

# Fire Risk Assessment

## St Johns Road

6-16, 18-28, 30-40, 42-52



**Tipton**  
**DY4 9PZ**

**Date Completed: 22/06/2024.**

**Review Period: 3 years**

**Officer: Louis Conway Fire Risk Assessor**

**Checked By: C. Hill Team Fire Risk Assessor**

**Current Risk Rating = Tolerable**

**Subsequent reviews**

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

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## Section

# 0

## Introduction

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

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

The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, 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.

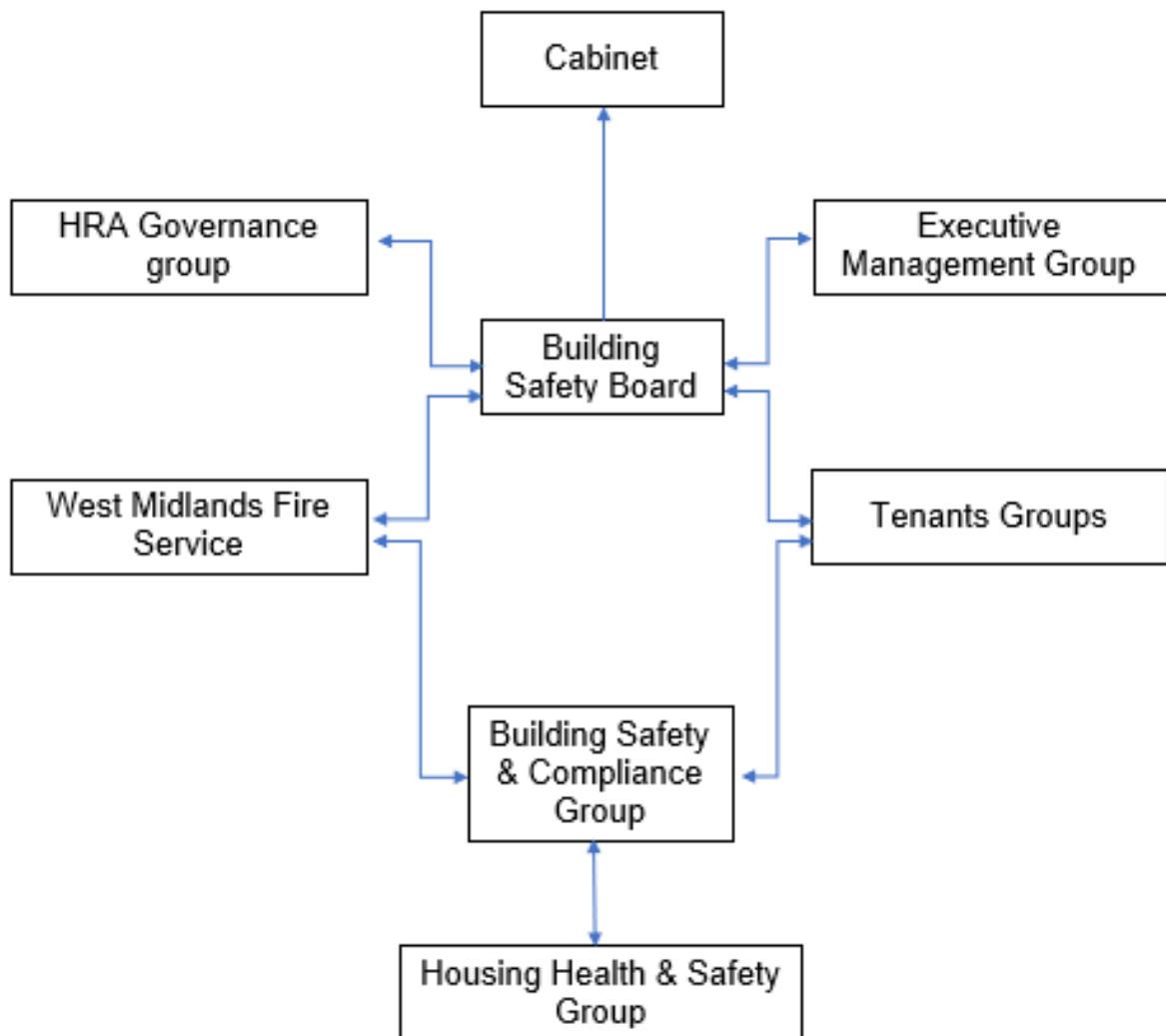
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The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

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.

