

Fire Risk Assessment (Abridged)
High Street. Blocks 103-119, 139-151
Tipton
DY4 9JE.



Date Completed: 18th July 2024

Review Period: 3 years.

Officer: A Smith Fire Risk Assessor

Checked By: J Blewitt Team Lead Fire Safety & Facilities

Current Risk Rating = Tolerable

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.

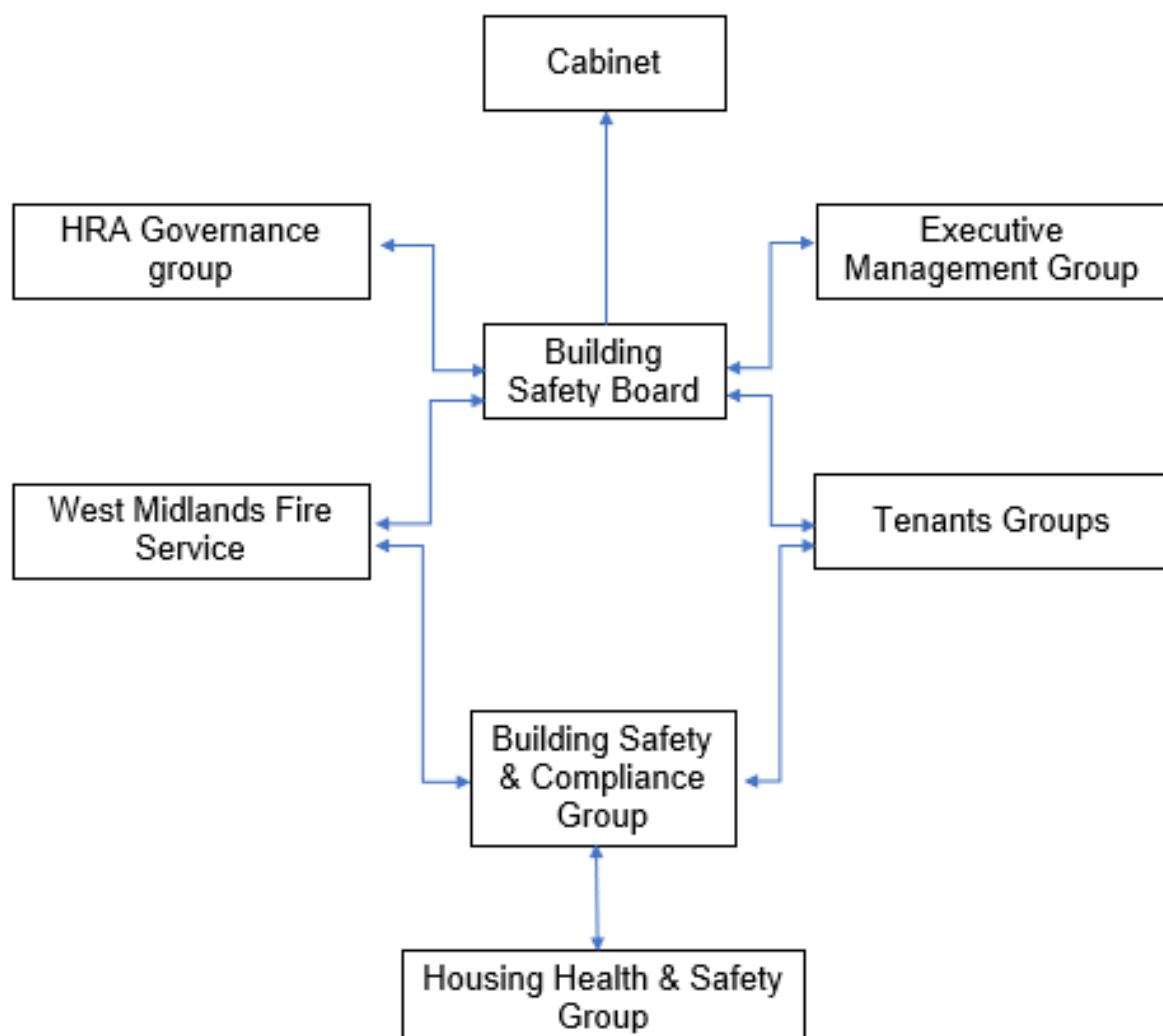
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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</p> <p>Each façade of the building comprises of traditional brick masonry.</p> <p>Individual flat windows are UPVC double glazed units.</p>	Trivial
Section 7	<p>Means of Escape from Fire</p> <p>Block 103-119 has two open staircase’s each end of the open deck.</p>	Tolerable

