Fire Risk Assessment

Ashcroft

Windmill Lane,
Smethwick, B66 3JR

Date Completed: 28/08/2024.

Review Period: 12 months.

Officer: A. Smith **Fire Risk Assessor**

Checked By: A. Jones **Fire Risk Assessor**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

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*".

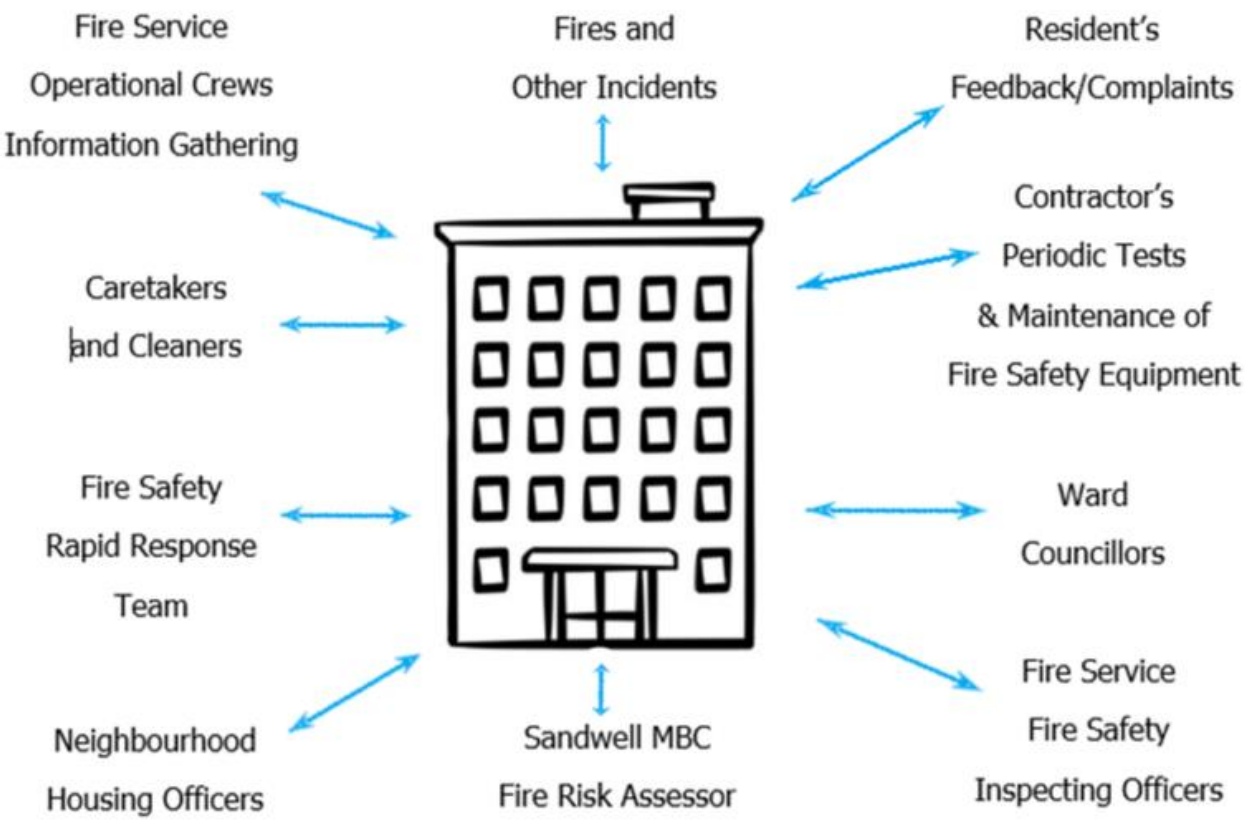
This type 3 fire risk assessment which is non-destructive and considers, communal areas, the fire safety features within flats and the external wall construction has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints 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/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

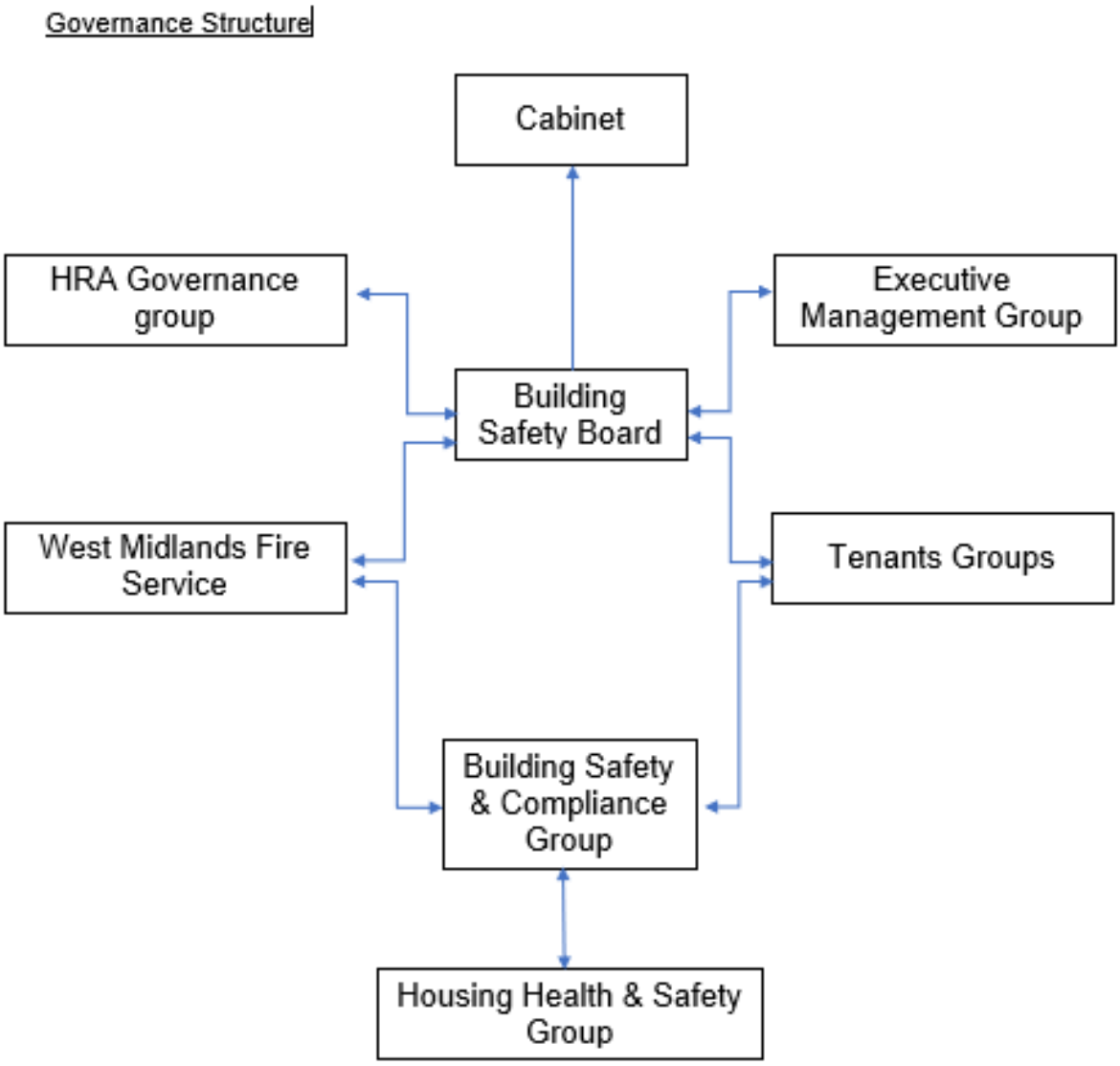
The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and 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.