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## Section

## 1

## Significant findings

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

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

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

### **Significant findings**

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

The escape strategy is '**Stay Put Unless**'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire, smoke or you have been advised by the emergency services to leave.

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b> The original construction of the blocks was a concrete masonry construction, and the external envelope reflects this.</p> <p><b>Decorative screening/ timber left on balconies on some blocks.</b></p>	Tolerable
<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b> The means of escape are protected to prevent the spread of fire and smoke, there is a single central staircase leading to final exit doors on the ground floor of each block.</p> <p><b>Combustibles left within communal areas.</b></p>	Tolerable

<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b>          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>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b>          No emergency lighting present</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b>          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.  <b>Non fire rated door to meter cupboard under stairs at all blocks.</b>  <b>Compartmentation checks between levels in stop tap hosing units.</b></p>	<p>Tolerable</p>
<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b>          The premises have no provisions for firefighting equipment.</p>	<p>Trivial</p>
<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b>          Appropriate signage is displayed.</p>	<p>Trivial</p>
<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b>          All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
<p><a href="#">Section 14</a></p>	<p><b>Sources of Ignition</b>          The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was last completed 2020 for each block.          Gas is internal.</p>	<p>Trivial</p>



<a href="#">Section 15</a>	<b>Waste Control</b> Cleaning and caretaking Provisions operate at the blocks, bins are stored away from the premises and are emptied regularly.	Trivial
<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
<a href="#">Section 17</a>	<b>Arson Prevention</b> There have been no reported fire incidents since the last FRA Caretakers and cleaners operate at the blocks.	Trivial
<a href="#">Section 18</a>	<b>Storage Arrangements</b> Residents have access to storage cupboard within the communal areas on the first and second floors.	Trivial

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**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

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

<b>Slight harm</b>	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).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	Significant potential for serious injury or death of one or more occupants.

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

Trivial  Tolerable  Moderate  Substantial  Intolerable

### Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the normal fire hazards that have been highlighted within the risk assessment.

After considering the use of the premise and the occupants within the 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:

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

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

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**Section**

**2**

**People at Significant Risk of Fire**

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

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

Sandwell Council 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

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

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

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

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

**Chief Executive**

Shokat Lal

**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.*

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## Section 4

# Description of Premises

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6-16, 18-28, 30-40, 42-52  
St Johns Road  
Tipton  
DY4 9PZ

### Description of the Property

The Low-rise Blocks were constructed in approx. 1962 of predominantly traditional concrete brick construction with a pitched roof, with the four blocks displaying the same internal layout and single staircase.



The blocks consist of three stories (Ground, 1<sup>st</sup> & 2<sup>nd</sup>) with each floor containing two number dwellings off a singular staircase leading to the ground floor where there is both front and rear final exit doors. Flats located on the first and second floors have balcony access on the front elevation.



All four blocks have separate entrances and exits and cannot be accessed to each other internally.

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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.



First and second floors contain residents storage cupbards within the communal area secured with timber ledge and brace doors.



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



Electical service cupbards/ residents meter cupbaords are locacated internally under the staircase towards the rear exit to the blocks secured with non fire rated half height timber ledge and brace doors.





The blocks have a pitched roof, the roof space can be accessed via a loft hatch within the communal area on the second floor secured with bin store padlocks.



There are no leaseholders that occupy the blocks all occupants rent from the council.

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	1962
Construction Type	Traditional Brick
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1 (per block)
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof	2 <sup>nd</sup> Floor Loft hatch
Equipment on roof (e.g. mobile phone station etc)	None

### Persons at Risk

Residents / Occupants of 24 Flats per block 6 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)

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**Section  
5**

**Building Plan**

Typical orientation of the blocks, arrows indicate ingress/egress points.



## Section

# 6

## External envelope

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

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 cladded lower section are used along the communal stairs and residents' flats.



- 4) All blocks have balcony access on the front elevation on the first and second floors access, balconies are not communal and can only be accessed via individual flats.