	<p>Block 139-151 has one open staircase to the open deck.</p> <p>Flat entrance doors are a combination of nominal 30-minute fire doors and non-fire rated.</p> <p>Enclosed staircase to flat 103 contains combustible waste.</p> <p>Enclosed staircase to flat 139 contains combustible items.</p>	
Section 8	<p>Fire Detection and Alarm Systems</p> <p>Flats have a fire detection system fitted to an LD3 and LD2 standard.</p>	Trivial
Section 9	<p>Emergency Lighting</p> <p>Emergency lighting provision to staircase containing flat 103. No provision to open decks.</p>	Trivial
Section 10	<p>Compartmentation</p> <p>The blocks have sufficient compartmentation between dwellings.</p> <p>Individual flat entrance doors are predominately composite fire doors and non-rated doors.</p> <p>At time of the Fire Risk Assessment all open shops did not produce a written fire risk assessment.</p>	Trivial
Section 11	<p>Fire Fighting Equipment</p>	Trivial

	The premises have no provision for firefighting equipment.	
Section 12	<p>Fire Signage</p> <p>Due to simplicity of layout no requirement for fire signage.</p>	Trivial
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition</p> <p>The last test date for the fixed electrical installation could not be established at the time of the Fire Risk Assessment.</p>	Trivial
Section 15	<p>Waste Control</p> <p>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</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention</p> <p>CCTV monitoring is evident.</p> <p>External lighting is in place.</p>	Trivial

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 of 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 combined with suitable smoke detection to LD2 and LD3 standard within flats.

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

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

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

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

Section

2

People at Significant Risk of Fire

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

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

Sandwell Council takes the health, safety and wellbeing of its colleagues, contractors, residents and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly. With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

When a PEEP is in place, the relevant information will be kept in the secure Premise Information Box (High Rise Buildings only), which is set up to help WMFS in an emergency. The data is classified as level 1, which means it complies with the General Data Protection Regulations.

Section 3

Contact Details

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

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

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

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

Chief Executive

Shokat Lal

Executive Director of Place

Alan Lunt

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 Miilo

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

High Street
103-119, 139-151
Tipton
DY4 9JE

Description of the Property

The property was built in 1967 and is of traditional brick construction with concrete floors between the ground floor shops and maisonettes above. The block has a total of 3 storeys which include ground floor shops, first and second floor maisonettes. The building is finished with a flat roof.

The residential flats are separated into two separate buildings. One set of flats above shops contain flat numbers 103 to 119. The other set of flats above the shops house flats 139-151.

Each of the above flats, apart from 103 and 139, has a front door that is accessed directly off an open deck walkway. Flats 103 and 139 are accessed via the open walkway but then via a common single stair.

The open deck walkway providing access to flat numbers 103-119 gives two-way directional travel for means of escape. The open deck walkway providing access to flat numbers 139-151 provides one-way directional travel for means of escape.

The commercial shop element of the premises is managed by the council's corporate department. At the time of conducting this Fire Risk Assessment all open shops were entered however no written fire risk assessments were witnessed.

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 commercial premises are not included in this Fire Risk Assessment.

The enforcing authority is West Midlands Fire Service.

High/Low Rise	Low Rise
Number of Floors	3
Date of Construction	1967
Construction Type	Traditional brick cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	Two external block 103-119. One external block 139-151.
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	Yes, from open deck.
Access to Roof	No access from communal areas.
Equipment on roof (e.g., mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 16 Flats/ Maisonettes.