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 to 1st floor level– Ibstock Rocksheild brick slips. Above 1st floor mixture of insulated Wetherby mineral wool render (Fire Classification A1) and high-density stone wool panels manufactured by Rockwool (Fire Classification A2-s1, d0).	Trivial

Section 7	**Means of Escape from Fire** There is 1 protected staircase that provides a suitable means of escape. All communal doors along the means of escape are self-closing nominal fire doors with combined intumescent strips / cold smoke seals & vision panels. There are 2 final exit doors. Flat entrance door number 20 requires replacement cold smoke seal and intumescent strip. ***Resolved***	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to LD1, LD2 and LD3 standard. Automatic opening vents are installed to the stairwell on floor 14. A deluge system is provided to the bin store.	Trivial.
Section 9	**Emergency Lighting** The premises have a sufficient emergency / escape lighting system.	Trivial
Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance. All doors are minimum 30-minute nominal fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. Fire stopping is required to the internal rainwater pipes.	Tolerable

Section 11	**Fire Fighting Equipment** The dry riser serves all floors from Ground to the 14th Floor. There is a C02 fire extinguisher within the lift motor room. There is a deluge system in the bin store. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.	Trivial
Section 12	**Fire Signage** Sufficient signage is displayed throughout the building.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electric tests should be done every 5 years, last test date: 28/07/2023.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally**,** and hot works permits are required where necessary.	Trivial

Section 17	**Arson Prevention** A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial
Section 18	**Storage Arrangements** Residents instructed not to bring L.P.G cylinders into block.	Trivial

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 ☐

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 potential fire hazards that have been highlighted within the risk assessment.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation, having due regard to the internal rainwater pipes, to include nominal 30-minute fire doors with intumescent strips and cold smoke seals to flat entrances, communal doors and service cupboards, combined with suitable smoke detection to LD1, LD2 and LD3 standard within flats, automatic smoke ventilation system to the head of the staircase and a Stay Put – Unless policy.

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.

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

Section 3

Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.
The Chief Executive has put a structure in place to support the management of the site.
This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

Chief Executive
Shokat Lal

Director of Place
Alan Lunt

Fire Safety Manager
Tony Thompson

Team Lead Fire Safety
Jason Blewitt

Fire Risk Assessor(s)
Adrian Jones
Anthony Smith
Carl Hill
Louis Conway

Resident Engagement Officer - Fire Safety
Abdul Monim Khan
Lee Milo

Housing Office Manager
Susan Geddes

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

Ashcroft
Windmill Lane
Smethwick
B66 3JR

Description of the Property

The high-rise block was constructed in 1966. The block consists of 15 storeys (inclusive of the ground floor).

Each of the floors contains 6 number dwellings.

The block has a main entrance to the front elevation and a further entrance/ exit located on the rear elevation. Both front and rear entrances have door entry system with a fob reader installed

The fire fighters' white box is located to the right-hand side of the front main entrance.

The gas risers have been de-commissioned by Cadent, so there is no live gas supply in the block.

The communal electricity supply can be isolated from the ground floor electric room adjacent to the entrance.
The supplies to the flats are contained within the two riser cupboards (one on each wing).
Each flat can be isolated independently from within their respective property.

There are two lift cars that serve alternate floors. The capacity for each lift is 8 persons or 630kg.

The motor room is located within the main roof void.
Access to motor room via a steel gate secured with suited 54 lock.

Then utilise the metal stairs leading from 14th floor, then through a full height door (secured with suited 54 locks) into roof space.

There is a sky light from the roof space that provides access out on to the roof.

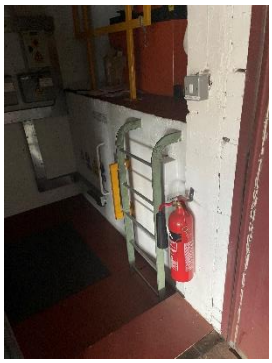
High/Low Rise	High Rise
Number of Floors	15
Date of Construction	1966
Construction Type	Wates
Last Refurbished	2015 / 2016
External Cladding	Brick to 1st floor level– Ibstock Rocksheild brick slips. Above 1st floor mixture of insulated Wetherby mineral wool render (Fire Classification A1) and high-density stone wool panels manufactured by Rockwool (Fire Classification class A2-s1,d0)
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	Yes (covering lift shaft)
Refuse Chute	Yes
Access to Roof	Access to motor room via metal stairs leading from 14th floor then through a full height door into roof space.
Equipment on roof (e.g. mobile phone station etc)	Photovoltaic panels.

The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front and rear entrance has a firefighter override by use of a drop latch key.

There is a firefighter's white box externally to the right -hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock.

There is a Secure Premise Information Box (PIB) located on the ground floor adjacent to the lifts. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).

All floors are served with one of two lift cars and one staircase. The lift motor room is within brick masonry construction within the roof void.



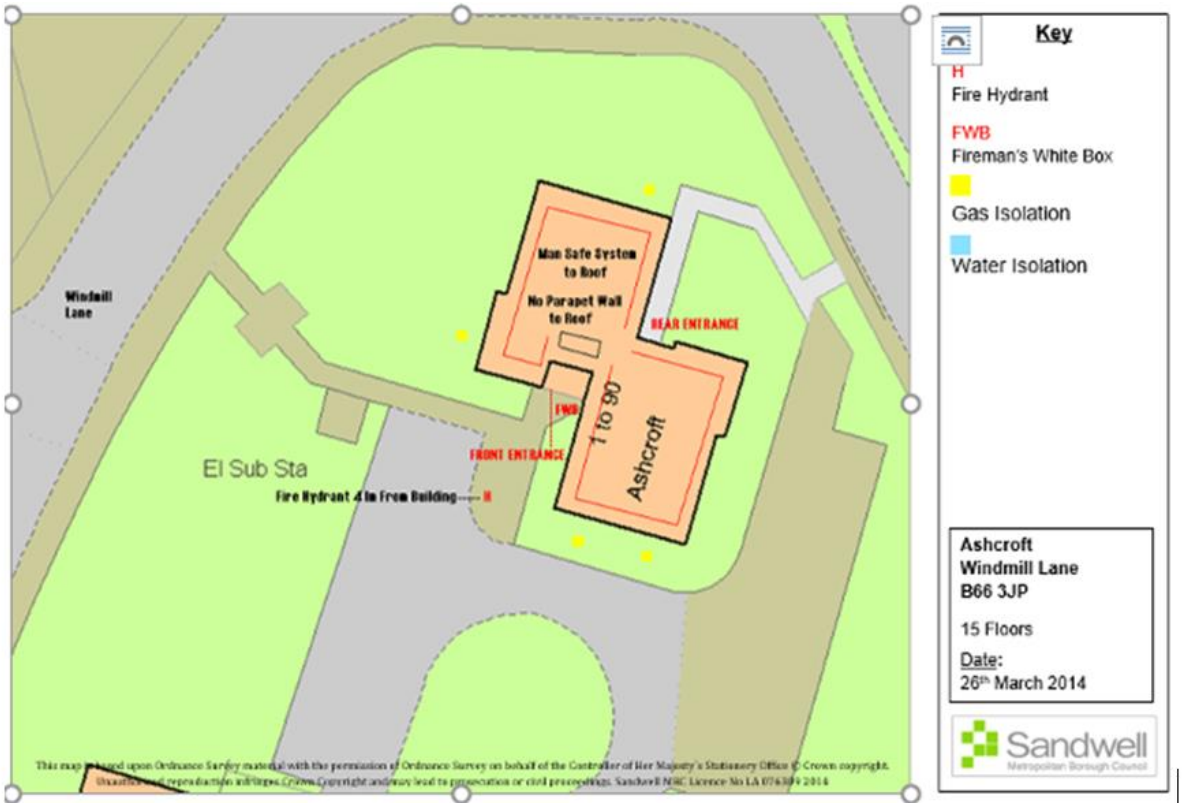
Access to the roof area is gained via doors from top of the metal staircase.