- 5) **Block 18 -28 decorative screening attached to top left balcony (front elevation view)**



6) **Block 42-52 timber screen attached to both 2<sup>nd</sup> floor balconies**



7) Although the council has a stance on no items on balconies that can support the spread of flame. It was noted that some balconies were using balcony areas to dry washing, due to the low risk and temporary nature of the activity this is deemed an acceptable risk.



## Section

# 7

## Means of Escape from Fire

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- 1) Each block has a single staircase that provides a means of escape and is 820mm 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) The only communal doors within the blocks are the final exit doors and these 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).
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- 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 located on the ground floor of each block under the communal staircase, these cupboards are secured with non-fire rated timber ledge and brace doors the cupboard is secured and accessed via a 138 key. These doors would not prevent the travel of fire and smoke and should be upgraded/ replaced.



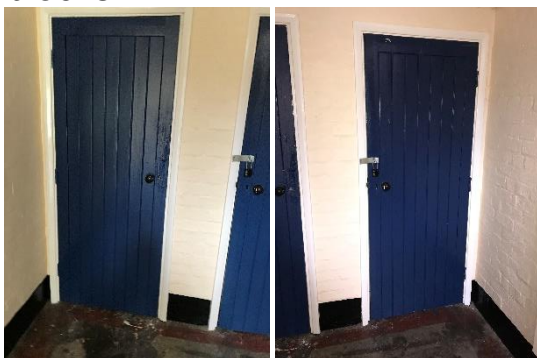
- 11) The surface coatings to the communal areas are Class 0 rated.
- 12) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.
- 13) Individual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





14) Three separate attempts had been made to gain access to inspect both sides of resident's flat entrance doors. Despite best endeavours access could only be granted to one of the flats within the blocks, an inspection of the external leaf of each flat entrance door was conducted and found no issues. Reasonable measures should be put in place to gain access in the future.

15) Residents on first and 2<sup>nd</sup> floors have access to storage cupboards located along the means of escape, these are non-fire rated timber doors and frames and will be recommended to be upgraded when future improvement works take place at the blocks.



16) Timber storage unit had been left in the communal area along the means of escape outside flat 40.



*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) Despite best endeavours access was only granted into one of the resident's flats to sample detection. Based on samples taken, the previous fire risk assessment and information kept on file (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. Majority of flats are to an LD2 standard.

Flat 48 – LD2, Hallway, Kitchen, Living Room.

*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 However conventional lighting is present.



## Section 10

# Compartmentation

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*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 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.
- 3) Communal doors if applicable 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) Electrical intake/meter service cupboards are to the ground floor of each block and secured with a non-fire rated timber ledge and brace door.



- 5) Residents' storage cupboards are located on 1<sup>st</sup> & 2<sup>nd</sup> floors, these are also timber non fire rated doors.



- 6) 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.

Floor No	Electrical										Floor No																											
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## Fire Risk Assessment

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<b>Foam Removal &amp; Enhancement Record</b>																																	<b>Foam, Enhancements &amp; Other Comments:</b>																																
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## Fire Risk Assessment

Electrical																Electrical																													
		Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials																															
Floor No	Supalux	Inru Batt	Inru Sponge	Inru AMI Mastic	Graphite Filler	Inru Pads	Inru Pillow	Inru Wraps	Rockwool	Supalux	Inru Batt	Inru Sponge	Inru AMI Mastic	Graphite Filler	Inru Pads	Inru Pillow	Inru Wraps	Rockwool	Supalux	Inru Batt	Inru Sponge	Inru AMI Mastic	Graphite Filler	Inru Pads	Inru Pillow	Inru 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				✓				Communal areas free from repairs materials				✓			
Foam Removal & Enhancement Record																Foam, Enhancements & Other Comments:																													
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Enhancement Carried Out This Visit																																													

7) The fire stopping / compartmentation is subject to an annual check by the Fire Safety Rapid Response Team

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

9) Individual flat doors are a mixture of nominal timber & composite door sets.

Refer to door sheet below.

