p>Fire Fighting Equipment The premises have no provisions for firefighting equipment.</p>	<p>Trivial</p>
Section 12	<p>Fire Signage Appropriate signage is displayed.</p>	<p>Trivial</p>
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
Section 14	<p>Sources of Ignition The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was last completed 03/02/2021 & 17/09/2019. Gas is internal.</p>	<p>Trivial</p>
Section 15	<p>Waste Control Cleaning and caretaking Provisions operate at the blocks, bins are stored away from the premises and are emptied regularly.</p>	<p>Trivial</p>

Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention There have been no reported fire incidents since the last FRA, Caretakers and cleaners operate at the blocks.	Trivial
Section 18	Storage Arrangements Residents have access to storage cupboards within communal areas of the block located outside individual flat entrance doors and on the ground floor.	Trivial

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

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

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

In conclusion, the likelihood of a fire is at a Low level of risk prior to the implementation of an action plan because of the unusually low fire hazards present at the blocks despite no actions being highlighted observations have been made for future improvement works to take place to further enhance the safety at the block.

After considering the use of the premise and the occupants within the blocks, the consequences for life safety in the event of a fire would be slight harm due to the simplicity in the layout and a Stay Put Unless policy being in place with adequate detection within flats.

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.

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

Directorate 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

(17a-19c), (21a-23c), (25a-27c), (29a-31c)
Batmanshill Road
Tipton
DY4 9LA

Description of the Property

The Low-rise Blocks were constructed in approx. Mid 1900's of predominantly traditional concrete brick construction with a pitched roof, blocks displaying the same internal layout and single staircase.



The blocks consist of three stories (Ground, 1st & 2nd) with each floor containing two number dwellings off a singular staircase.

Each block has entrance/exit to the front and rear of the block,. Access is gained via a fob system or via a firefighters drop latch.



Ground floor contains storage cupbards within the communal area.



The blocks have access to a gated rear yard area (per block) in this area is also the storage of bins. The rear yard area is shared by all blocks.



Electical service cupbards/ residents meter cupbaords are locacated internally nearest the mian entrance to each block secured with budget locks. This is repeated across all blocoks.



The blocks have a pitched roof with each block having access within the communal area via a loft hatch on the 2nd floor. Secured with padlocks.



Nominal timber door located nearest the rear ingress/egress point of each section of the block.



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	3
Date of Construction	1939
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	No
Number of Lifts	None
Number of Staircases	One
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof Space	Loft hatch 2 nd floor
Equipment on roof (e.g., mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 6 Flats per block

