

Fire Risk Assessment

Coronation Road

82-90, 94-102, 106-114



**Coronation Rd, Wednesbury,
WS10 0TJ**

Date Completed: 20/08/2024.

Review Period: 3 years

Officer: C. Hill Fire Risk Assessor

Checked By: A. Jones 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

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.

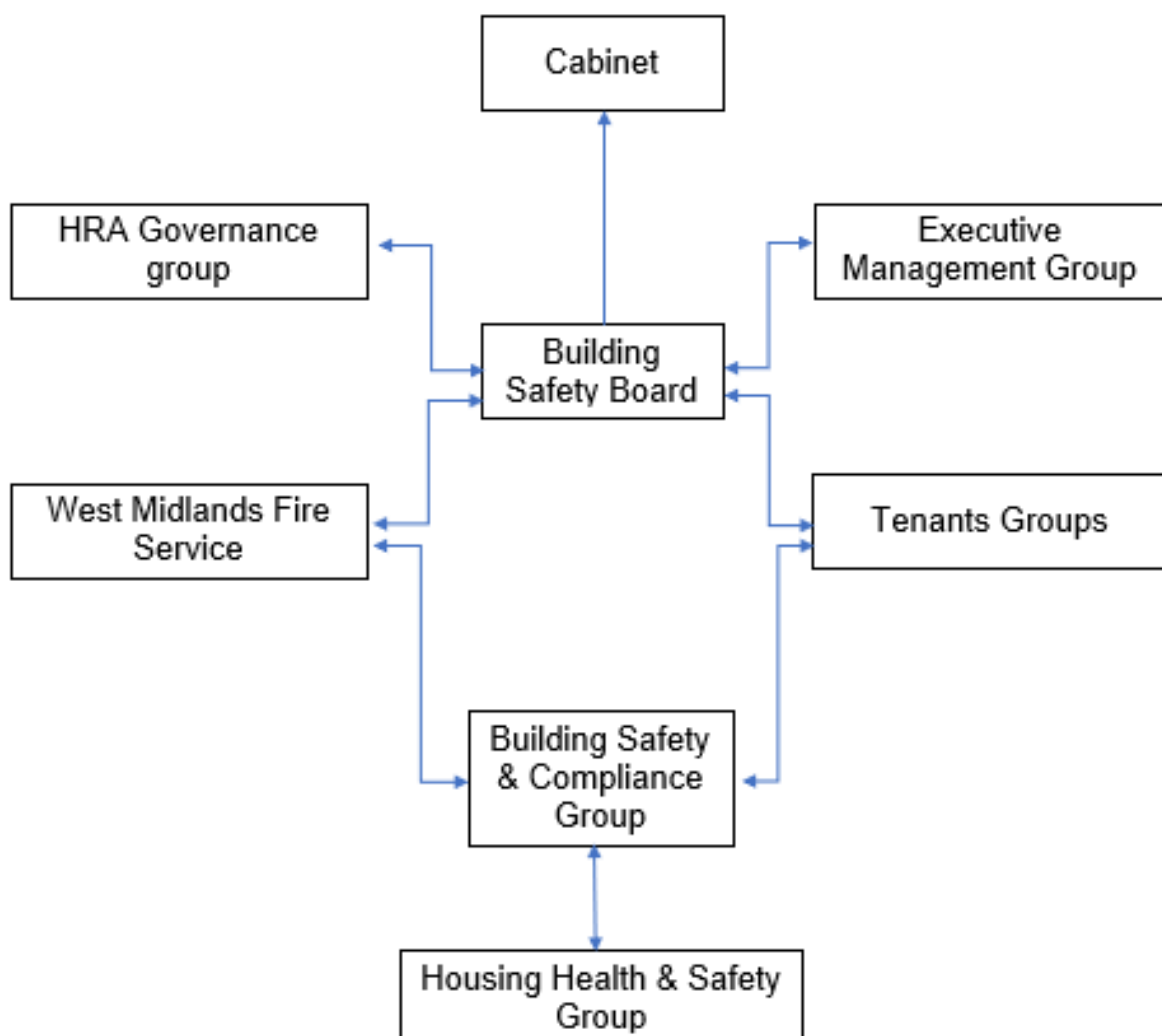
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 Traditional brick construction across 3 stories with a combination of steel roller shutters and acrylic signage to the ground floor front and rear elevation.	Trivial
Section 7	Means of Escape from Fire Each block has a single staircase that provides a sufficient means of escape. Personal items stored in means of escape in blocks; 106-114 / 94-102 / 82-90 Flat 84 entrance door requires attention.	Tolerable