6-16 St Johns Road;Tipton;West Midlands;;	Intentionally Blank
6 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
8 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
10 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
12 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
14 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
16 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
18-28 St Johns Road;Tipton;West Midlands;;	Intentionally Blank
18 St Johns Road;Tipton;West Midlands;;	IG Doors Glazed
20 St Johns Road;Tipton;West Midlands;;	IG Doors Glazed
22 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
24 St Johns Road;Tipton;West Midlands;;	Nationwide Not Glazed
26 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
28 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed

30-40 St Johns Road;Tipton;West Midlands;;	Intentionally Blank
30 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
32 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
34 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
36 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
38 St Johns Road;Tipton;West Midlands;;	Composite Not Glazed
40 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
42-52 St Johns Road;Tipton;West Midlands;;	Intentionally Blank
42 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
44 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
46 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
48 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
50 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed
52 St Johns Road;Tipton;West Midlands;;	Timber Door FD30s Not Glazed

*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.*

- 10) Access panels to stop taps in all blocks are either missing, damaged or loose, where they are missing they should be replaced. Also a compartmentation check should be carried out to ensure adequate fire stopping where stop taps rise through floors/walls into flats and roof spaces.**



- 11) Access to a roof space via loft hatches on the 2<sup>nd</sup> floor of each block, access could not be gained during the FRA attempts should be made to gain access and inspect compartmentation in the future.



## Section 11

### Fire Fighting Equipment

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- 1) The premise has no firefighting provisions.

## Section 12

### Fire Signage

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



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

## Section 13

### Employee & Resident Training/Provision of Information

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- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
  - 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
  - 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. 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 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.
-

**! IMPORTANT NOTICE**

**FIRE DOORS**

Fire doors are crucial life safety devices, designed to restrict the spread of smoke and fire for a substantial period of time.

**You must ensure:**

- The doors are kept shut when not in use.
- Residents and visitors do not tamper with doors or self-closing devices.
- Any faults or damage is reported immediately to the Contact Centre using the details below.

**You must NOT:**

- Alter or change your fire front door or internal doors without prior consent from Sandwell Council.

**We will:**

- Ensure caretakers check communal fire doors.
- Carry out an audit of communal fire doors every 12 weeks.
- Check your flat entrance fire door every year.

**ANY UNAUTHORISED MODIFICATIONS MAY PUT LIVES AT RISK**

**PLEASE REPORT ANY DEFECTS OR CONCERNS WITH YOUR DOORS TO:**

Name: Contact Centre  
Phone: 0121 559 9300  
Email: [customer\\_services@sandwell.gov.uk](mailto:customer_services@sandwell.gov.uk)  
On-line: My Sandwell Account

The information is provided in line with the Fire Safety (England) Regulations 2022 to ensure the safety of residents and building users is not negatively impacted by the modification / misuse of the doors.

**Use QR Code to access Fire Safety Advice**

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

**Fire safety advice**

We are committed to educating residents about the 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 Don't panic 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 in if the safe 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/Defend** is an evacuation strategy used in purpose-built blocks of flats. It is a plan 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 559 9300.

## 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 in 2020 for all four blocks.



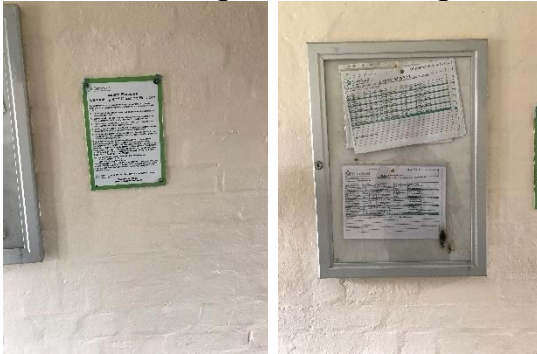
- 5) The electrical intake/meter service cupboards are to the ground floor of each block and secured with a non-fire rated timber ledge and brace door.
- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supplies are internal.

**Section  
15**

**Waste Control**

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- 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

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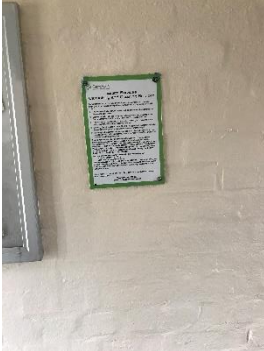
- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
  - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. 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**

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- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.



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



- 3) There are no CCTV provisions at the blocks.
- 4) Slight scorch marks present within the communal areas of some of the blocks.