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.

Orientation Plan



On arrival Information (for WMFS)

Address: 1-90 ASHCROFT, WINDMILL LANE, SMETHWICK, B66 3JP	Survey date: 18/04/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT		
Size: Width, breadth, and height		
Construction	Brick to 1st floor level– Ibstock Rockshield brick slips. Above 1st floor mixture of insulated Wetherby mineral wool render (Fire Classification A1) and high density Rockpanel laminate board panels (Fire Classification A1)	
Number of floors	15 including ground floor	
Layout	The block consists of 15 storeys (inclusive of the ground floor) Each of the floors contains 6 number dwellings with a roof space accessed via steel stairs. The ground floor consists of an entrance lobby, lift lobby, 6 flatted accommodation, caretakers office/ break room. The block has 2 entrance/exits. Main access point at the front elevation and a further access point at the rear of the block. Both access points have a drop latch system granting entry to the building. 2 lifts and 1 staircase that serve the building. The lifts serve alternate floors and the staircase serves all floors Roof /motor room accessed via a steel staircase on the 14th floor behind a steel caged area locked via a suited 54 lock. Stairwell is protected with good compartmentation provided and openable windows for ventilation The block is split in the middle via the lift lobby areas with 3 flats to the left and right-hand sides of the lobby compartmented via a FD30S timber door.	
Lifts	2 lifts that serve alternate floors. Both lifts can be accessed from the ground floor lift lobby. Lift override switch located on the ground floor.	
Types of entrance doors	Flat entrance doors are FD30s Permadoor construction.	
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors and with natural ventilation coming by means of louver vents	
Common voids	No	
Access to roof/ service rooms	Access to motor room via metal stairs leading from 14th floor then through a full height door into roof space. There is a sky light from the roof space that provides access out on to the roof.	
Occupants	Approx. 180 based on an average of 2 occupants per flats (90 flats)	
Evacuation strategy	Stay Put Unless- 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 or smoke	
Fire alarm/ evacuation alarm	Fire alarm system covering the lift shaft. There is a fire alarm panel located within the main entrance foyer that provides detection to the lift shaft area, rest of the building consisting of Early warning limited to hard wire or battery smoke alarms within each of the resident's flats.	
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building	
FIREFIGHTING SYSTEMS		
Water supplies	Fire hydrant is located at the entry/ exit to the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans provided	
Fire mains	The dry riser inlet (twin valve) is located on the ground floor of the block and can be located on the floor plans.	
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block.	
Smoke control vents	The smoke vent master reset control is located adjacent to the repeater panel in the ground floor lobby. There is also another key switch located at the top of the stairs on 14th floor Automatic smoke ventilation is employed, installed to the two windows at the head of the staircase on 14th floor. Each chute room contains louver vents to provide natural ventilation	
Sprinkler system	A drenching system is provided to the refuse chute bin store	
DANGEROUS SUBSTANCES		
Location, type, and quantity	LIFT MOTOR ROOM ROOF – BITUMEN - 14 m² - SEALED CEILINGS TO ALL COMMUNAL LANDINGS - TEXTURED COATING - PAINT SEALED – PRESUMED – ~~CHRYSOTILE~~ Ceilings have been over-boarded	
	FRONT ENTRANCE ROOF – ASPHALT BALCONY SURFACE - ASPHALT	
SERVICES		
Electricity	The communal electricity supply can be isolated from the ground floor electric room adjacent to the entrance.	
Gas	The gas risers have been de-commissioned by Cadent, so there is no live gas supply in block	

Persons at Risk

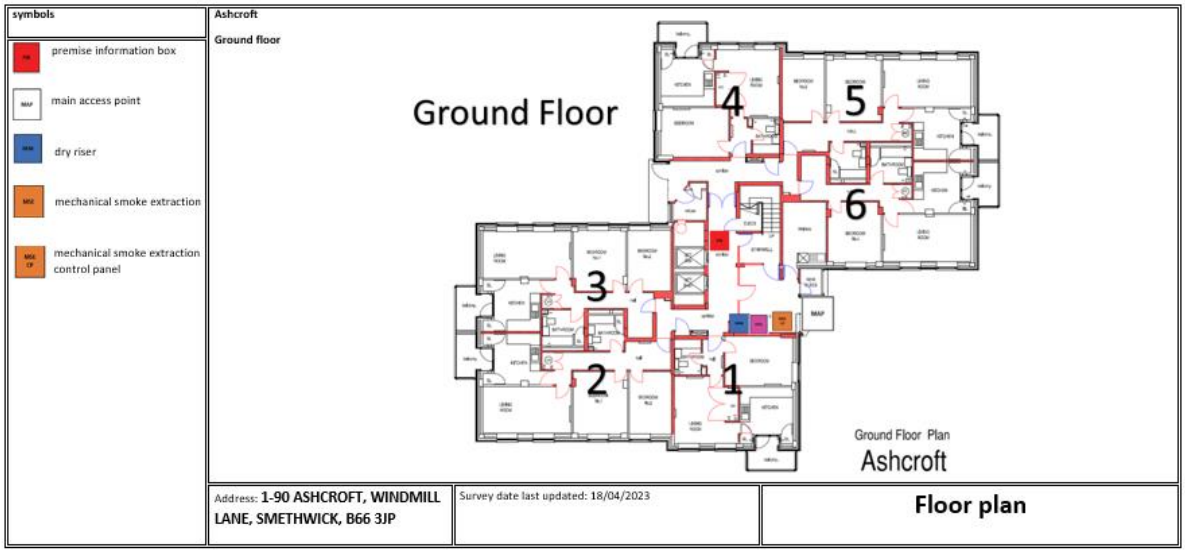
Residents / Occupants of 90 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

