

Fire Risk Assessment

21-24 Carisbrooke Crescent



**Carisbrooke Crescent, Wednesbury,
WS10 0NB**

Date Completed: 22/08/2024.

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.

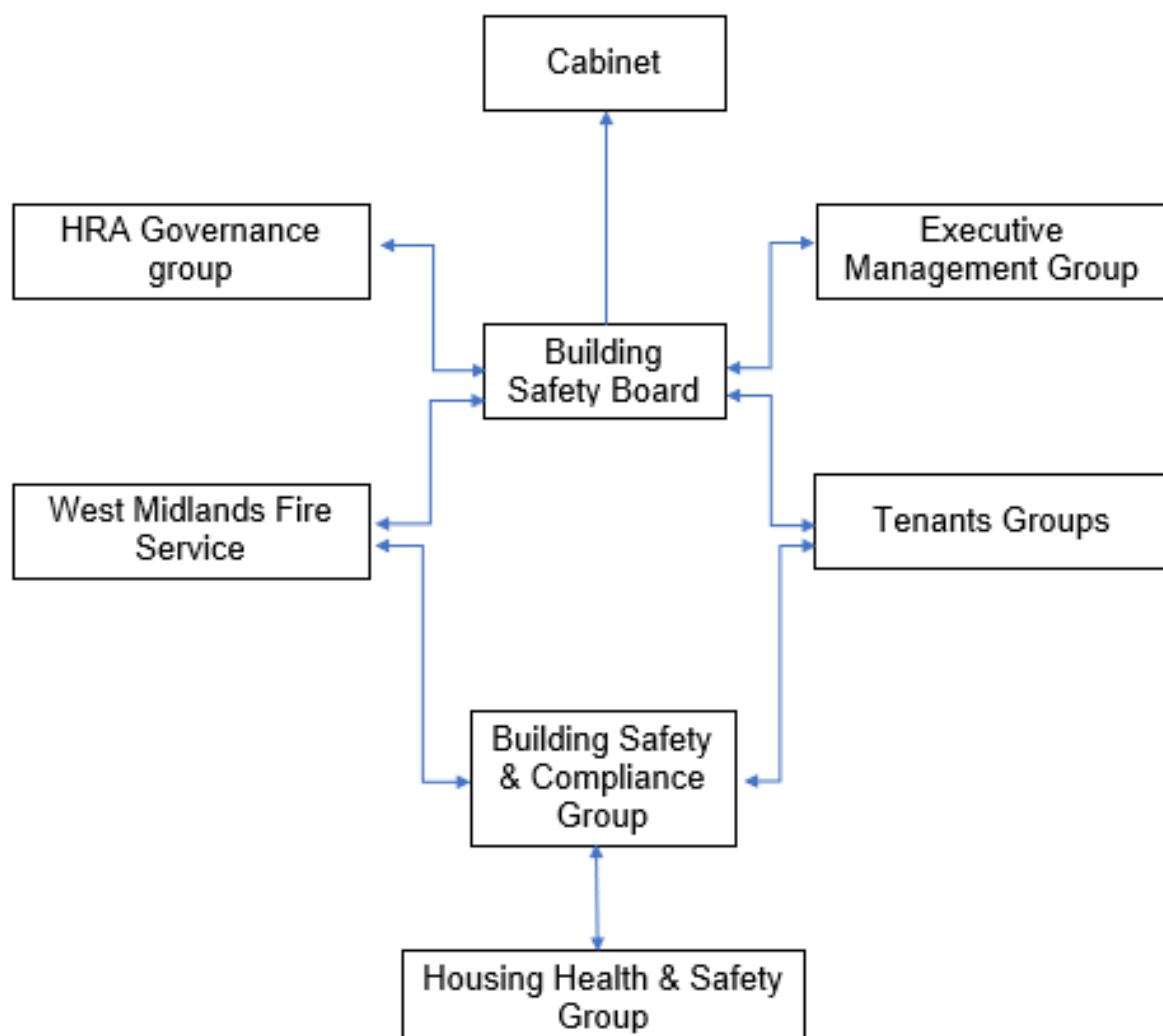
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 Brick and block cavity construction across 2 stories. Concrete interlocking tiles on pitched roof.	Trivial
Section 7	Means of Escape from Fire The building has a single staircase that provides a sufficient means of escape. There are two final exit doors. Personal items stored in means of escape outside flat 24	Tolerable