Visitors,

Sandwell MBC employees,

Contractors,

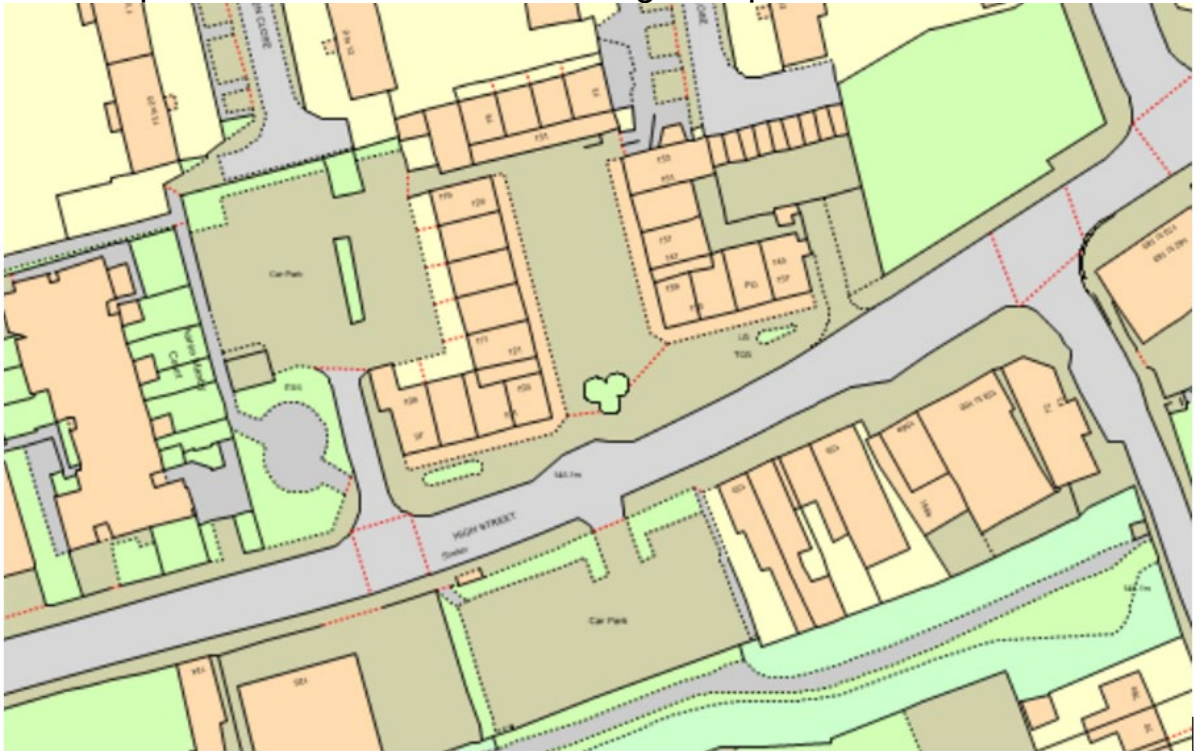
Service providers (e.g., meter readers, delivery people etc)

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.

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 presents an acceptable level of fire risk.

- 1) The exterior of the buildings is predominantly traditional brick construction with concrete access decks.



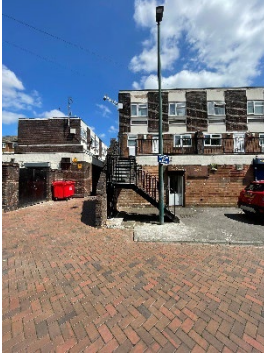
- 2) Individual Flat windows are UPVC. Stairs have timber windows and doors.



- 3) Front entrance doors are predominately composite non fire rated doors and nominal FD 30 doors.



- 4) The block has a flat roof.



Section

7

Means of Escape from Fire

- 1) The flats have direct access to an open deck apart from flats 103 and 139 that enter an internal stair directly off the deck. The staircases can only be entered/exited from the deck access. Block 103-119 has alternate travel on the deck access and Block 139-151 has single travel.



- 2) The means of escape are protected to prevent the spread of fire and smoke with predominately nominal composite FD 30 fire doors and non-rated fire doors. Door 105 is not fire rated. **Door 111 is a fire door however the self-closing device has been removed.** Door 143 is a fire door.