	Flat 112 requires new outer letterbox plate	
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>	Trivial
Section 9	<p>Emergency Lighting The premises have a sufficient emergency / escape lighting system in accordance with BS 5266</p>	Trivial
Section 10	<p>Compartmentation The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire between dwellings.</p> <p>Individual flat entrance doors are FD30s fire doors.</p> <p>There is insufficient compartmentation to limit the travel of smoke and flame between floors from a fire within the communal areas due to the open plan stairwell.</p>	Trivial
Section 11	<p>Fire Fighting Equipment The premises have no provisions for firefighting equipment.</p>	Trivial
Section 12	<p>Fire Signage Appropriate signage is displayed.</p>	Trivial
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	Trivial

Section 14	<p>Sources of Ignition The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was last completed 29/06/2020</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	<p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
Section 17	<p>Arson Prevention There have been no reported fire incidents since the last FRA. The final exit door at the rear of block 82-90 has been damaged and requires replacement.</p>	<p>Tolerable</p>
Section 18	<p>Storage Arrangements Residents have no storage cupboards within communal areas of the block. Residents are instructed not to bring LPG cylinders into the building.</p>	<p>Tolerable</p>

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 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 to include residents leaving combustible items within the communal areas, flat entrance doors to 112 & 84 requiring repairs and a damaged rear entrance/exit door to block 82-90.

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, all flats having FD30s entrance doors, minimum LD3 fire detection and a Stay Put Unless policy being in place.

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

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

Lennox Thompson

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

82-90, 94-102, 106-114
Coronation Rd
Wednesbury
WS10 0TJ

Description of the Property

The low-rise block was constructed in 1961 using traditional brick cavity construction and consists of 3 storeys inclusive of ground.



The ground floor consists of 6 retail units. The first and second floors each consist of 2 numbered dwellings making a total of 12 flats.

The block has 3 main entrances to the front elevation each serving a protected stairwell that leads to 82-90, 94-102, 106-114, there are 3 further exits located on the rear elevations.



Both front and rear entrances have door entry systems with a fob reader installed. The front entrance also has a firefighter override switch.



Commercial Premises accessed within this building.

Business Premier Express - No Fire Risk Assessment in Place.

Business Post Office - Fire Risk Assessment in Place.

Business Isle of Flowers – Owner manager not present. Employee could not confirm whether or not a Fire Risk Assessment was in Place.

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	1969
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	None
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 second Floor
Equipment on roof (e.g., mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 12 Flats per block 6 per block