Visitors,

Sandwell MBC employees,

Contractors,

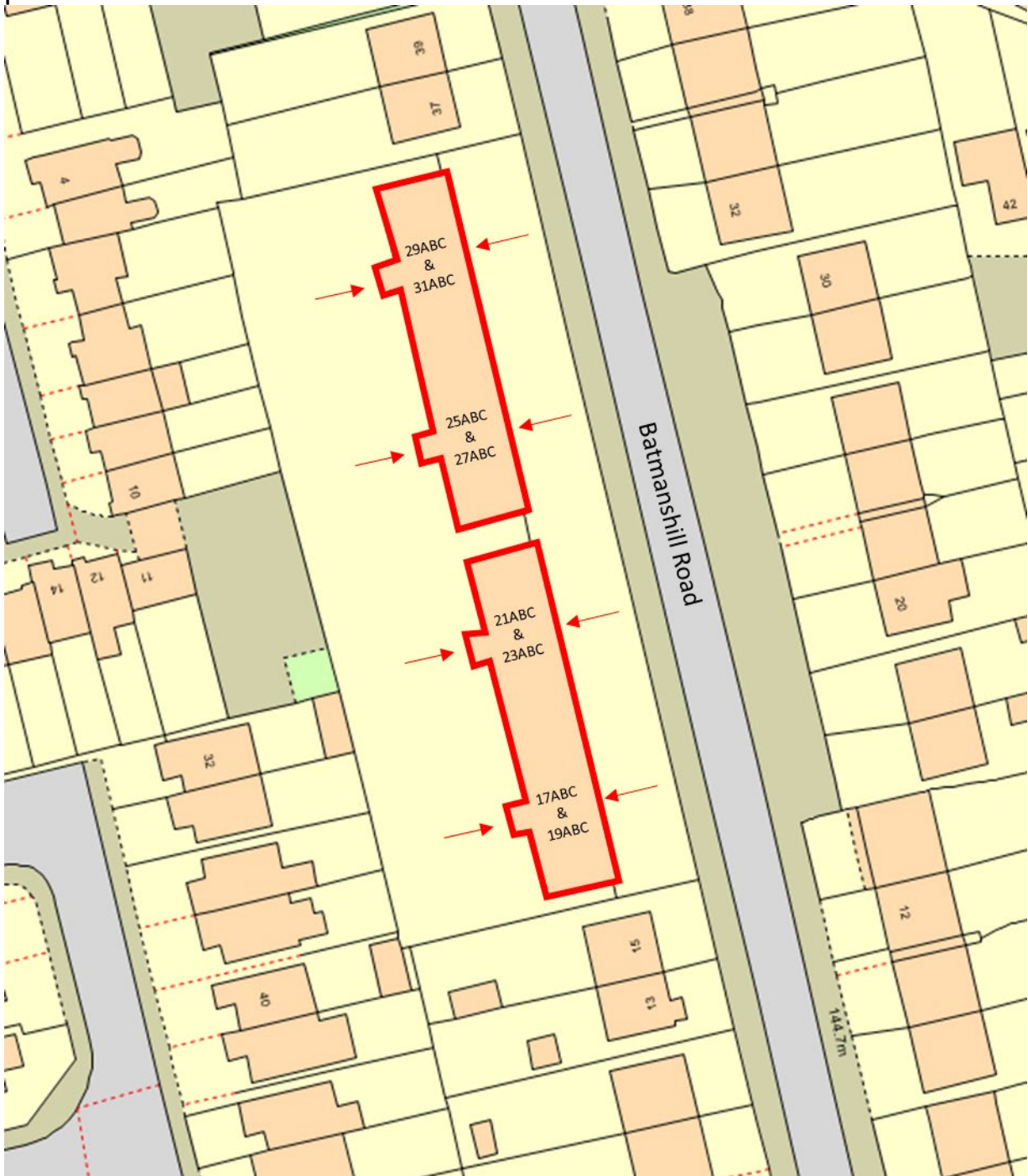
Service providers (e.g., meter readers, delivery people etc)

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

**Section
5**

Building Plan

Typical orientation of the blocks with arrows showing ingress and egress points.



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.

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

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

- 1) The original construction of the blocks was a concrete masonry construction, and the external envelope reflects this.



- 2) The blocks have a tiled Pitched roof accessed internally.



- 3) Double Glazed UPVC units with a slated lower section as a finishing to bay windows on 1st and 2nd floors, Flat windows only.

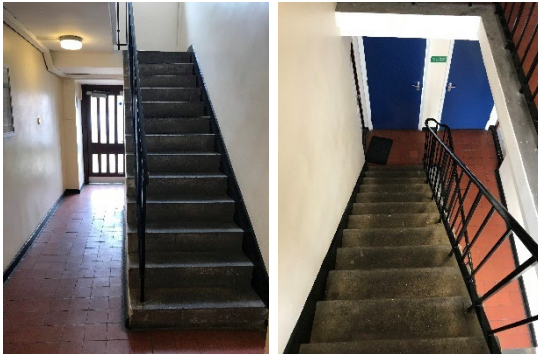


Section

7

Means of Escape from Fire

- 1) Each block has a single staircase that provides a means of escape and is between 930mm in width providing a sufficient escape route.

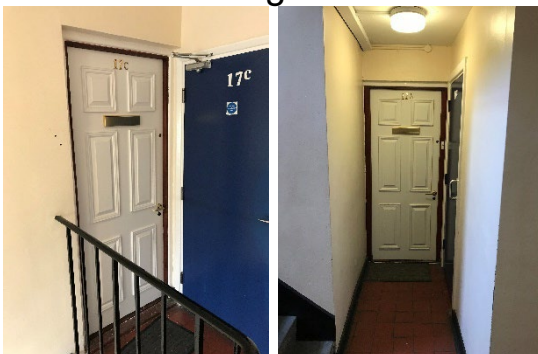


- 2) All corridors are of adequate width and will be maintained clear to that width as a minimum.