- 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**

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## **Storage Arrangements**

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- 1) Residents instructed not to bring L.P.G cylinders into block.
  - 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE, or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
  - 3) No Flammable liquids stored on site by Caretakers / cleaners.
  - 4) Residents have access to store cupboards within the communal area on the 1<sup>st</sup> & 2<sup>nd</sup> floors secured by timber nominal door sets.
  - 5) There are no flammable liquids or gas cylinders stored on site.
-

**Section**  
**19**

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

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Significant Findings

**Action Plan**

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

Trivial       Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days.

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

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

P4 Arrange and complete exceeding 6 months under programmed work.

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# Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:


St Johns Road 6-16, 18-28, 30-40, 42-52

Date of Action Plan:



13/08/2024

Review Date:



<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/5	Block 18-28 Flat 28 remove decorative screening from balcony		P2	1-3 Months Housing manager	

Fire Risk Assessment

6/6	Block 42-52 flats 50 & 52 remove timber screen from balcony		P2	1-3 Months Housing Manager	
7/10	Replace meter cupboard doors to all four blocks with timber FD30s (intumescent strip and cold smoke seal) nominal doors and secure with suited lock (138 key) Door sizes: Height – 1370mm Width – 600mm		P4	Programmed Work. Repairs	

Fire Risk Assessment

<p>7/16</p>	<p>Remove Timber storage unit/combustibles outside flat 40</p>		<p>P2</p>	<p>1-3 months Housing Manager</p>	
<p>10/10</p>	<p>Conduct compartmentation checks to stop tap boxing ensuring adequate fire stopping within each and replace any missing/ damaged/ loose panels (All four blocks)</p>		<p>P2</p>	<p>1-3 months Fire Rapid Response</p>	



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

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<b>Observations</b>	
Resident storage cupboards (communal areas)	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.
Emergency lighting has not been installed.	Install as part of next improvement works.

**Signed**

	Fire Risk Assessor	Date: 13/08/2024
	Quality Assurance Check	Date: 27/08/24

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

Name of property: St Johns Road 6-16, 18-28, 30-40, 42-52

Updated: 13/08/2024

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 <a href="tel:01215695077">Tel:- 0121 569 5077</a> ). <i>Include survey</i>

Sample Locations	Property Address	6-16 St Johns Road, Tipton, DY4 9PZ						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	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 WALLS	TEXTURED COATING	-	SEALED	DS1897	NO ASBESTOS DETECTED	-	-	-
MAIN ROOF SOFFIT	BOARD	-	SEALED	DS985	AMOSITE	YES	NO	
MAIN ROOF VERGE CLOAKING	CEMENT	-	UNSEALED	PRESUMED	CHRYSOTILE	NO	NO	
COMMUNAL FRONT ENTRANCE DOOR FRAME SEALANT	MASTIC	-	SEALED	DMW407-001	NONE DETECTED	-	-	-
FLAT 14 DOOR FRAME SEALANT	MASTIC	-	SEALED	DMW407-002	NONE DETECTED	-	-	-
COMMUNAL REAR ENTRANCE DOOR FRAME SEALANT	MASTIC	-	SEALED	DMW407-003	NONE DETECTED	-	-	-
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			
2 <sup>ND</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD / SUPALUX	FLATS 6, 10, 12 DOOR FRAME SEALANTS	NONE AVAILABLE TO SAMPLE - QUADRANT FITTED					
1 <sup>ST</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD / SUPALUX	FLATS 8 AND 16 DOOR FRAME SEALANTS	SILICONE					
GROUND FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD							