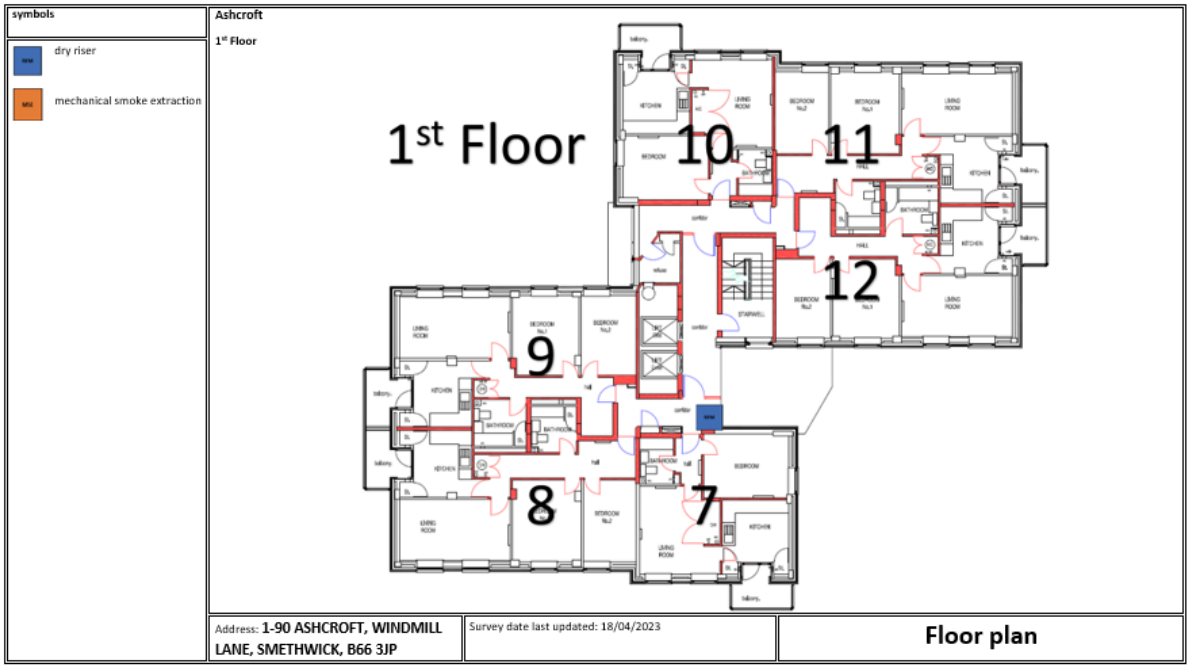
Section 5

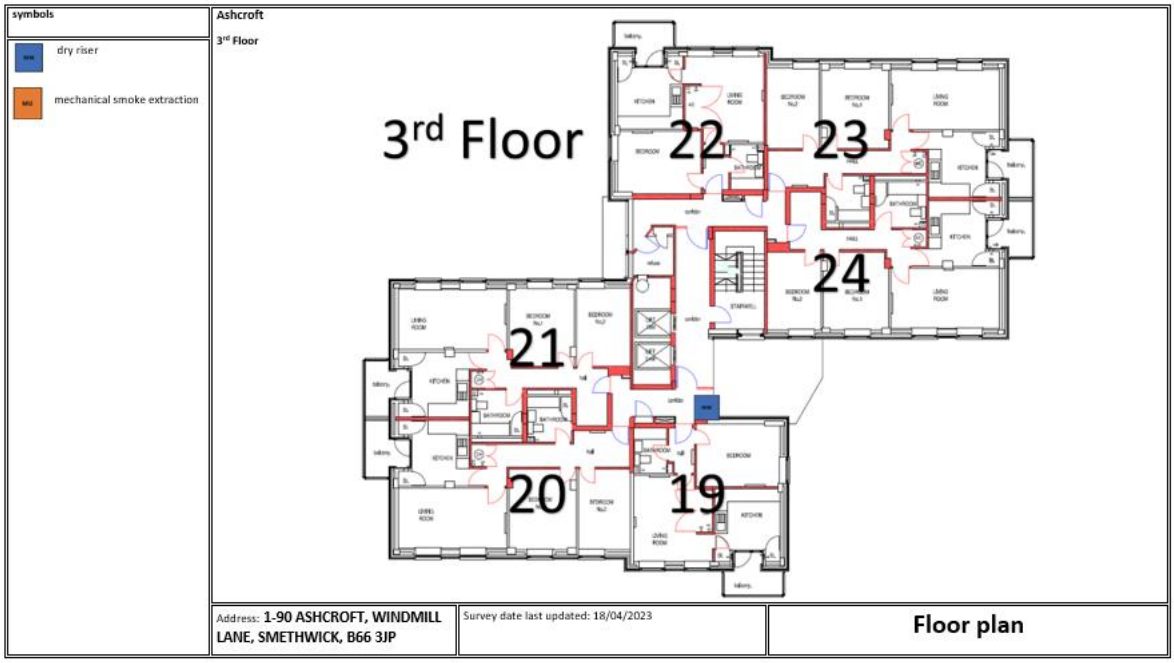
Building Plan

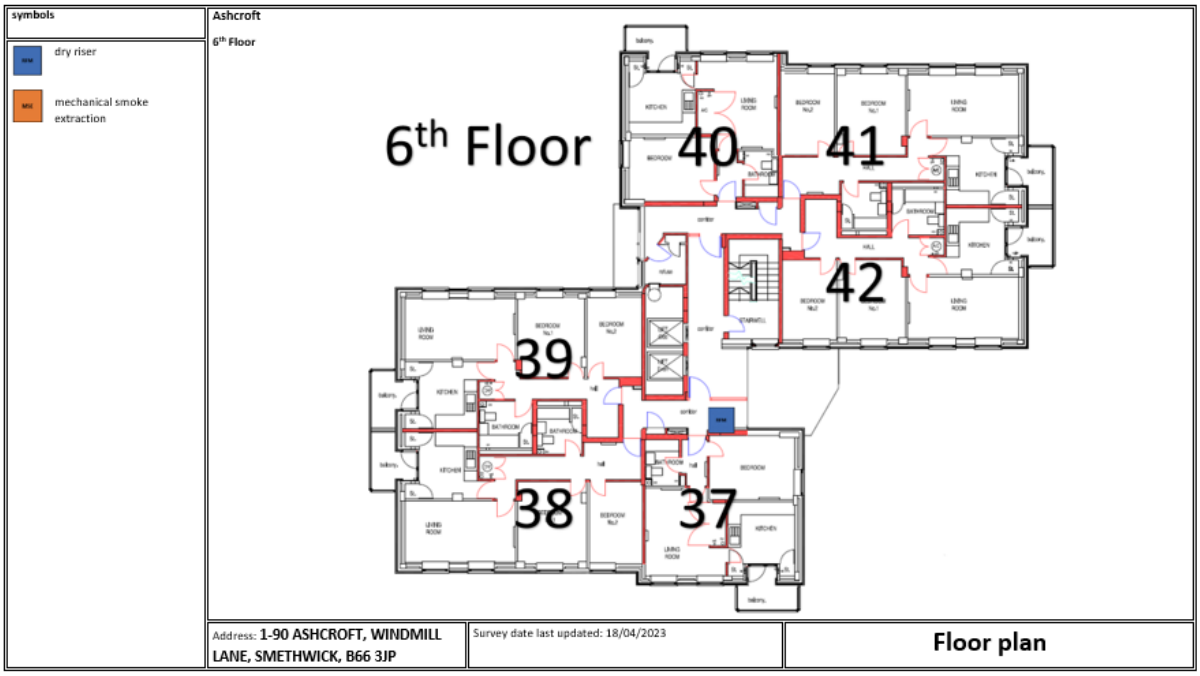
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

The plans have been shared with WMFS electronically via their portal.






symbols
dry riser
mechanical smoke extraction
Ashcroft
3rd Floor
3rd Floor
22
23
24
21
20
19
Address: 1-90 ASHCROFT, WINDMILL LANE, SMETHWICK, B66 3JP
Survey date last updated: 18/04/2023
Floor plan