	Flat 22 entrance door requires attention to defective locking mechanism which prevents the door from fully self-closing.	
Section 8	<p>Fire Detection and Alarm Systems Early warning is limited to hard wire smoke alarms within each of the resident's flats, smoke alarms within resident's flats are installed to an LD1 Standard.</p>	Trivial
Section 9	<p>Emergency Lighting The premises have a sufficient emergency / escape lighting system in accordance with BS 5266</p> <p>Directional escape lighting is present over exit doors</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 rated 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>	<p>Trivial</p>
Section 14	<p>Sources of Ignition The fixed electrical installation shall be tested every 5 years. The building is now 5 years old so will require an EICR in 2024</p>	<p>Tolerable</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.</p>	<p>Trivial</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>Trivial</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 and one flat entrance door requiring attention.

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 rated entrance doors, LD1 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

21-24 Carisbrooke Crescent,
Wednesbury
WS10 0NB

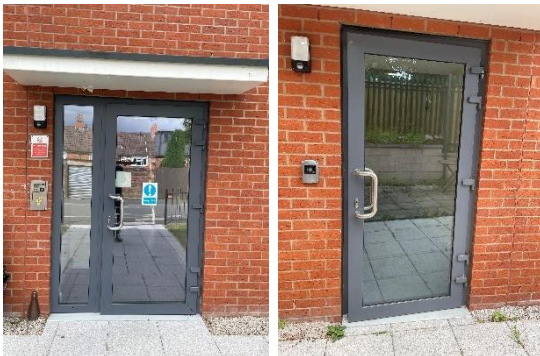
Description of the Property

This low-rise two storey block was constructed in 2018 - 2019 using brick and block cavity construction.

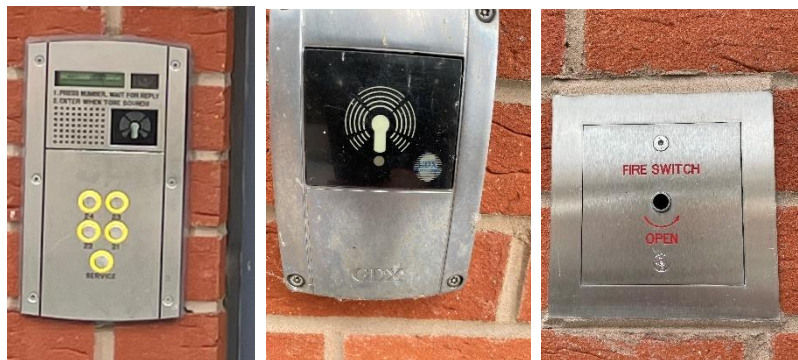


The building was purpose built for flatted accommodation and contains two number dwellings per floor.

The block has a main entrance located on the front elevation and a further exit located on the rear elevation.



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



The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

High/Low Rise	Low Rise
Number of Floors	2
Date of Construction	2018-19
Construction Type	Brick & Block Cavity
Last Refurbished	N/A
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	Ceiling Hatch 1 st floor lobby
Equipment on roof (e.g., mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 4 Flats