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## Fire Risk Assessment

Sample Locations		Property Address 18-28 St Johns Road, Tipton, DY4 9QE						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS1898	NO ASBESTOS DETECTED			
MAIN ROOF SOFFIT	BOARD	-	SEALED	PRESUMED	AMOSITE	YES	NO	
MAIN ROOF VERGE CLOAKING	CEMENT	-	UNSEALED	PRESUMED	CHRYSOTILE	NO	NO	
28 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1144/ 001	NO ASBESTOS DETECTED	-	-	-
22 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1144/ 002	NO ASBESTOS DETECTED	-	-	-
18 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1144/ 003	NO ASBESTOS DETECTED	-	-	-
ALL LANDING STORES – FRAME SEALANT	MASTIC	-	SEALED	SH 1144/ 004	NO ASBESTOS DETECTED	-	-	-
ALL LANDING DUCTS - SEALANT	MASTIC	-	SEALED	SH 1144/ 005	NO ASBESTOS DETECTED	-	-	-
UNDER STAIRS CUPBOARD – FRAME SEALANT	MASTIC	-	SEALED	SH 1144/ 006	NO ASBESTOS DETECTED	-	-	-
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
2 <sup>ND</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD	ALL LANDING WINDOW FRAMES – SEALANT	SILICONE					
1 <sup>ST</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD							
GROUND FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD							
ALL FRONT DOORS EXCEPT 28, 22 AND 18 – FRAME SEALANT	SILICONE							
FRONT AND REAR DOOR ENTRY – FRAME SEALANT	NO VISABLE SEALANT							

Sample Locations		Property Address 30-40 St Johns Road, Tipton, DY4 9QE						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS1899	NO ASBESTOS DETECTED			
MAIN ROOF SOFFIT	CEMENT	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	
MAIN ROOF VERGE CLOAKING	CEMENT	-	UNSEALED	PRESUMED	CHRYSOTILE	NO	NO	
40 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1145/ 001	NO ASBESTOS DETECTED	-	-	-
34 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1145/ 002	NO ASBESTOS DETECTED	-	-	-
30 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1145/ 003	NO ASBESTOS DETECTED	-	-	-
ALL LANDING STORES – FRAME SEALANT	MASTIC	-	SEALED	SH 1145/ 004	NO ASBESTOS DETECTED	-	-	-
ALL LANDING DUCTS - SEALANT	MASTIC	-	SEALED	SH 1145/ 005	NO ASBESTOS DETECTED	-	-	-
UNDER STAIRS CUPBOARD – FRAME SEALANT	MASTIC	-	SEALED	SH 1145 006	NO ASBESTOS DETECTED	-	-	-
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
2 <sup>ND</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD / SUPALUX	ALL LANDING WINDOW FRAMES – SEALANT	SILICONE					
1 <sup>ST</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD							
GROUND FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD							
ALL FRONT DOORS EXCEPT 40, 34 AND 30 – FRAME SEALANT	SILICONE							
FRONT AND REAR DOOR ENTRY – FRAME SEALANT	NO VISABLE SEALANT							

## Fire Risk Assessment

Sample Locations	Property Address	42-52 St Johns Road, Tipton, DY4 9QE						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS1900	NO ASBESTOS DETECTED			
MAIN ROOF SOFFIT	BOARD	-	SEALED	PRESUMED	AMOSITE	YES	NO	
MAIN ROOF VERGE CLOAKING	CEMENT	-	UNSEALED	PRESUMED	CHRYSOTILE	NO	NO	
50 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1146/ 001	NO ASBESTOS DETECTED	-	-	-
44 FRONT DOOR – FRAME SEALANT	MASTIC	-	SEALED	SH 1146/ 002	NO ASBESTOS DETECTED	-	-	-
ALL LANDING STORES – FRAME SEALANT	MASTIC	-	SEALED	SH 1146/ 003	NO ASBESTOS DETECTED	-	-	-
UNDER STAIRS CUPBOARD – FRAME SEALANT	MASTIC	-	SEALED	SH 1146 / 004	NO ASBESTOS DETECTED	-	-	-
ALL LANDING DUCTS - SEALANT	MASTIC	-	SEALED	SH 1146 / 005	NO ASBESTOS DETECTED	-	-	-
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
2 <sup>ND</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD	ALL LANDING WINDOW FRAMES – SEALANT	SILICONE					
1 <sup>ST</sup> FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD	FRONT DOOR ENTRY – FRAME SEALANT	SILICONE					
GROUND FLOOR COMMUNAL LANDING VERTICAL SERVICE DUCT PANELS	PLYWOOD	REAR DOOR ENTRY FRAME	NO VISIBLE SEALANT					
ALL FRONT DOORS EXCEPT 50, 48, 46 AND 44 – FRAME SEALANT	SILICONE							
FRONT DOOR FRAMES TO 46 AND 48	NO VISIBLE SEALANT							