Visitors,

Sandwell MBC employees,

Contractors,

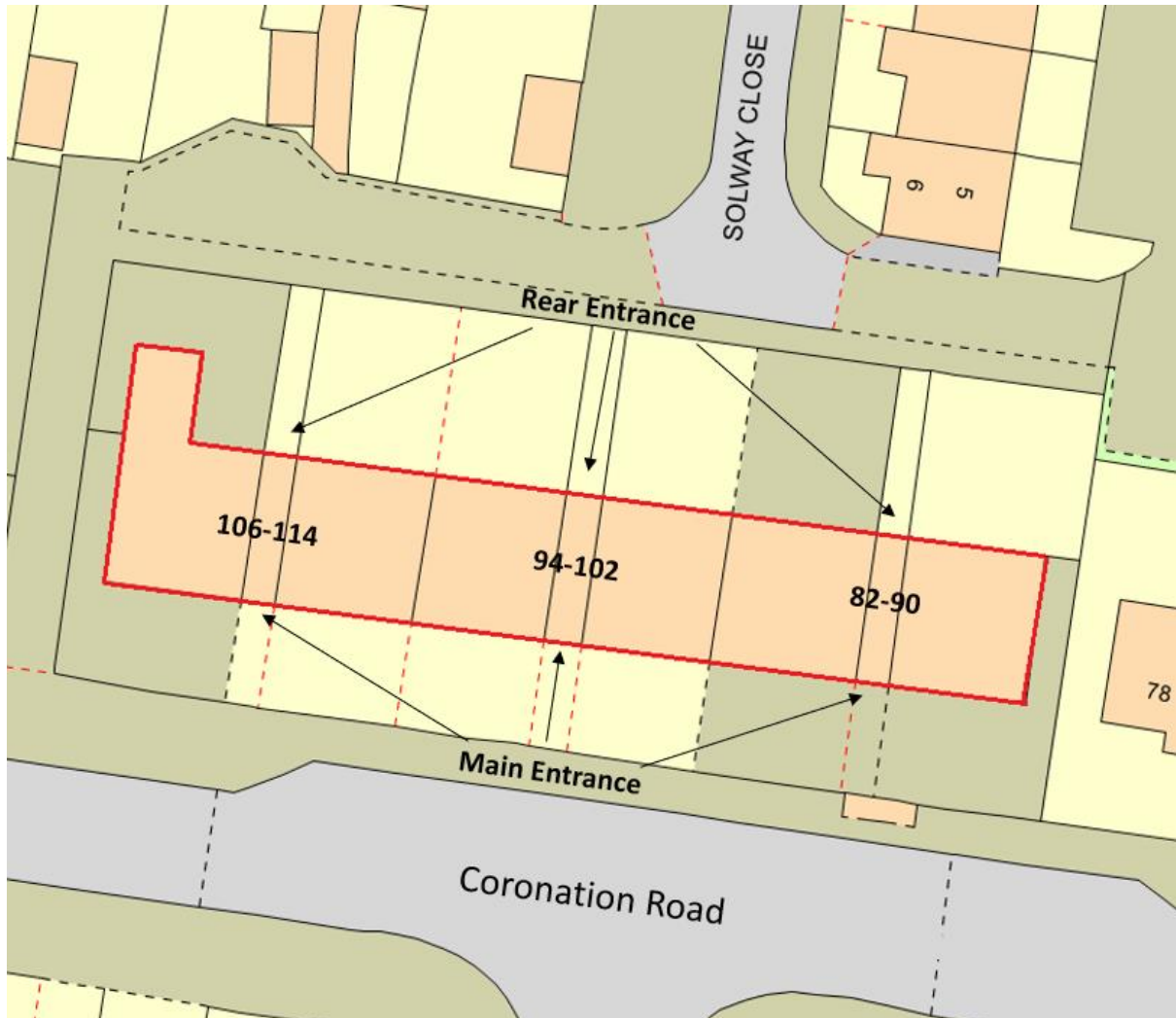
Service providers (e.g., meter readers, delivery people etc)

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

**Section
5**

Building Plan

Typical orientation of the blocks



Section 6

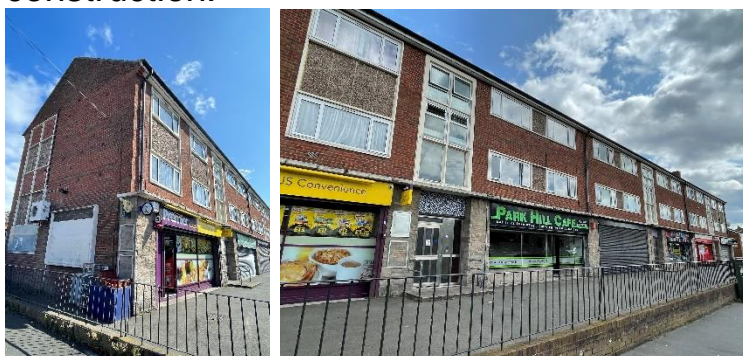
External envelope

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.

Based on the information available at the time of the assessment, 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 traditional brick cavity construction.



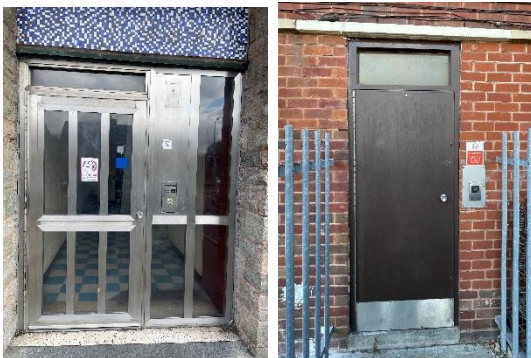
- 2) The blocks have a pitched roof with concrete interlocking tiles. There is no access to the roof from the common areas.