Visitors,

Sandwell MBC employees,

Contractors,

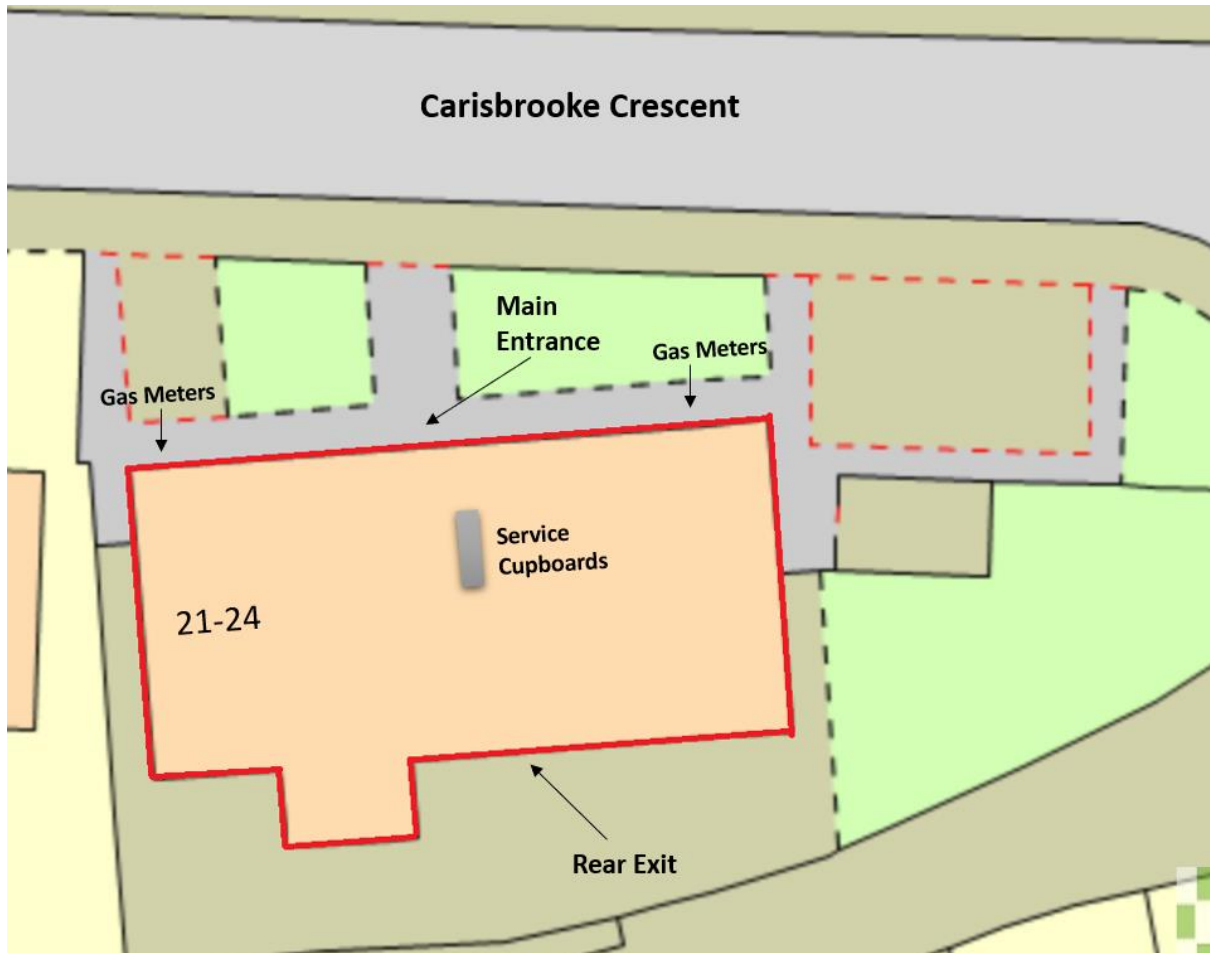
Service providers (e.g., meter readers, delivery people etc)