- 3) There are no corridors within the means of escape that form part of a dead end.

- 4) The means of escape are protected to prevent the spread of fire and smoke using nominal/notional doors off dwellings.



- 5) Each block has a communal door located on the ground floor near the rear ingress/egress point to the blocks as well as residents having access to storage cupboards within the means of escape some of which have self-closing devices attached. All doors fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).



- 6) 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.



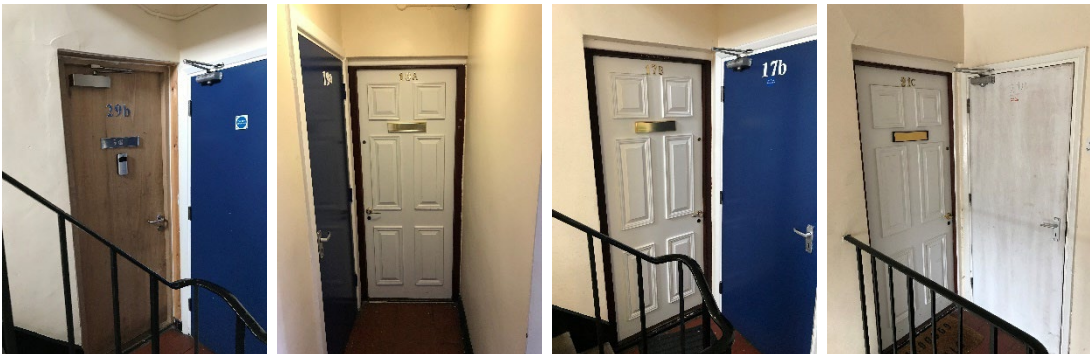
- 7) Natural ventilation is available within the communal area via the use of openable windows.



- 8) Communal areas Should be kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
- 9) Emergency lighting is not installed within the communal areas, conventional lighting is in place.
- 10) Electric meter cupboards are nominal doors located near the main entrance/exit to the block this is reflected across every block secured with a budget lock.



- 11) The surface coatings to the communal areas are Class 0 rated.
- 12) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.
- 13) Individual flat doors are a combination of Nominal or notional fire door sets with a combination of timber and composite doors within each block.



14) access was granted to sample flat entrance doors and doors were found to have not been tampered with and have no faults

Flats accessed;

31B, 29A, 31A

15) Storage cupboards on ground floor generally did not have self-closing devices attached however store cupboards along staircase/outside individual flat entrances doors had self-closing device with appropriate signage.



16) Signage along the means of escape asking residents not to leave any items on landings due to fire risk.



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

Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the previous fire risk assessment and flats sampled during this risk assessment the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

31A – LD2 kitchen, living room, hallway.

31B – LD2 kitchen, living room, hallway.

29A – LD2 kitchen, living room, hallway.

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 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) Emergency lighting is not present within the blocks new conventional lighting is present.



Section 10

Compartmentation

The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance between dwellings and 30 minutes horizontal fire resistance around flats. All doors from dwellings are 30-minute fire resistant with cold smoke seals and self-closing devices, including those in 1-hour rated walls.
 - 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire between dwellings. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping. However due to the open plan staircase he premises do not have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in communal areas.
 - 3) 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) There are no service cupboards located at the block communal cupboards are to electrical intake/meter cupboards and residents' storage cupboards.
 - 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows. These documents are held in house.
 - 6) The fire stopping / compartmentation is subject to an annual check by the Fire Safety Rapid Response Team
-

Fire Risk Assessment

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

Electrical																																																			
		Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																													
Floor No	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Floor No														
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Communal doors free from defects		✓					Communal windows free from defects					✓					Flat doors free from defects					✓					Communal cupboards locked and secure					✓					Communal areas free from tenants stored items					✓					✓				
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Foam Present But Not Removed This Visit																																																			
Foam Present & Partially Removed This Visit																																																			
Foam Present & Fully Removed This Visit																																																			
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Enhancement Carried Out This Visit																																																			