- 3) Communal and flat windows are UPVC glazed units.
-



- 4) Front entrance doors to the blocks are glazed aluminium. Rear entrance doors are timber construction.



- 5) The front elevation to the ground floor external wall is allocated to 6 retail units and is clad in a combination of steel roller shutter doors and acrylic signage.



- 6) There are steel roller shutters to the rear ground floor elevation.



Section

7

Means of Escape from Fire

- 1) The site has 3 staircases that provides a means of escape, each is 800mm in width.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.



- 3) None the corridors that form part of the means of escape are dead ends.
 - 4) The means of escape are protected to prevent the spread of fire and smoke.
 - 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).
-



- 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 and louvre 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.

a) Block 106-114 – Pushchair stored under stairs ground floor.



b) Block 106-114 – Bags of cement stored under stairs ground floor.



c) Block 106-114 – Asda home delivery baskets in ground floor means of escape.



d) Block 94-102 – Bikes and pushchair under stairs



- e) Block 94-102 – Sofa in ground floor means of escape labelled awaiting collection by SMBC. *Caretaking services have been emailed for immediate removal. Update from Serco – Sofa will be collected 23/08/24*



- f) **Block 82-90 – Pushchair in ground floor means of escape.**



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.

- 9) Emergency lighting is installed within the communal areas.

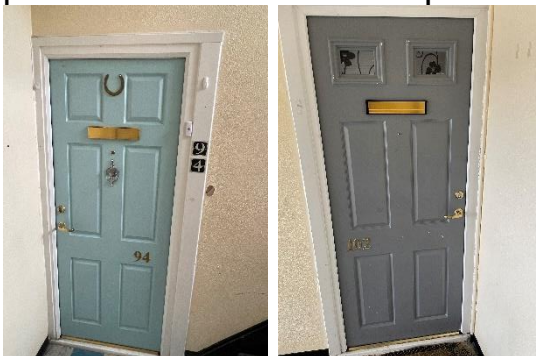


10) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.

11) Individual flat doors are predominantly composite FD30s door sets manufactured by either Nationwide or Permadoor. The remaining two properties have nominal timber FD30s door sets.



12) It was noted that entrance doors to flats 94 & 102 have been painted with an unknown paint.



13) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc. Despite best endeavours access was gained to only two properties.

a) Flat 108 – door was correct.



- b) Flat 84 – Door is failing to fully self-close because it fouls on the door frame. This is potentially due to a loose top hinge plus screws missing from other hinges.**



- c) Flat 112 – This door was not accessed however, the outer letterplate was noted as missing.**



Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.

- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD1 & LD2 Standard.

Flat 108 – LD1

Flat 84 – 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. 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 a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs.



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



Section 10

Compartmentation

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 (annually) to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
 - 3) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
 - 4) Due to the open plan staircase the premises do not have sufficient compartmentation to limit the travel and effect of smoke and flame between floors in event of a fire in communal areas.
 - 5) The only communal doors within the building are the final exit doors. 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).
 - 6) There are no service cupboards located in the block only a cleaner's cupboard in block 94-102. The door to this cupboard is an upgraded notional FD30s with intumescent strips and cold smoke seal.
-



7) Service penetrations from flats go through to the retail units below. In June 2022 five of the retail units below flats were sampled and no cause for concern with fire stopping could be identified. This involved a borescope inspection camera that was deployed to Premier Express store. However, this was not possible with the other retail units that were sampled due to services being boxed in. *Documented in the FRA June 2022.*

8) Individual flat doors are predominantly composite FD30s door sets manufactured by either Nationwide or Permadoor. The remaining two properties have nominal timber FD30s door sets

Refer to door sheet below.