symbols
dry riser
mechanical smoke extraction
Ashcroft
6th Floor
6th Floor
40
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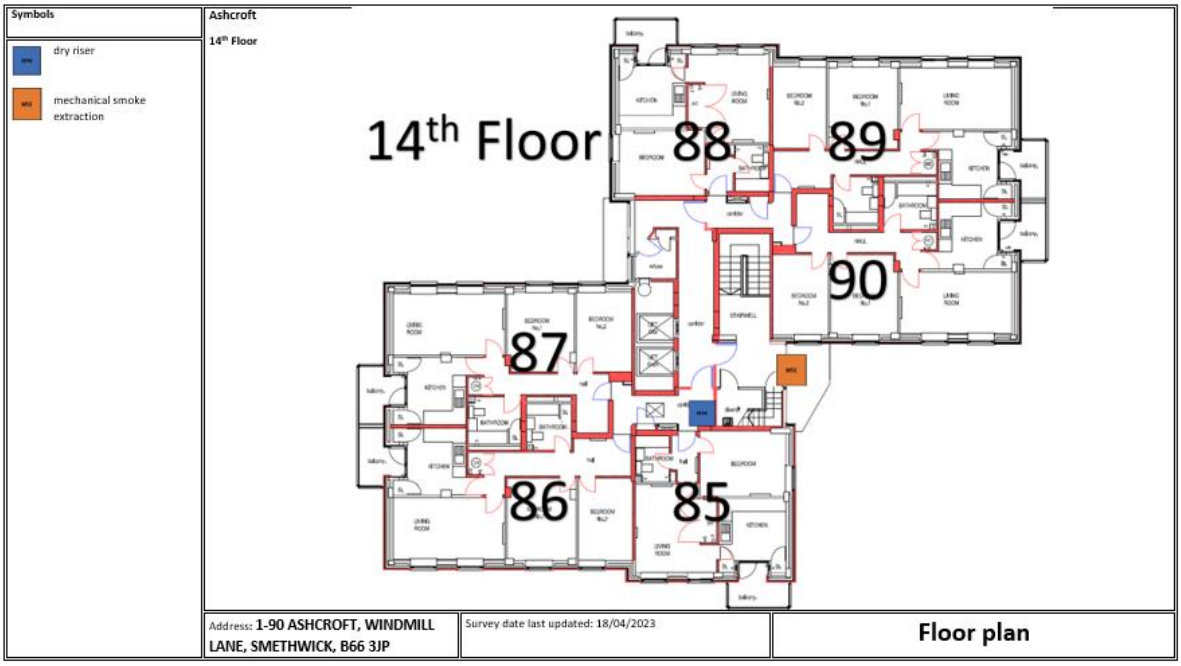
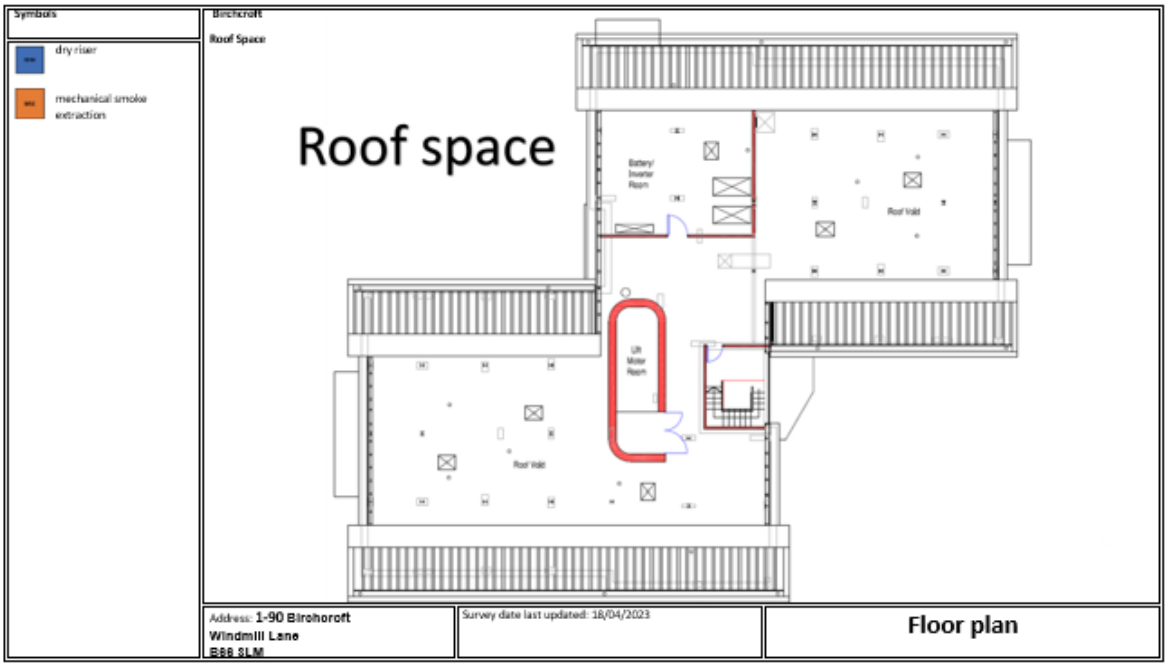
Address: 1-90 ASHCROFT, WINDMILL LANE, SMETHWICK, B66 3JP
Survey date last updated: 18/04/2023
Floor plan


Symbols
dry riser
mechanical smoke extraction
Ashcroft
14th Floor
14th Floor
88
89
90
87
86
85
Address: 1-90 ASHCROFT, WINDMILL LANE, SMETHWICK, B66 3JP
Survey date last updated: 18/04/2023
Floor plan


Symbols
dry riser
mechanical smoke extraction
Birchcroft
Roof Space
Roof space
Battery Inverter Room
Roof Void
Lift Motor Room
Roof Void
Address: 1-90 Birchcroft
Windmill Lane
B66 3LM
Survey date last updated: 18/04/2023
Floor plan

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.

Details of the external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022

Provide a breakdown of the materials used and whether these or their combination or application present an acceptable level of fire risk.

Regarding the external façade, the materials, construction and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

1) Ashcroft has 3 separate areas of cladding consisting of.

- Rockwool (non-combustible) insulated brickwork ground to first floor.

- Wetherby mineral wool render (Fire Classification A1) and high-density stone wool panels manufactured by Rockwool (Fire Classification A2-s1,d0)


2) Each flat within the block has access to an individual winter garden balcony. These are cantilevered concrete floors with an aluminium and glass construction.



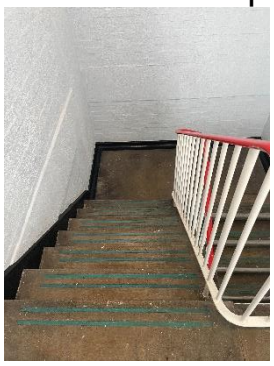

3) All windows are double glazed units housed in aluminium frames. Timber frames were noted internally within the staircase.



Section 7

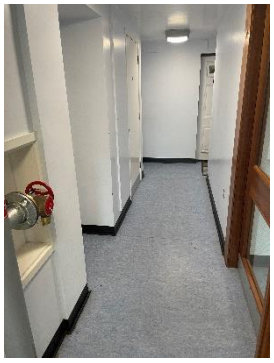
Means of Escape from Fire

1) The site has a single staircase, of width 1050mm, that provides a means of escape.



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

3) The means of escape from flats are dead ends. The un- ventilated corridors are less than 4.5 metres.



4) The means of escape are protected to prevent the spread of fire and smoke.

5) The communal landing / staircases are protected by use of self-closing 44mm nominal timber 30-minute fire doors with vision panels & intumescent strips / cold smoke seals.

6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

7) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

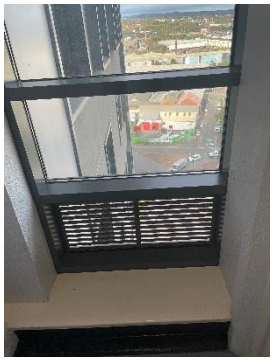
8) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.

9) Automatic smoke ventilation is employed. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.

10) Automatic smoke ventilation is installed to the two windows at the head of the staircase on the 14th floor. The controls and repeater panel are located in the ground floor lobby. A further reset switch is located at the top of the stairs on the 14th floor.




11) The chute room doors on each floor are 44mm nominal 30-minute fire doors with combined intumescent strips & cold smoke seals and overhead self-closing devices. The chute room on each floor has louvres to provide natural ventilation.

12) Communal windows can only be opened with the use of a key or by operating the automatic smoke vents.


13) Communal areas are 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.