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

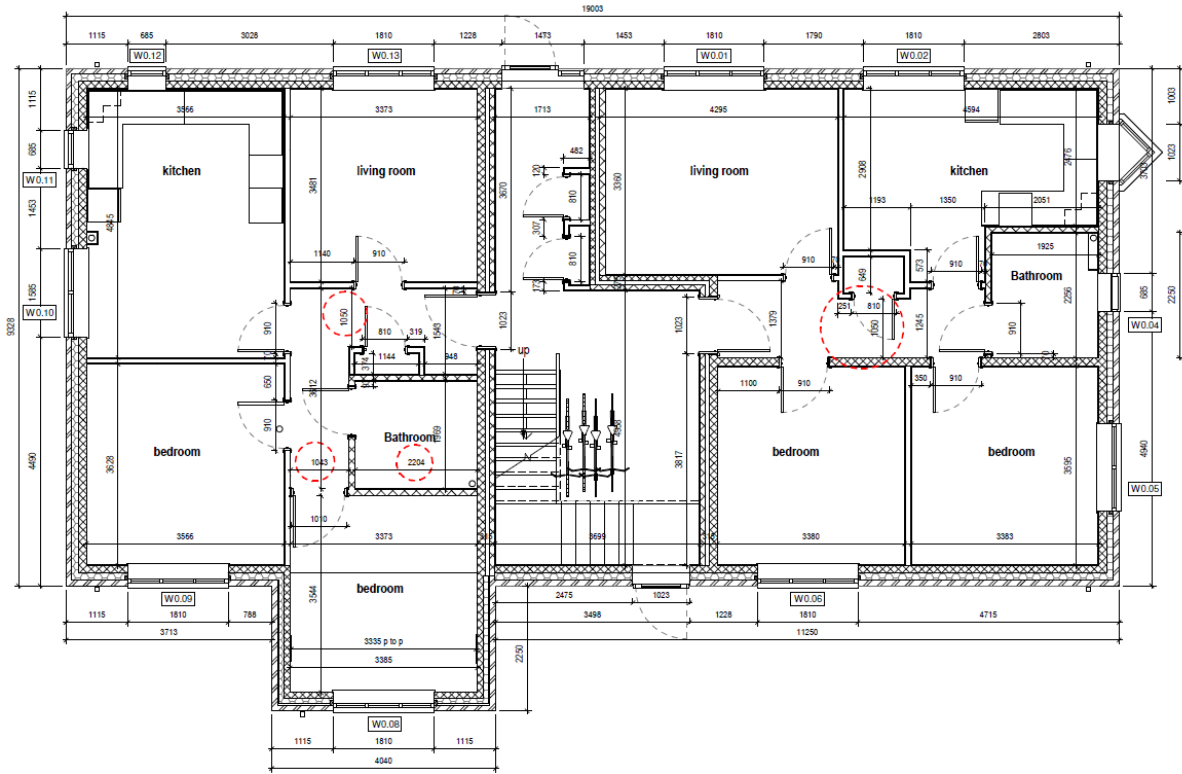
**Section
5**

Building Plan

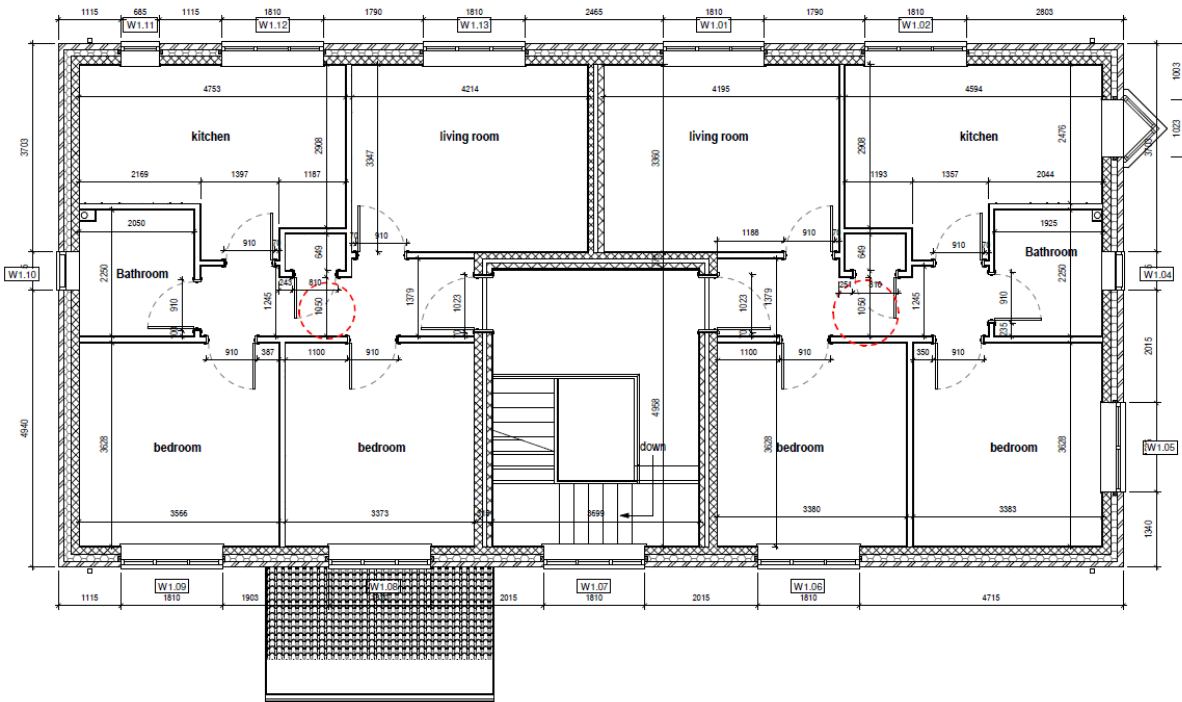
Typical orientation of the block



Ground Floor



1st Floor



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 external walls of the building are a brick masonry.