- 3) The deck access is 2.7m wide. This is wider than the 1.8m dimension referenced in current building regulations that require fire protection to the external façade in a single travel situation. However, the observation section will recommend that all doors onto decks should be considered for upgrade to self-closing FD 30s.

- 4) Electric and gas meter cupboards are fibreglass or steel modular units fitted with budget locks, located outside each property on the deck access.



- 5) Automatic smoke ventilation is not employed. This is acceptable as decks are open to air.

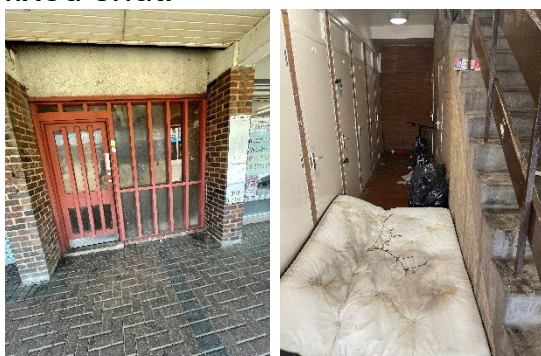


Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also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

- 6) Emergency lighting is provided to the stairs of flat 103. No further provision.



- 7) 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.
- 8) The final exit door, at ground floor level to staircase containing flat 103, is fixed shut to prevent unauthorised persons entering. This area is also full of combustible waste (email has been sent on day of inspection to housing manager and caretaking manager to address this issue). The means of escape is affected as store cupboards are located by the exit door and any resident using the stores should have the option of leaving by these doors which is presently unavailable (important as lack of compartmentation between flat 103 above and staircase as windows open into staircase). Email sent to housing manager to discuss a solution as I understand previous concerns have led to these doors being fixed shut.



- 9) It appears the final exit door, at ground floor level, to staircase containing flat 139 has been bricked up. There is also a metal cage type barrier that has been erected within the staircase to prevent unauthorised access to the ground floor. The means of escape from flat 139 is acceptable as the open deck access is
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easily accessible from the flat entrance door all on the same level. Access past the internal cage barrier was not possible during this fire risk assessment. Items of storage were noted within the staircase and should be removed. Email sent to the housing manager.



- 10) Ventilation ductwork discharging onto open decks have missing covers. Cigarette ends noted. Covers should be replaced. Email sent to repairs.



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) No internal access to maisonettes was gained during this fire risk assessment. However, resident to flat 105 confirmed smoke detection to hall, living room and landing (LD3) and resident to flat 143 confirmed smoke detection to hall, living room, landing and heat detector to kitchen (LD2).

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) The premises has emergency / escape lighting system to stairs containing flat 103. This is deemed adequate in this low-rise open deck building.
-



- 2) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.

Section 10

Compartmentation

This section should be read in conjunction with Section 4

- 1) The building is designed to provide as a minimum 60-minute vertical fire resistance and 60-minute horizontal fire resistance. At the time of conducting the fire risk assessment all open commercial outlets were visited. No written fire risk assessments were evidenced.
 - 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.
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Fire Risk Assessment

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

- 6) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.

Block 103-109

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		Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials						Fire Stopping Materials																			
		Supelux	Inru Bat	Inru Sponge	Inru AM/Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool	Supelux	Inru Bat	Inru Sponge	Inru AM/Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool	Supelux	Inru Bat	Inru Sponge	Inru AM/Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool	Supelux	Inru Bat	Inru Sponge	Inru AM/Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool		
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Block 111-119

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Block 139-151

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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 area free from tensitated items							✓	Communal area free from repair materials							✓
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7) Individual flat entrance doors are predominantly nominal FD30 rated fire doors and non-fire rated composite doors.



- 8) There is no means of access to the internal roof space from the common areas. The roof is flat.
- 9) Store doors below flat 103, should be considered for upgrading to a certified FD 30s door set, during the next programmed works.



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 required 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. However, signs of smoking were evident on the decks. Email sent to the housing
-

manager requesting that residents are reminded that they should not be smoking on the communal areas.



- 3) 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. At the time of the Fire Risk Assessment, it was not possible to ascertain the date of the last test. Due to the very limited amount of wiring to

the decks an email has been sent to the electrical engineers enquiring about last test date.