14) Individual floor mats were noted outside some flats. Fire rating of the mats is unknown but deemed to be of low risk.

15) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.

16) Dry riser outlets on lobbies are not housed in service cupboards but deliveries are secured by cable tie.

17) Service cupboards located within the corridors are 54mm nominal fire doors with intumescent strips and cold smoke seals secured with type 54 suited mortice locks.

18) The surface coatings to the communal areas are Class 0 rated.

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

20) Individual flat entrance doors are self-closing nominal 30-minute composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. Doors are manufactured by Permadoor or Nationwide. Timber doors were noted to flats: 89 and 4.

21) 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. Flats accessed were: 81,79, 78, 63, 51 and 20.

22) To conduct this type 3 Fire Risk Assessment (Non-destructive, communal areas and within flats) Flat 20 was inspected as a void. The internal layout of this flat complies with current building regulations in relation to requirement B1(Means of escape in case of fire). The flat provides an internal protected corridor less than 11 metres (measured at 7.5 metres). All rooms are entered directly off the hallway except for the winter garden which is accessed directly off the kitchen.
The winter garden is an inner room of the kitchen (access room). The requirement of providing early warning of a fire situation within the kitchen if a person is located within the winter garden has been satisfied. This is achieved by the heat detector within the kitchen as it is considered sufficient audibility will be achieved. The glazed elements of the partition between winter garden and kitchen also satisfies this requirement.
The winter garden has only one exit (through the kitchen) this is acceptable as travel distance within the winter garden does not exceed 7.5 metres and it is considered that the cooking appliance will not obstruct the escape route from the winter garden.
In relation to the protected hallway the requirement of Fd 20 doors (no requirement for self-closing devices) has been satisfied. The internal doors are nominal 30-minute doors with intumescent strips.
There is an L1 fire alarm system to this flat with smoke detectors located in: Hallway, Both Bedrooms, Living Room and Heat Detector to Kitchen.



23) The panel above the fire door to the water heater cupboard does not appear to be fire resisting. The material should be confirmed and if required replaced with a 30-minute fire resisting board. This presents a low risk and can be incorporated within a future planned maintenance scheme.

24) Flat 20 entrance door. The combined smoke strip to the frame on the slamming side of the door frame requires replacement.

25) As part of a future works programme consideration should be given to placing a fire collar to the plastic pipe between the kitchen and living room.

26) The lift doors at ground floor have no fire separation from the flats on the left-hand side of the building. The installation of a fire resisting door and partition should be considered as part of future works programme.

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. The sample shown below indicates that not all kitchens have heat detectors. The requirement of providing early warning to the winter garden is satisfied by the glazing between kitchen and winter garden however the installation of heat detectors within the kitchen would provide increased awareness and should therefore be considered as part of a future works programme. Presently any void properties are being upgraded to an LD1 system.

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 and LD3 standard. As confirmed by residents, not inspected.

   Flat 81 - Detectors in Hall, Living Room and Kitchen. (LD2)
   Flat 79 - Detectors in Hall, Living Room, Bedroom, and Kitchen. (LD1)
   Flat 78 -Detectors in Hall, Living Room and Kitchen. (LD2)
   Flat 63 -Detectors in Hall, Living Room, Bedroom and Kitchen. (LD1)
   Flat 51- Detectors in Hall. (LD3)
   Flat 20- Detectors in Hall, Bedroom, Living Room and Kitchen. (LD1)

   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.

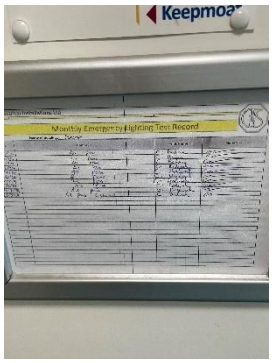
4) A deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.


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 and lift motor room and meeting room at ground floor.

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

This section should be read in conjunction with Section 4

1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls**. A Breach of compartmentation is evident where the plastic rainwater pipe penetrates the winter garden compartment floors. This detail runs the full height of the building and continues into the roof space. Consideration should be given to adequately fire stopping the rainwater pipes at every compartment floor level and within the roof void.** The principal of the “Winter Garden” was exactly that, a garden. However, it is noted that residents are storing combustibles within these areas consequently increasing the risk of fire. I have emailed the housing manager requesting that the housing officers engage/control this issue with residents.

2) There is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.

3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

4) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

5) All service cupboards to communal landings are locked with suited 54 mortice locks.

6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.

Dry Riser – Fire Stopping Materials

Flo or No	Supalux	Fire Batt	Intumescent Sponge	Fire Foam	Fire Mastic	Rockwool	Fire Pillars
B							
G							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							

Electrical Riser - Left of lift – Fire Stopping Materials

Flo or No	Supalux	Fire Batt	Intumescent Sponge	Fire Foam	Fire Mastic	Rockwool	Fire Pillars
B							
G				✓		✓	
1				✓	✓	✓	
2			✓	✓	✓	✓	
3			✓	✓	✓	✓	
4			✓	✓	✓	✓	
5				✓	✓	✓	
6			✓	✓	✓	✓	
7			✓	✓	✓	✓	
8			✓		✓	✓	
9				✓	✓	✓	
10			✓	✓	✓	✓	
11			✓	✓	✓	✓	
12			✓	✓	✓	✓	
13			✓	✓	✓	✓	
14				✓	✓		
15							
16							
17							

Gas Riser - Right of lift – Fire Stopping Materials

Flo or No	Supalux	Fire Batt	Intumescent Sponge	Fire Foam	Fire Mastic	Rockwool	Fire Pillars
B							
G				✓		✓	
1			✓	✓	✓	✓	
2			✓	✓	✓	✓	
3			✓	✓	✓	✓	
4			✓	✓	✓	✓	
5			✓	✓	✓	✓	
6			✓	✓	✓	✓	
7			✓	✓	✓	✓	
8			✓	✓	✓	✓	
9				✓	✓	✓	
10			✓	✓	✓	✓	
11			✓	✓	✓	✓	
12			✓	✓	✓	✓	
13			✓	✓	✓	✓	
14			✓	✓	✓		
15							
16							
17							

BT Riser – Fire Stopping Materials

Flo or No	Supalux	Fire Batt	Intumescent Sponge	Fire Foam	Fire Mastic	Rockwool	Fire Pillars
B							
G							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							

Bin Room – Fire Stopping Materials

Flo or No	Supalux	Fire Batt	Intumescent Sponge	Fire Foam	Fire Mastic	Rockwool	Fire Pillars
B							
G		✓		✓	✓	✓	
1		✓		✓	✓	✓	
2		✓		✓	✓		
3		✓			✓	✓	
4		✓		✓	✓	✓	
5		✓			✓		
6		✓			✓	✓	
7		✓		✓	✓		
8		✓		✓	✓		
9		✓	✓	✓	✓		
10		✓			✓		
11		✓			✓		
12		✓			✓		
13		✓			✓		
14		✓		✓	✓		
15							
16							
17							

Water Main – Fire Stopping Materials

Flo or No	Supalux	Fire Batt	Intumescent Sponge	Fire Foam	Fire Mastic	Rockwool	Fire Pillars
B							
G							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							

7) The fire stopping / compartmentation is subject to a 12-week 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.

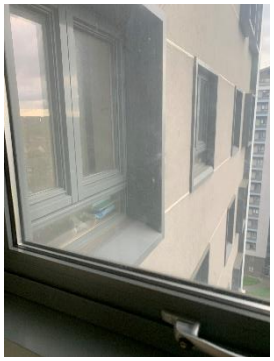
9) Individual flat entrance doors are nominal 44mm self-closing fire doors of composite construction with intumescent strips, cold smoke seals and self-closing devices. These doors are manufactured by Permadoor or Nationwide. Flats: 89 and 4 are currently nominal timber fire doors.