- 2) The building has a pitched roof with concrete interlocking tiles.



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



4) Front and Rear entrance doors are UPVC glazed units.



5) Fascia boards and door canopy's are UPVC.

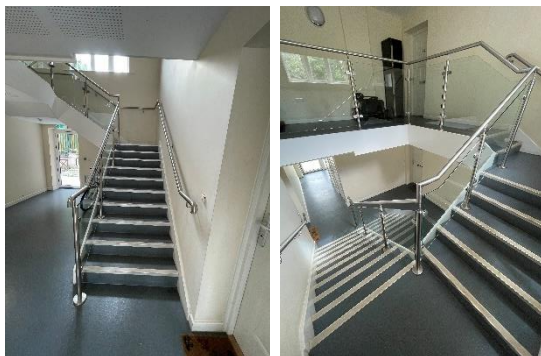


Section

7

Means of Escape from Fire

- 1) The site has a steel staircase that provides a sufficient means of escape measuring 915mm between handrails and 1030mm from handrail to wall. 1st floor flats are within 7.5m of the staircase.



- 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 with fire rated doors to flat entrances and service cupboards. However, due to the open plan design if there was a fire in the communal area, fire and smoke could travel between floors within the communal area.
 - 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) Additionally, the final exit doors have a push button to exit. The door to the front of the building opens automatically on activation of the door entry / exit systems. Thumb turn locks are also installed as part of the lock mechanism in the event of an emergency.



- 8) The rear final exit door leads to an enclosed rear garden with two gates providing access to the street. For security reasons the gates are secured by padlock however, it couldn't be determined if all residents have possession of a key. Because the rear garden is sufficient in size and occupants can stand at a horizontal distance greater than the height of the building, the garden is deemed as a place of reasonable safety therefore the locked gates are deemed as acceptable.
-



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



- 10) 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.

- 11) Timber shelving unit and pushchair on means of escape outside flat 24 entrance door.**



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.

12) Emergency lighting is installed within the communal areas.



13) 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.

14) The paint in the communal areas is TOR Coatings Duraclean WBU eggshell finish Class 0 rated

15) Individual flat doors are FD30s door sets manufactured by JELD-WEN UK Limited. The doors have been tested to BS476 – 22 and are approved by BWF Certifire.

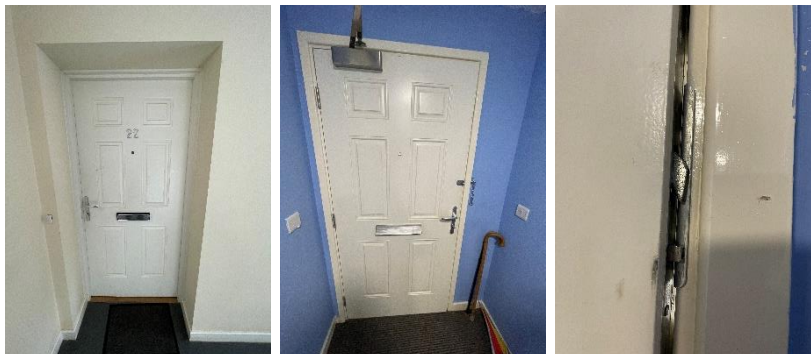


16) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc. Despite best endeavours access was gained to only two properties.

a) Flat 23 – door was correct.



b) Flat 22 – Door is failing to fully self-close because part of the locking mechanism doesn't automatically fully retract.



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 Standard.

Flat 21 – LD1

Flat 22 – LD1

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

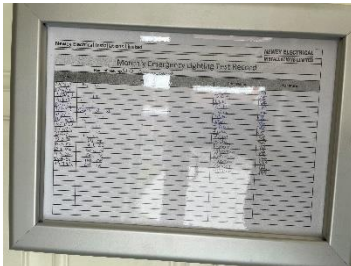
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Emergency Lighting

- 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.

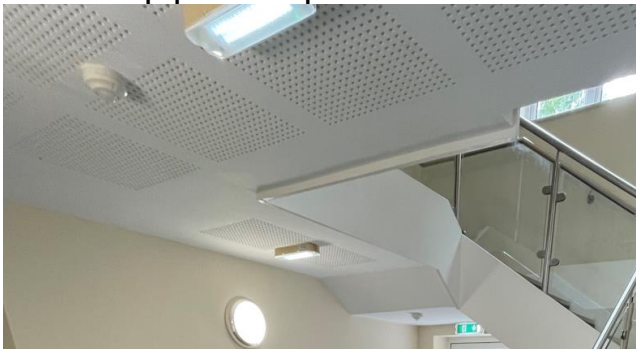


Section 10

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.