Electrical																																														
		Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																								
Floor No	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AMI Mastic	Graphite Filler	Intu Pads	Intu Pillow	Intu Wraps	Rockwool	Floor No									
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Communal doors free from defects		✓					Communal windows free from defects					✓					Flat doors free from defects					✓					Communal cupboards locked and secure					✓					Communal areas free from tenants stored items					✓				
Foam Removal & Enhancement Record		Foam, Enhancements & Other Comments:																																												
Foam Present But Not Removed This Visit																																														
Foam Present & Partially Removed This Visit																																														
Foam Present & Fully Removed This Visit																																														
No Foam Present		✓																																												
No Enhancement Carried Out This Visit		✓																																												
Enhancement Carried Out This Visit																																														

8) Individual flat doors are a mixture of nominal Timber & composite door sets.

Refer to door sheet below.

Batmanshill Road 17a-23c	BL03600BA14	17a-23c Batmanshill Road;Princes End;Tipton;West Midland	Intentionally Blank
Batmanshill Road 17a-23c	BL03600BA14	17a Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	17c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	17b Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	19c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	19a Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	19b Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	21c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	21a Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	21b Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	23c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	23a Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 17a-23c	BL03600BA14	23b Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 25a-31c	BL03600BA15	25a-31c Batmanshill Road;Princes End;Tipton;West Midland	Intentionally Blank
Batmanshill Road 25a-31c	BL03600BA15	25a Batmanshill Road;Princes End;Tipton;West Midlands;	IG Doors
Batmanshill Road 25a-31c	BL03600BA15	25b Batmanshill Road;Princes End;Tipton;West Midlands;	Timber Door FD30s
Batmanshill Road 25a-31c	BL03600BA15	25c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 25a-31c	BL03600BA15	27a Batmanshill Road;Princes End;Tipton;West Midlands;	IG Doors
Batmanshill Road 25a-31c	BL03600BA15	27b Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 25a-31c	BL03600BA15	27c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 25a-31c	BL03600BA15	29a Batmanshill Road;Princes End;Tipton;West Midlands;	Nationwide
Batmanshill Road 25a-31c	BL03600BA15	29b Batmanshill Road;Princes End;Tipton;West Midlands;	Timber
Batmanshill Road 25a-31c	BL03600BA15	29c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 25a-31c	BL03600BA15	31a Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 25a-31c	BL03600BA15	31b Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor
Batmanshill Road 25a-31c	BL03600BA15	31c Batmanshill Road;Princes End;Tipton;West Midlands;	Permadoor

It is accepted that, in older blocks, fire doors, particularly flat entrance doors, do not meet current test standards for FD30S doors. However, these doors may still be acceptable if the doors remain in good condition, and they met the relevant standards at the time of construction of the block.

Section

11

Fire Fighting Equipment

- 1) The premise has no firefighting provisions.
- 2) Block 25-27 an issue has been raised with the relevant persons regarding the Firefighters drop latch switch being faulty during the time of the risk assessment.

Section 12

Fire Signage

- 1) No smoking signs are displayed around the premises.



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



- 3) No fire action notices are not present within the buildings.
- 4) Yellow LPG warning signs are not displayed.
- 5) The fire escape routes generally do not use directional fire signage in accordance due to simplicity of layout.
- 6) Signage instructing residents to not leave items within communal areas.



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. There are no provisions to combat fires within the blocks. Caretaking Teams are not expected to tackle fires in this area.
- 4) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Building safety and evacuation notices are not displayed within the blocks.
- 8) Information regarding use of fire doors is provided to residents.



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

Fire safety advice

We are committed to educating residents about fire safety and what you should do in the event of a fire in your own home or another part of the building.



What to do if a fire breaks out in your flat

- 1 Leave the room where the fire is and close the door.
- 2 Alert anyone else in the property that there is a fire and leave the flat, closing all doors behind you. Do not stay to put out the fire.
- 3 Use the staircase to exit the building. Do not use the lift.
- 4 Dial 999 and wait for the fire service to arrive. Do not re-enter the building.

What to do if you see or hear a fire in another flat or part of the building

- 1 It will normally be safest for you to remain in your flat and stay put unless the heat or smoke from the fire is affecting you. If your safety is compromised, then you should leave the building following the guidance as if the fire was in your flat.
- 2 If you are instructed to leave by a member of the emergency services, you should do so immediately.
- 3 In either case, use the staircase to exit the building. Do not use the lift.