10) The corridors / staircases are protected by use of self-closing nominal 44mm fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing.

Ashcroft 1-90 (o&e)	Ashcroft 1-90 (o&e);Windmill Lane;Smethwick;West Midlands;		
Ashcroft 1-90 (O&E)	1 Ashcroft;Windmill Lane;Smethwick;West Midla	Hurst	Glazed
Ashcroft 1-90 (O&E)	2 Ashcroft;Windmill Lane;Smethwick;West Midla	Hurst	Not Glazed
Ashcroft 1-90 (O&E)	3 Ashcroft;Windmill Lane;Smethwick;West Midla	Permadoor	Glazed
Ashcroft 1-90 (O&E)	4 Ashcroft;Windmill Lane;Smethwick;West Midla	Timber Door	Glazed
Ashcroft 1-90 (O&E)	5 Ashcroft;Windmill Lane;Smethwick;West Midla	Permadoor	Glazed
Ashcroft 1-90 (O&E)	6 Ashcroft;Windmill Lane;Smethwick;West Midla	Permadoor	Glazed
Ashcroft 1-90 (O&E)	7 Ashcroft;Windmill Lane;Smethwick;West Midla	Permadoor	Glazed
Ashcroft 1-90 (O&E)	8 Ashcroft;Windmill Lane;Smethwick;West Midla	Permadoor	Glazed
Ashcroft 1-90 (O&E)	9 Ashcroft;Windmill Lane;Smethwick;West Midla	Permadoor	Glazed
Ashcroft 1-90 (O&E)	10 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	11 Ashcroft;Windmill Lane;Smethwick;West Midla	Permadoor	Glazed
Ashcroft 1-90 (O&E)	12 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	13 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	14 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	15 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	16 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	17 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	18 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	19 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	20 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	21 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Not glazed
Ashcroft 1-90 (O&E)	22 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	23 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	24 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	25 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	26 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	27 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	28 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	29 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	30 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	31 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	32 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	33 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	34 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	35 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	36 Ashcroft;Windmill Lane;Smethwick;West Midl	Hurst	Glazed
Ashcroft 1-90 (O&E)	37 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	38 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	39 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	40 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	41 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	42 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	43 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	44 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	45 Ashcroft;Windmill Lane;Smethwick;West Midl	IG Doors	Not glazed
Ashcroft 1-90 (O&E)	46 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	47 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	48 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	49 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	50 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed

Ashcroft 1-90 (O&E)	51 Ashcroft;Windmill Lane;Smethwick;West Midl.	Permadoor	Glazed
Ashcroft 1-90 (O&E)	52 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	53 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	54 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	55 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	56 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	57 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	58 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	59 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	60 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	61 Ashcroft;Windmill Lane;Smethwick;West Midl.	Permadoor	Glazed
Ashcroft 1-90 (O&E)	62 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	63 Ashcroft;Windmill Lane;Smethwick;West Midl	Hurst	Glazed
Ashcroft 1-90 (O&E)	64 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	65 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	66 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	67 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	68 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	69 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	70 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	71 Ashcroft;Windmill Lane;Smethwick;West Midl.	Permadoor	Glazed
Ashcroft 1-90 (O&E)	72 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	73 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	74 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	75 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	76 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	77 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	78 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	79 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	80 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	81 Ashcroft;Windmill Lane;Smethwick;West Midl.	Permadoor	Glazed
Ashcroft 1-90 (O&E)	82 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	83 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	84 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	85 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	86 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	87 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	88 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed
Ashcroft 1-90 (O&E)	89 Ashcroft;Windmill Lane;Smethwick;West Midl	Timber	Glazed
Ashcroft 1-90 (O&E)	90 Ashcroft;Windmill Lane;Smethwick;West Midl	Permadoor	Glazed

11) Glazing between the flatted accommodation and the staircase is in close proximity. Compensatory measures should be considered for a future works programme such as a sprinkler system to the flats.



Section 11

Fire Fighting Equipment

1) The dry riser inlet cabinet is located in the entrance lobby. The cabinet is secured with a budget lock.

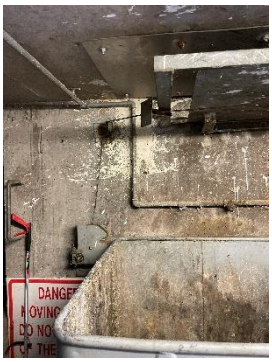
2) There is a dry riser that serves the building. The outlets are exposed and located on the communal lobby of each floor. Each exposed valve is secured with a cable tie. The caretakers check the cable tie is intact as part of their weekday inspections.

3) The dry riser is checked regularly as part of the Caretakers duties.

4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.

5) Portable fire extinguisher (CO_2) is provided to the lift motor room, server and welfare room. Maintenance contracts are in place. The frequency for the maintenance checks is once (October) of each calendar year.

6) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly.

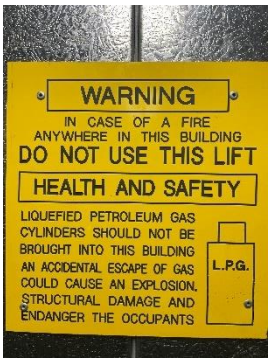


Section 12 Fire Signage

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

2) Fire Action Notices are displayed throughout the building.

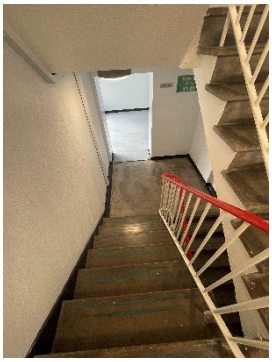
3) Yellow LPG warning signs are displayed within the lift cars.



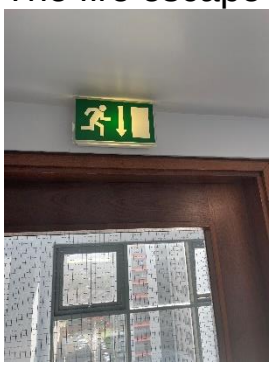
4) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.

5) Wayfinding Signage depicting floor level and flat numbers are fitted to the corridor walls adjacent the lift.

6) Wayfinding Signage depicting floor level are fitted to wall of each floor on the communal staircase.



7) The fire escape routes do use directional fire signage.



Section 13

Employee & Resident Training/Provision of Information

1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke ‘Fire Safety in High / Low Rise Flatted Accommodation’ Video.

2) All employees are encouraged to complete ‘In the line of fire’ training on an annual basis.

3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers located are within the lift

motor room. Caretaking Teams are not expected to tackle fires in this area.

4) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.

5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.

6) Fire safety information has been provided as part of tenancy pack.

7) Building safety and evacuation notices are displayed in common areas and lift cars.

8) Information regarding use of fire doors is provided to residents.