Coronation Road 106-114 106 Coronation Road;Wednesbury;West Midlands;;	Nationwide	Glazed
Coronation Road 106-114 108 Coronation Road;Wednesbury;West Midlands;;	Permadoor	Glazed
Coronation Road 106-114 112 Coronation Road;Wednesbury;West Midlands;;	Nationwide	Glazed
Coronation Road 106-114 114 Coronation Road;Wednesbury;West Midlands;;	Nationwide	Glazed
Coronation Road 82-90 (E) 82 Coronation Road;Wednesbury;West Midlands;;	Timber Door FD30:	Not Glazed
Coronation Road 82-90 (E) 84Coronation Road;Wednesbury;West Midlands;;	Permadoor	Glazed
Coronation Road 82-90 (E) 88 Coronation Road;Wednesbury;West Midlands;;	Timber Door FD30:	Not Glazed
Coronation Road 82-90 (E) 90 Coronation Road;Wednesbury;West Midlands;;	Permadoor	Not Glazed
Coronation Road 92-98 (E) 94 Coronation Road;Wednesbury;West Midlands;;	Permadoor	Not glazed
Coronation Road 92-98 (E) 96 Coronation Road;Wednesbury;West Midlands;;	Permadoor	Glazed
Coronation Road 100-106 100 Coronation Road;Tipton;West Midlands;;	Nationwide	Glazed
Coronation Road 100-106 102 Coronation Road;Tipton;West Midlands;;	Permadoor	Glazed

Section

11

Fire Fighting Equipment

- 1) The premise has no firefighting provisions.

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) Fire Action Notices are not displayed throughout the building. Because the building does not have a complex layout these are not required.
 - 4) Yellow LPG warning signs are not displayed.
[\(Refer to section 18\)](#)
 - 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**

- 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) Staff undertaking fire risk assessments are qualified to Level 4 Diploma in Fire Risk Assessment.
- 4) Fire safety information has been provided as part of tenancy pack.
- 5) Building safety and evacuation notices are not displayed within the blocks.
- 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 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 shall be tested every 5 years. It was noted that the last inspection was 29/06/2020
 - 5) The electrical installation i.e., risers are not visible from common areas and are contained within the structure.
 - 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.
-

**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) 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 office. 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 – 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.
-

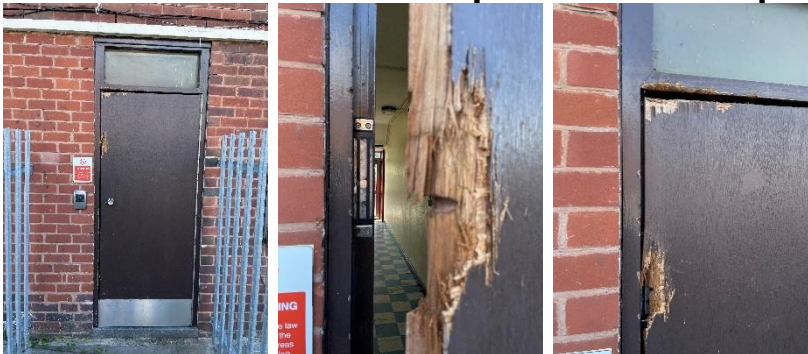
Section 17

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) **The rear final exit door in block 82-90 has been damaged due to a forced entry by unknown persons. The door is no longer secured and therefore a replacement is required.**



- 4) There are no CCTV provisions at the blocks.
- 5) The perimeter of the premises is well illuminated by external lighting and 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.
-

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:


82-90, 94,102, 106-114 Coronation Rd.

Date of Action Plan:




21/08/2024

Review Date:

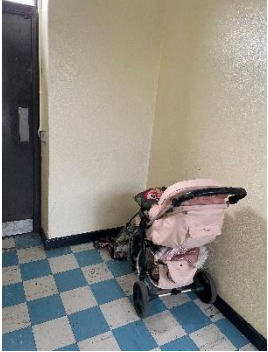


<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/8a	Block 106-114 – Remove pushchair from under stairs / ground floor means of escape.		P2	Within 1-3 Months Housing Manager	

Fire Risk Assessment

7/8b	Block 106-114 – Remove bags of cement from under stairs / ground floor means of escape.	 A photograph showing several large white plastic bags of cement stacked in a narrow space under a staircase. The floor is blue and white checkered tile.	P2	Within 1-3 Months Housing Manager	
7/8c	Block 106-114 – Asda home delivery baskets to be removed from ground floor means of escape.	 A photograph showing a stack of black Asda home delivery baskets in a narrow hallway. The floor is blue and white checkered tile.	P2	Within 1-3 Months Housing Manager	
7/8d	Block 94-102 – Bikes and pushchair to be removed from ground floor means of escape.	 A photograph showing a green bicycle and a black pushchair parked in a narrow hallway. The floor is blue and white checkered tile.	P2	Within 1-3 Months Housing Manager	