'Stay Put/Leave' is an evacuation strategy used in purpose built blocks of flats. It is in place to keep people safe when they are not in an area directly affected by fire.

If you notice any fire doors within the building that are damaged or wedged open, or have any other concerns, please call us on 0121 569 6000.

**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 conducted. 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 03/02/2021 & 17/09/2019.

2 REASON FOR PRODUCING THIS REPORT	
Reason for producing this report: 5 yearly report	
Date(s) on which inspection and testing was carried out:	03/02/2021
PART 2: PURPOSE OF THE REPORT	
Purpose for which this report is required: housing association Re Let requested by the housing association to verify the standard of the electrical installation (see additional page No. <u>N/A</u>)	
Date(s) when inspection and testing was carried out: (17/09/2019)	Records available: (No) Previous inspection report available: (No) Previous report date: ()

- 5) The electrical installation i.e., risers are contained within dedicated service cupboards that are secure and protected by means of nominal doors to house electrical meters/ installations.
- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) 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 supplies are internal.

**Section
15**

Waste Control

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



- 2) Refuse containers emptied regularly and stored away from the block in the rear yard area.



- 3) Regular checks by Caretakers minimise risk of waste accumulation.



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

Section 16

Control and Supervision of Contractors and Visitors

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

Section 17

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.
- 3) There are no CCTV provisions at the blocks.
- 4) Minor signs of arson in the form of scorch marks present within the communal areas of the block.
- 5) The perimeter of the premises is well illuminated either by external lighting or borrowed light from streetlights.
- 6) There have been no reported fire incidents since the last FRA.

Section 18

Storage Arrangements

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

Batmanshill Road

Date of Action Plan:

03/07/2024

Review Date:

<Insert date>



Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
	None identified				

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).

Fire Risk Assessment

Observations	
Communal service cupboard	Upgrade as part of next improvement works at the blocks
Flat Entrance Doors	Upgrade as part of next improvement works at the blocks
Access to the loft space could not be gained during this risk assessment	Measures will be put in place to meet with FRR and gain access.
Block 25-27 an issue has been raised with the relevant persons regarding the Firefighters drop latch switch being faulty	This has been raised with the relevant persons. And a job has been logged with contractors.

Signed

	Fire Risk Assessor	Date: 03/07/2024
	Quality Assurance Check	Date: 09/07/2024

Fire Risk Assessment

Sample Locations		Property Address 21A-23C Batmanshill Road, Tipton. DY4 9LA.					
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							
NO ACM'S IDENTIFIED DURING SURVEY							
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		
WALL SERVICE DUCT COVER AT RIGHT HAND SIDE OF FRONT MAIN ACCESS DOOR	PLYWOOD	FRONT AND REAR ENTRANCE DOOR FRAME SEALANTS	SILICONE				
REAR MAIN ENTRANCE FLAT ROOF	MINERAL FELT						
ALL FLATS – FRONT DOOR FRAME SEALANT	NO VISIBLE SEALANT						
GROUND FLOOR STORE DOOR FRAME SEALANTS	SILICONE						
1 st & 2 nd FLOOR STORE DOOR FRAME SEALANTS	NO VISIBLE SEALANT						

Sample Locations		Property Address 25A-27C Batmanshill Road, Tipton. DY4 9LA.					
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							
NO SUSPECTED ACM'S IDENTIFIED DURING SURVEY							
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		
WALL SERVICE DUCT COVER AT RIGHT HAND SIDE OF FRONT MAIN ACCESS DOOR	PLYWOOD	1 st & 2 nd FLOOR FLATS FRONT DOOR FRAME SEALANT	NO VISIBLE SEALANT				
REAR MAIN ENTRANCE FLAT ROOF	MINERAL FELT						
FRONT AND REAR ENTRANCE DOOR FRAME SEALANT	SILICONE						
GROUND FLOOR STORE DOOR FRAME SEALANTS	SILICONE						
FLATS 25A & 27A FRONT DOOR FRAME SEALANTS	SILICONE						