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

Fire safety advice

Sandwell

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

What to do if a fire breaks out in your flat

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

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

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

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

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

10) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION		Sandwell Metropolitan Borough Council ASHCROFT	FIRE SAFETY INFORMATION	
TO KEEP YOU SAFE WE DO THIS (green background)		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)	SAVE LIVES, DON'T DO THIS (red background)	
	Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE		Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
	There is no Gas supply in this block			Stairs and corridors are escape routes and must be kept clear
	Water supplies checked in line with water hygiene regulations			Emergency lighting comes on in the event of power failure and is checked monthly
	There is 4 yearly check of the structural condition			Walls, doors and ceilings around flats provide a minimum of 60 minutes fire resistance
	An asbestos survey has been completed and available on request			Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
	This building has protection against lightning strikes. The system is checked annually			Smoke and heat detector/alarms are in resident's flats only
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.	THIS BUILDING IS DESIGNED TO SUPPORT A ***STAY PUT*** POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT ***UNLESS*** AFFECTED BY FIRE OR SMOKE.		Smoke detectors in stairs are to open automatic vents and not to raise the alarm.
	The external façade is brick, mineral wool insulated render, & high-density laminate panels. All materials are class A1 limited combustibility. Class A & A1 are the accepted standards following Grenfell.	Fire safety advice Further information available at www.Sandwell.gov.uk, your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_mills@sandwell.gov.uk Abdulmonim_Khan@sandwell.gov.uk Sandwell FRAs		Bin rooms have sprinkler protection activated by smoke alarms

Section 14

Sources of Ignition

1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. However, signs of smoking were evident within the staircase and roof void. Email sent to Housing Manager and Asset Management.

2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.

4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 18/07/23.

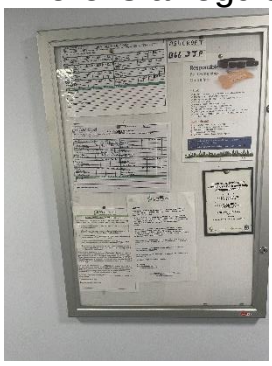
5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal 54mm timber fire door with intumescent strip & cold smoke seal.

6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.

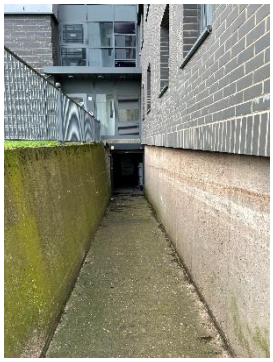
7) Portable heaters are not allowed in any common parts of the premises.

Section 15 Waste Control

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



2) Refuse containers are located in the bin store which is underneath the ground floor. The Bin store is accessed at the rear of the building. Access is via a motorised roller shutter; key is stored in the firefighter's white box. All refuse containers are emptied regularly.

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

4) ‘Out of Hours’ service in place to remove bulk items.

Section 16 Control and Supervision of Contractors and Visitors

1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.

2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant’s broadband / phone line etc.

4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -

    a) Pre-Contract Meetings – where contractor is made aware of

all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
- Health and Safety.
- Site security.
- Safety of working and impact on children/school business.
- Fire risk, if any.
- Site Emergency Plan.

b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.

c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.

d) Final Contractor review on completion of works undertaken.

Section 17

Arson Prevention

1) Regular checks are undertaken by 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) CCTV has been installed within the block.

4) There is no current evidence of arson.

5) The perimeter of the premises is well illuminated.

6) There have been no reported fire incidents since the previous Fire Risk Assessment.

Section 18

Storage Arrangements

1) Residents instructed not to bring L.P.G cylinders into block. (Notice displayed in lifts see point)

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) All store cupboards are kept locked.

5) There are no flammable liquids or gas cylinders stored on site.

Section 19

Additional Control Measures. Fire Risk Assessment - 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 Action Plan

Name of Premises or Location: Ashcroft

Date of Action Plan: 18/09/2024

Review Date: <Insert date>

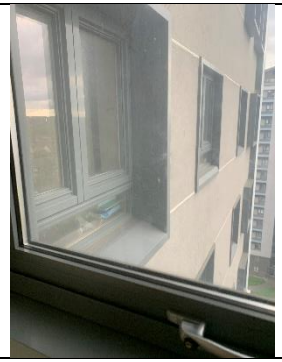
Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/24	Flat 20 entrance door. The combined smoke strip within the door frame (slamming side) requires replacement.		P3	Fire Rapid Team 3-6 Months JM: - 15202557	18/10/2024

10/1	Fire stopping required to the internal rainwater pipes at every compartment floor level to include within roof void.		P4	Programmed Work Exceeding 6 months. Capital Project Team.	

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	
Section 7/20. Timber doors to Flats: 89 and 4 to be replaced with certified self-closing FD 30s door sets.	

Section 7/23. Fire resistance of panel above door to water heater cupboard to be established (Flat 20 but generic statement). Upgrade to 30 minutes fire resistance if existing panel is inadequate.		
Section 7/25. Fire stopping to plastic ventilation duct between kitchen and living room to be considered (Flat 20 but generic statement).		
Section 07/26. Fire separation between the lift doors and flat entrance doors to the left hand side at ground floor should be considered for future works programme.		

Section 8/1. To enhance the early warning provision that the partly glazed element separating the winter garden from the kitchen provides consideration should be given to proving a heat detector to all kitchens.	No Image.
Section 10/11. As part of a future works programme a sprinkler installation to the flats should be considered due to proximity of glazing between flatted accommodation and the staircase.	

Signed

A. Smith	Fire Risk Assessor	Date: 18/09/2024
Adrian Jones	Quality Assurance Check	Date: 23/09/2024

Appendix 1

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

Name of property: Ashcroft

Updated: 11/10/2023

Premise Manager: Tony Thompson Tel. No.: 0121 569 2975

Hazard	Information/Comments
PEEPS	Refer to Secure Premise Information Box
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077). *Include survey*

Sample Locations	Property Address	1-90 ASHCROFT, WINDMILL LANE, SMETHWICK B66 3JP						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY		ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
LIFT MOTOR ROOM ROOF	BITUMEN	14 m²	SEALED	-	-	-	-	PLEASE REQUEST SAMPLE IF TO BE DISTURBED
CEILINGS TO ALL COMMUNAL LANDINGS	TEXTURED COATING	-	PAINT SEALED	PRESUMED	CHRYSOTILE	NO	-	SEE NOTE ON PAGE 1
~~TRANSOM PANEL ABOVE FRONT DOOR TO CORNER FLATS~~	~~BOARD~~	~~0.5 m²~~	~~SEALED~~	~~PRESUMED~~	~~AMOSITE~~	~~YES~~	~~YES~~	REMOVED
PANELS TO RHS AND ABOVE DOOR TO CLEANERS CUPBOARD	BOARD	2 m²	SEALED	GC439 / 1	NONE DETECTED	-	-	-
FRONT ENTRANCE ROOF	ASPHALT	-	-	-	-	-	-	PLEASE REQUEST SAMPLE IF TO BE DISTURBED
BALCONY SURFACE	ASPHALT	-	-	-	-	-	-	PLEASE REQUEST SAMPLE IF TO BE DISTURBED

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
MAIN ROOF	MINERAL FELT	DUCT COVER TO WALL BETWEEN CORNER FLATS WHER APPLICABLE	PLYWOOD	DUCTING PANELS TO WALL BETWEEN FLATS 2 & 3, AND 5 & 6.	PLYWOOD
VERTICAL DUCT PANELS OUTSIDE FRONT DOORS	SUPALUX	STOP TAP BOX COVERS	SUPALUX & PLYWOOD	CLEANERS ROOM – ELECTRIC CUPBOARD CEILING	SUPALUX
CHUTE ROOM STORE DOOR TRANSOMS	PLYWOOD	FLOOR TILES TO GROUND FLOOR LIFT AREA AND CORRIDORS	RUBBER	FLATS 58 & 64 FRONT DOOR FRAME SEALANTS	SILICONE
PANELS TO CHUTE ROOM DOOR FRAMES	SUPALUX	COMMUNAL ENTRANCE FLOORING	VINYL		
ELECTRIC CUPBOARD TRANSOMS	SUPALUX	PANELS AROUND DRY RISER PIPE ON GROUND FLOOR	PLYWOOD		