Fire Risk Assessment

7/8f	Block 82-90 – Pushchair to be removed from ground floor means of escape.		P2	Within 1-3 Months Housing Manager	
7/13b	Flat 84 entrance door – Replace missing screws to hinges and rehang door to ensure it fully self-closes.		P2	Within 1-3 Months Fire Rapid Response Team	
7/13c	Flat 112 entrance door – Replace missing outer letterbox plate.		P2	Within 1-3 Months Fire Rapid Response Team	

Fire Risk Assessment



<p>17/3</p>	<p>Block 82-90 – replace damaged rear final exit door. <i>Door leaf approximately 2020mm x 814mm</i></p>		<p>P3</p>	<p>Within 3-6 months Repairs</p>	
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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	

Signed

	Fire Risk Assessor	Date: 21/08/2024
 Aderian Jones	Quality Assurance Check	Date: 27/08/2024

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

Name of property: 82-90, 94,102, 106-114 Coronation Rd


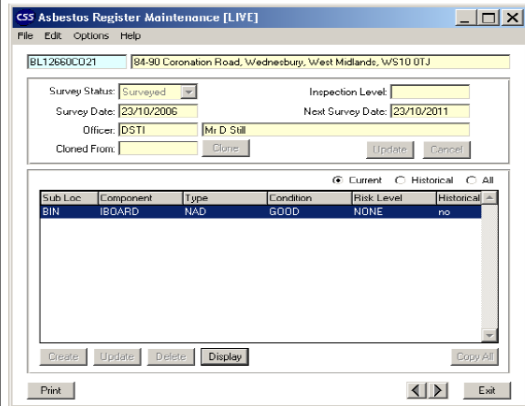

Updated: 25/09/22

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>


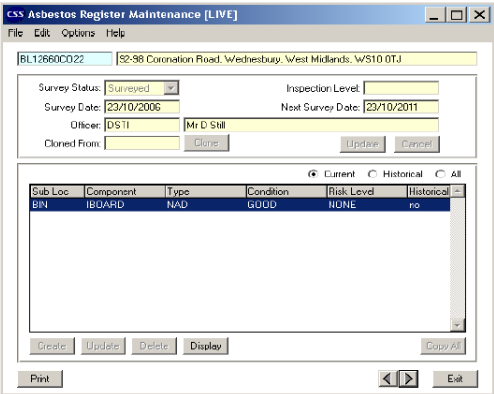

82-90

Asbestos Survey		Property Address	82-90 Coronation Road, Wednesbury, WS10 0TJ.		✓ Office use						
Surveyed by	Gary Carrington	Date	18/03/14		Checked by	Derek still	Desktop Check	✓	Site Check		
Reason for request		HSG 264 - Survey Report Type		Date	25/09/2022						
Investment Void		Refurbishment Survey		Property Description 3 Storey Block							
Investment Tenanted		Management Survey				✓					
R & M Void		SHAPE Interrogated.				✓					
R & M Tenanted		No Existing SHAPE Data.									
Medical / Emergency - Heating Works		Existing SHAPE Data.				✓					
Communal Areas	✓	Refurb Surveys Interrogated ?									
				Year Built	1961						
						Notes / including details of similar property surveys completed. Revised by S. Harrison – 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 82-90 Coronation Road, Wednesbury, WS10 0TJ.						
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	GC469 / 1	NO ASBESTOS DETECTED	-	-	-
COMMUNAL CEILING	TEXTURED COATING	-	SEALED	GC469 / 2	NO ASBESTOS DETECTED	-	-	-
FLOOR TILES	THERMOPLASTIC	-	SEALED	PRESUMED	CHRYSTOLE	NO	-	-
84 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 643 / 001	NO ASBESTOS DETECTED	-	-	-
88 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 644 / 001	NO ASBESTOS DETECTED	-	-	-
90 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 645 / 001	NO ASBESTOS 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			
FRONT ENTRANCE INTERNAL SIDE PANELS	PLYWOOD							
FRONT ENTRANCE INTERNAL SOFFIT	PLASTERBOARD							
MAIN ROOF SOFFITS	UPVC							
FRONT AND REAR DOOR ENTRY – FRAME SEALANT	SILICONE							
ALL FRONT DOORS EXCEPT 84, 88 AND 90 – FRAME SEALANT	SILICONE							