- 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 supply is external and internal.
- 7) Barbeque noted on open deck by flat entrance 103. Email sent to housing manager requesting resident be requested to remove barbeque.



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.
 - 4) Hopper to chute by flat 109 is missing and should be replaced. Email sent to repairs.
-



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) Regular checks are undertaken by Janitorial / Cleaning Teams which helps reduce the risk of arson.
- 2) There is current evidence of arson. Email sent to housing Manager.



- 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:


High Street 103-151.

Date of Action Plan:

22/07/2024

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/2	Self-closing device to be fitted to flat entrance door 111. (closer previously removed)		P3	3-6 Months Rapid Fire Team.	

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

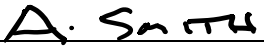

Future works programme should consider replacing non fire rated flat entrance doors to certified self-closing FD 30S door sets and store doors below flat 103 to FD 30S door sets.



Future works programme should consider the installation of an emergency lighting system.



Signed

	Fire Risk Assessor	Date: 22/07/2024
	Quality Assurance Check	Date: 22/07/2024

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

Name of property: High Street 103-151




Updated: 09/08/2022

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>


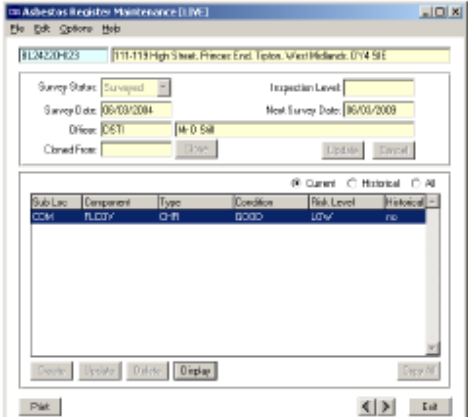
Block 103-109

Asbestos Survey		Property Address	103-109 High St Princes End, DY4 9JE		<input checked="" type="checkbox"/> Off-site
Surveyed by	Colin Shinner	Date	11/03/14	Checked by	DEREK STILL
Reason for request		HSC 284 - Survey Report type		Date	01/02/2017
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	Interrogated	Year Built	1987
		Notes / including details of similar property surveys completed. **Survey revised by W Colbourne on 18/07/16 ** Revised by G Gardner - 09/08/2022			
Building Surveyors 0121 569 5077		Asset Team - Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES 			

Fire Risk Assessment

Sample Locations		Property Address 103-109 High St Princes End, DY4 9JE						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSG NOTIF Y	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								
BIN STORE ROOF (ADJ BLK119) FLAT 109	PLT						REQUEST SAMPLE & TOBE DESTROYED	
1 ST FLOOR WALKWAY	ASPHALT			I			REQUEST SAMPLE & TOBE DESTROYED	
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			
BIN STORE CEILING (ADJ BLK119) FLAT 109	CONCRETE SUPALUK	METER CURBOARD TO WALL (FLAT 109)	PLYWOOD					
			SOIL PIPE					
SEARWELL CEILING TO FLAT 103	PLASTER BOARD	FLAT 103 FRONT DOOR FRAME SEALANT	NO VISIBLE SEALANT					
GROUND FLOOR SEARWELL CEILING	CONCRETE	ALL REMAINING FLAT FRONT DOORS - FRAME SEAL	SILICONE					
GROUND FLOOR CLIPBOARD TRANSOM	PLYWOOD							

Block 111-119

Asbestos Survey		Property Address 111-119 High Street, Princes End, Tipton. DY4 9JE		Office use	
Surveyed by	Colin Shinner	Date	10/03/14	Checked by	DEREK STILL
Reason for request		HSG 264 - Survey Report Type		Date	20/05/2020
Investment Void		Refurbishment Survey		Desktop Check <input checked="" type="checkbox"/> Site Check <input type="checkbox"/>  Year Built 1967	
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 Interrogated ?			
				Notes / including details of similar property surveys completed. **Survey revised by W Colbourne on 18/07/2016**	
Building Surveyors 0121 569 5077				Asset Team - Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES	