- 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.
- 2) SMBC Architects (BC) have confirmed - The ceiling is a gypsum perforated acoustic ceiling (not fire rated) and the void above is circa 200mm deep. The fire protection is via the concrete plank floors and the compartment above this ceiling line and walls to the flats. All pipework penetrations have been fire stopped.



- 3) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire between dwellings.
 - 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 communal area floors in event of a fire within the communal areas.
-



- 5) 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. The information below has been taken from the previous 2019 Fire Risk Assessment.

Product Description

EVERFLEX FIRE MATE is a five hour rated, one part, emulsion acrylic based, intumescent Acoustic sealant that gives a firm yet flexible seal to joints in a variety of fire rated structures. Tested following the principles of BS EN 1366-4:2006 as detailed in Warrington Fire Research Report No. 181967 (May 2009). Acoustic rated to BS EN ISO 140/3. Tested for air permeability to EN13141-1. The product, in suitably designed joints will resist the passage of fire for up to 5 hours. The selected fillers used in this formulation also make it suitable for use as an acoustic sealant.

- 6) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 7) 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).
- 8) There are two service cupboards to the ground floor. Both have FD30s secured doors. The service cupboard containing resident's meters is secured with a suited 138 mortice lock (residents provided with key), the second cupboard is secured with a suited 54 mortice lock. Fire stopping within the cupboards was sufficient.
-



9) Individual flat doors are FD30s door sets manufactured by JELD-WEN UK Limited. The doors have been tested to BS476 – 22 and are approved by BWF Certifire.



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 escape directional signage is installed above all exit doors.



- 4) Fire Action Notices are not displayed throughout the building. Because the building does not have a complex layout these are not required.

- 5) Yellow LPG warning signs are not displayed.
[\(Refer to section 18\)](#)
-

**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 equipment shall be tested every 5 years. The building is now 5 years old so will require an EICR in 2024. Electrical compliance manager emailed for confirmation.
- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD30S door fitted with a suited 138 mortice lock.
- 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 meters are installed externally to the front of the building.



Section 15

Waste Control

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



- 2) Refuse containers emptied regularly and stored at a safe distance to the side of the building.
- 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) There are no CCTV provisions at the block.
- 4) The perimeter of the premises is well illuminated by external lighting and borrowed light from streetlights.
- 5) External light has been installed to the front and rear exit doors.



- 6) There have been no reported fire incidents since the last FRA.
-

**Section
18**

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE, or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
- 3) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) Bicycle storage has been provided within the ground floor lobby area. Signage prohibiting the storage of E-bikes is not present but should be considered.



**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:


21-24 Carisbrooke Crescent

Date of Action Plan:

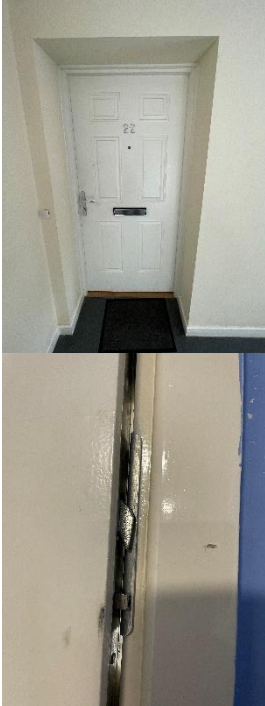
23/08/2024

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/11	Remove pushchair & shelving unit from outside flat 24 / means of escape.		P2	Within 1-3 Months Housing Manager	

Fire Risk Assessment

7/16b	Flat 22 entrance door requires repair to locking mechanism. Section not automatically retracting. Prevents door from self closing.		P2	Within 1-3 Months Repairs	
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When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).



Fire Risk Assessment

Observations

Consider erecting signage prohibiting the storage of E-Bikes within the communal bicycle store.



Signed

	Fire Risk Assessor	Date: 23/08/2024
 Adeian Jones	Quality Assurance Check	Date: 27/08/2024

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

Name of property: 21-24 Carisbrooke Crescent

Updated:

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
None Identified	