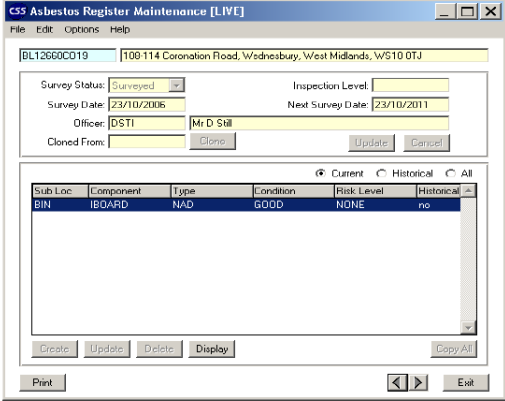

94-102

Asbestos Survey		Property Address 94-102 Coronation Road, Wednesbury, WS10 0TJ.			✓ Office use
Surveyed by	Gary Carrington	Date	18/03/14	Checked by	DEREK STILL
Reason for request		HSG 264 - Survey Report Type		Date	22/02/2019
Investment Void		Refurbishment Survey		<div style="border: 1px solid black; padding: 5px;"> Property Description 3 Storey Block  </div>	
Investment Tenanted		Management Survey	✓		
R & M Void		SHAPE Interrogated.	✓		
R & M Tenanted		No Existing SHAPE Data.			
Medical / Emergency - Heating Works		Existing SHAPE Data.	✓		
Communal Areas	✓	Refurb Surveys Interrogated ?		Year Built	1961
				Notes / including details of similar property surveys completed. Revised by S. Harrison – 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 94-102 Coronation Road, Wednesbury, WS10 0TJ.						
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	GC468 / 1	NO ASBESTOS DETECTED	-	-	-
COMMUNAL CEILING	TEXTURED COATING	-	SEALED	GC468 / 2	NO ASBESTOS DETECTED	-	-	-
FLOOR TILES	THERMOPLASTIC	-	SEALED	PRESUMED	CHRYSTOLE	NO	-	-
94 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 646 / 001	NO ASBESTOS DETECTED	-	-	-
100 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 647 / 001	NO ASBESTOS DETECTED	-	-	-
102 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 648 / 001	NO ASBESTOS DETECTED	-	-	-
GROUND FLOOR CUPBOARD – FRAME SEALANT	MASTIC	-	SEALED	SH 1157 / 002	NO ASBESTOS 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			
FRONT ENTRANCE INTERNAL SIDE PANELS	PLYWOOD	ALL FRONT DOORS EXCEPT 94, 100 AND 102 – FRAME SEALANT	SILICONE					
FRONT ENTRANCE INTERNAL SOFFIT	PLASTERBOARD							
CLEANERS CUPBOARD SIDE WALL & ABOVE DOOR	SUPALUX							
MAIN SOFFIT	UPVC							
FRONT AND REAR DOOR ENTRY – FRAME SEALANT	SILICONE							

106-114

Asbestos Survey		Property Address 106-114 Coronation Road, Wednesbury, WS10 0TJ.		Office use <input checked="" type="checkbox"/>				
Surveyed by	Gary Carrington	Date	18/03/14	Checked by		Desktop Check	Site Check	
Reason for request		HSG 264 - Survey Report Type		Date				
Investment Void		Refurbishment Survey		Property Description 3 Storey Block				
Investment Tenanted		Management Survey	<input checked="" type="checkbox"/>					
R & M Void		SHAPE Interrogated.	<input checked="" type="checkbox"/>					
R & M Tenanted		No Existing SHAPE Data.	<input checked="" type="checkbox"/>					
Medical / Emergency - Heating Works		Existing SHAPE Data.	<input checked="" type="checkbox"/>					
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?				Year Built	1961	
				Notes / including details of similar property surveys completed. Revised by S. Harrison – 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 106-114 Coronation Road, Wednesbury, WS10 0TJ.						
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	GC467 / 1	NO ASBESTOS DETECTED	-	-	-
COMMUNAL CEILING	TEXTURED COATING	-	SEALED	GC467 / 2	NO ASBESTOS DETECTED	-	-	-
FLOOR TILES	THERMOPLASTIC	-	SEALED	PRESUMED	CHRYSOTILE	NO	-	-
106 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 649 / 001	NO ASBESTOS DETECTED	-	-	-
108 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 650 / 001	NO ASBESTOS DETECTED	-	-	-
112 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 651 / 001	NO ASBESTOS DETECTED	-	-	-
114 FRONT DOOR – FRAME SEALANT	SILICONE	-	SEALED	SH 652 / 001	NO ASBESTOS 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			
FRONT ENTRANCE INTERNAL SIDE PANELS	PLYWOOD							
FRONT ENTRANCE INTERNAL SOFFIT	PLASTERBOARD							
MAIN SOFFIT	UPVC							
ALL FRONT DOORS EXCEPT 106, 108, 112 AND 114 – FRAME SEALANT	SILICONE							
FRONT AND REAR DOOR ENTRY – FRAME SEALANT	SILICONE							

ABOUT THE REPORT – PLEASE READ

All Survey Methodology is based upon HSE document HSG 264 - Asbestos: The Survey Guide. All surveyors are experienced British Occupational Hygiene Society (BOHS) P402 qualified surveyors with extensive Surveying & Refurbishment Project experience specific to Sandwell MBC's managed housing stock.

The person or persons using this report to programme refurbishment work on site are assumed to be competent & experienced in the field of domestic refurbishment projects & have suitable & sufficient asbestos awareness to understand the scope of this report & apply it to the project. All trade operatives working on site are also expected to have relevant asbestos awareness training & experience. IF IN DOUBT STOP & ASK! Please ensure the report covers the areas that you need to work on.

SHAPE: Sandwell MBC's Integrated ICT solution holds the Company Asbestos Register. The Asbestos Register is interrogated when completing the asbestos survey report to ensure that ACM's in similar properties are considered where relevant. The Register holds details of all suspected or confirmed ACM's identified during Refurbishment & Demolition programmes as well as Repairs activities for the past 11 years. If potential ACM's have been identified within difficult to survey areas such as Cavity Walls, Floor Voids etc these will be highlighted within the report. The interrogation of the Company Asbestos Register compliments the survey & report process it does not substitute the Refurbishment & Demolition Survey.

Void Properties – The Building Surveying team who undertake Refurbishment & Demolition Asbestos Surveys also undertake Domestic Energy Assessment Surveys, Boroscope Surveys for Thermal Insulation & Fire Integrity Assessments to a representative percentage of the void turn over.

Site Overview Page 2 – This section is included to aid surveying & to ensure comprehensive survey information is detailed.

Term	Explanation
Property Address	Specific Property to which survey relates.
Surveyed by	Relates to P402 trained surveyor.
Action taken on Project	Record what action may have been undertaken to the Asbestos in question. E.g. Nothing, Repair, replace, Manage.
Type of Work to be undertaken	Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken.
ACM	Asbestos Containing Material.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.
Bulk Sample	Sample of potential ACM that is representative of the whole.
Request Sample	The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting.
Awaiting Results	If no results have been detailed then you must not work on these items until you receive further confirmation.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.
Labels	Materials will be labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Asbestos" where practical. All sampled materials will be labelled with an "Asbestos Sampled" label.

Term	Explanation
Photo's	These will usually be provided for the front elevation of the property to aid identification.
Sampled by	P402 trained surveyor.
Checked by	P402 trained surveyor who checks report prior to issuing.
Survey Report Type	Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken.
Refurbishment Survey	HSG 264 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include: New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. Anyone using this report to support building works being undertaken to the property should ensure that the report is sufficient for the purposes of the building work being undertaken. The reader should be confident that the areas that are to be disturbed by the proposed work are included.
Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
Refurb & Management Survey	Both Survey Report Types are ticked! due to works identified at survey stage the surveyor has completed Refurbishment Survey for the works required & may have undertaken a management survey on remaining areas of the property. The report should not be used for works outside the scope stated, unless the reader assures themselves that it is suitable & sufficient.
Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
Photo's	Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary.