

Fire Risk Assessment

Delville Close



**Flats 1-5 AND 6-11
Delville Close,
Wednesbury,
WS10 9LS**

Date Completed: 24/09/2024.

Review Period: 3 years.

Officer: A. Smith Fire Risk Assessor

Checked By: A. Jones Fire Risk Assessor

Current Risk Rating = Trivial

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”.

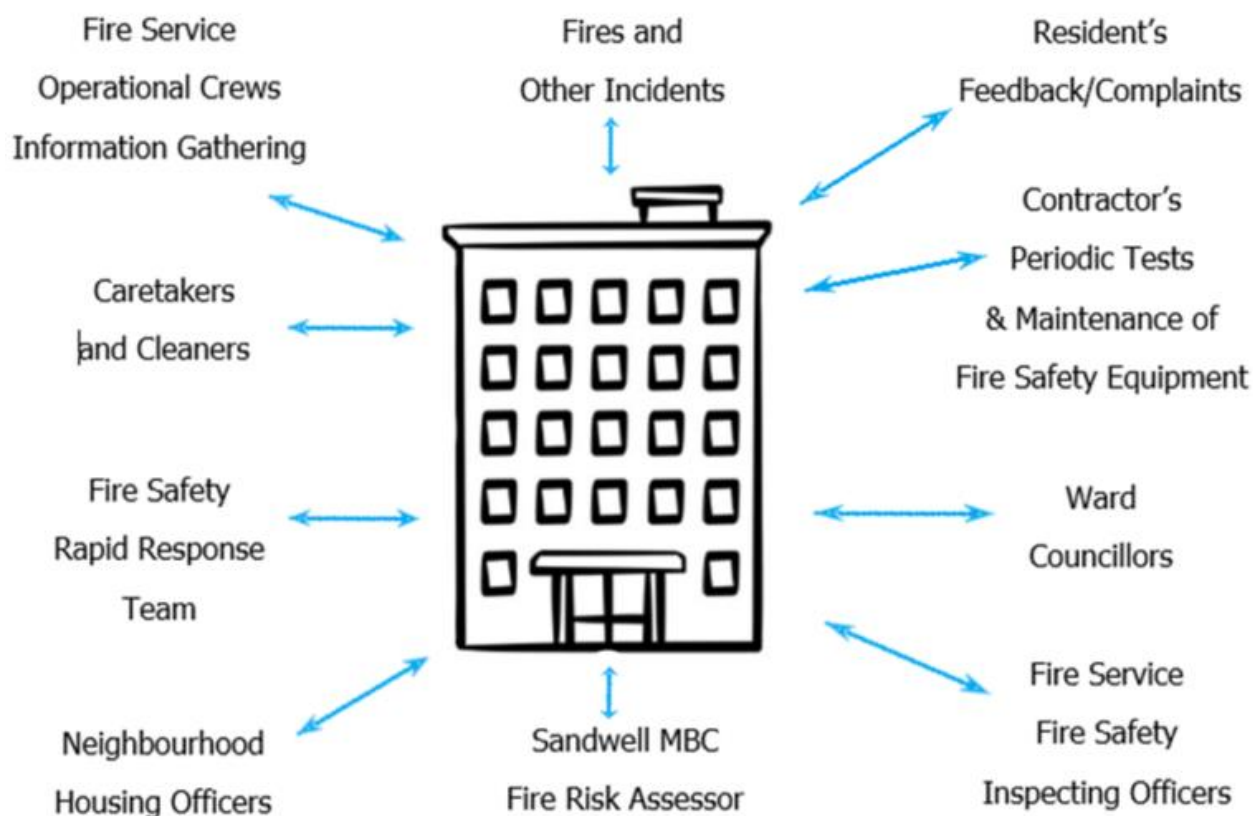
This type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via [https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedb ack_and_complaints](https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints) or by phone on 0121 569 6000.

The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but the Council will as a minimum review:

- High Risk Residential Buildings annually
- Other Buildings every 3 years

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

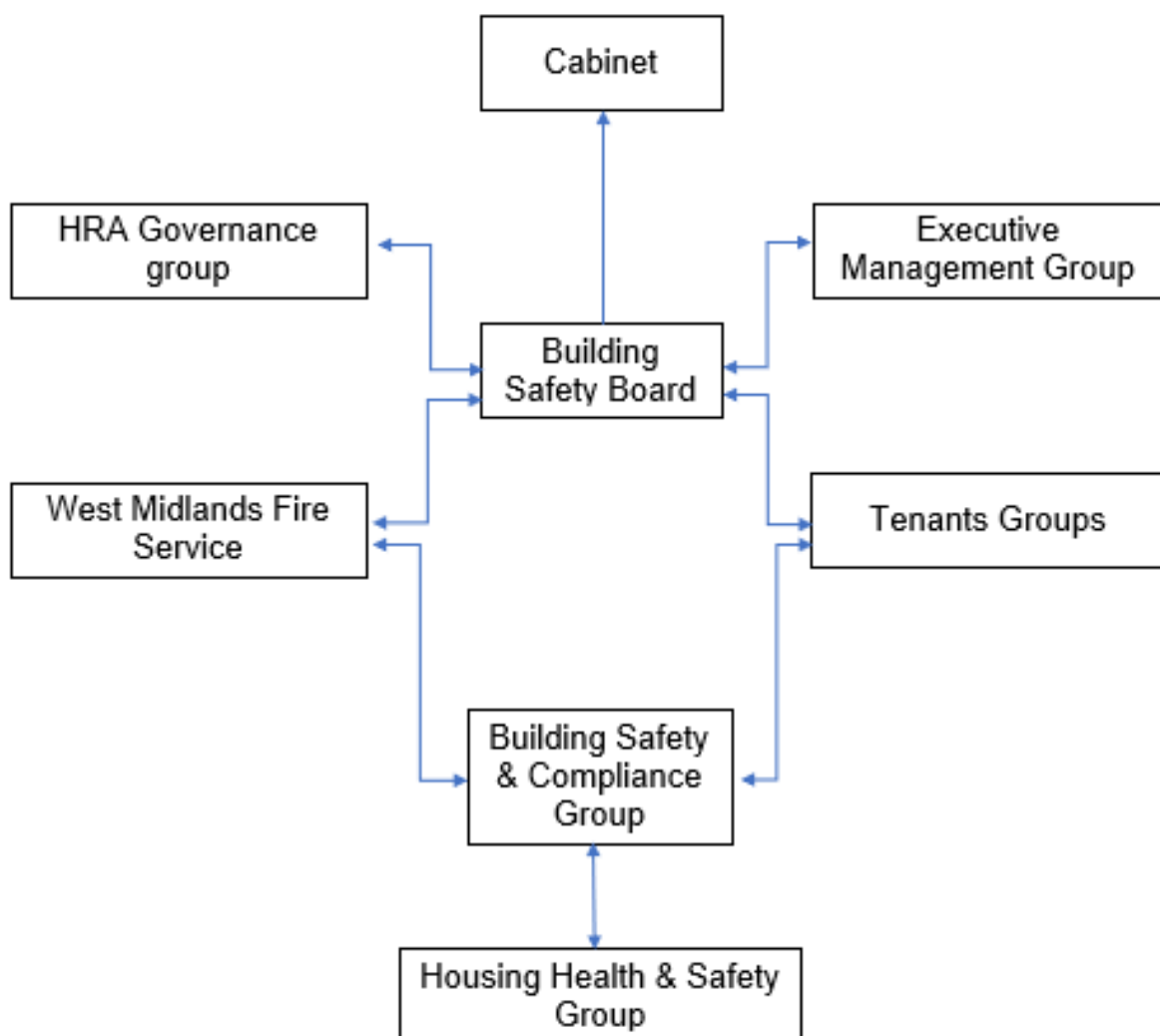
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

These managers attend the Building Safety and Compliance Group for scrutiny which is part of the governance structure below.

Governance Structure



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in [section 1](#). Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring, and review of the preventative and protective measures. The information shown above is part of this requirement.

Section

1

Significant findings

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	<p>External Envelope The exterior of the building is predominantly traditional brick and concrete tiled roof. Individual flat windows are UPVC double glazed units. Staircase windows are openable.</p>	Trivial

Section 7	<p>Means of Escape from Fire The means of escape from the bin store is satisfactory.</p>	Trivial
Section 8	<p>Fire Detection and Alarm Systems Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats. From the sampled flat an LD2 standard is evident.</p>	Trivial
Section 9	<p>Emergency Lighting Emergency lighting is not provided. This is deemed acceptable.</p>	Trivial
Section 10	<p>Compartmentation The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance.</p>	Trivial
Section 11	<p>Fire Fighting Equipment No firefighting provisions are provided within the premise.</p>	Trivial
Section 12	<p>Fire Signage Appropriate signage is in place.</p>	Trivial
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition The fixed electrical installation should be tested every 5 years. The next scheduled test is October 2024.</p>	Trivial

Section 15	Waste Control Regular checks from caretakers help with waste control at the block.	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 External lighting is in place. Regular checks by caretakers reduce the risk of arson.	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 low level of risk. No reported fire incidents are recorded for this block.

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.

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. 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

Directorate 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 Miilo

Housing Office Manager

Rushpal Dhaliwal

Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change.

Section 4

Description of Premises

Flats 1-5 AND 6-11
Delville Close,
Wednesbury,
WS10 9LS.

Description of the Property:

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.

This low-rise block was constructed in 1967. Flats 1-5 are one block, and Flats 6-11 is another block located at the rear of Flats 1-5. The block consists of 2 storeys (inclusive of the ground floor).

The only communal area is the bin store area situated in block 1-5. The bin store area is located beneath the first floor and is the full width of the building having timber gated access both front and rear. Both gates are secured by padlock with keys being held by residents.



Each flat has direct access to a front door whether it be a ground floor or first floor flat. Therefore, the only communal area is the bin store as indicated above. All flats have access to a rear door with first floor flats leading onto a balcony.



The blocks have a pitched roof with concrete tiles. No access into the roof was possible during this fire risk assessment.



Access to the rear block (6-11) is gained via the gate adjacent to block 1-5.



There are internal store cupboards located within the ground floor communal area of flats 1-5. There are further external store cupboards adjoining block 6-11.



High/Low Rise	Low Rise
Number of Floors	2
Date of Construction	1967
Construction Type	Traditional Brickwork
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	None
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof	Externally only
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 11 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 general plan showing the building location.



Section 6

External envelope

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

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system.

It is deemed that the combination and application of these materials presents an acceptable level of fire risk.

- 1) The external envelope of the premises is predominantly traditional brick construction.



- 2) Individual flat windows are UPVC double glazed units.



- 3) The front and rear façade and gates to the communal bin store area are timber. During the next planned future works programme consideration should be given to replacing the timber with a non-combustible

construction. The gates are padlocked, and residents have a key. At the time of the fire risk assessment the rear door was open.



Section 7

Means of Escape from Fire

- 1) The only communal area is the bin store area situated between flats on the ground floor.
- 2) Travel distances within this area are considered satisfactory.



- 3) Communal areas should be kept free of flammable items. The communal areas should be checked on a regular basis by Caretaking / Cleaning teams and all items of rubbish removed. Combustible items were noted within this area. A resident did confirm combustible items are removed on a regular basis however an email has been sent to the caretaking manager informing that combustible items were noted, and the main bin was full of refuse bags.



- 4) Natural smoke cross ventilation is provided by the “slated” construction on the front and rear facades of the bin store.



- 5) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put Policy Therefore residents are advised to remain in their flat unless the fire directly affects them.
- 6) The means of escape from each flat is independent and directly to outside. Therefore, there is no requirement for flat entrance doors to provide fire resistance.



Definitions Fire Doors.

Notional fire door - A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

Upgraded notional fire door - A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

Nominal fire door – A fire door that may meet the standards specified within the building regulations but have not been awarded the official certification of doors manufactured and tested by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. The door assembly must be installed by a competent person.

Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) During the assessment, the assessor spoke with the resident of flat number 3 who confirmed that smoke detection was located in the Hallway, top of stairs, living room and kitchen. Therefore, LD2 standard. Not inspected.

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 other effective means for detecting an outbreak of fire to communal areas. The reason for this is: -
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place.

Section 9

Emergency Lighting

- 1) This premise does not have emergency lighting installed. This is deemed acceptable within the bin store area.

Section 10

Compartmentation

The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.

1. The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats.
- 2) The fire stopping / compartmentation of the premises is subject to an annual inspection by the Fire Safety Rapid Response Team.
- 3) 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

Fire Risk Assessment

affects them or if they are advised to evacuate by the emergency services.

- 4) All front entrance doors appear to be non-fire rated. Refer to the sheet below.

Delville Close 1-5 (O&E)	BL14500DE21	1-5 Delville Close;Wednesbury;West Midlands;;	Intentionally Blank
Delville Close 1-5 (O&E)	BL14500DE21	2 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 1-5 (O&E)	BL14500DE21	3 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 1-5 (O&E)	BL14500DE21	4 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 1-5 (O&E)	BL14500DE21	5 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 1-5 (O&E)	BL14500DE21	1 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 6-11 (O&E)	BL14500DE22	6-11 Delville Close;Wednesbury;West Midlands;;	Intentionally Blank
Delville Close 6-11 (O&E)	BL14500DE22	6 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 6-11 (O&E)	BL14500DE22	7 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 6-11 (O&E)	BL14500DE22	8 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 6-11 (O&E)	BL14500DE22	9 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 6-11 (O&E)	BL14500DE22	10 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed
Delville Close 6-11 (O&E)	BL14500DE22	11 Delville Close;Wednesbury;West Midlands;;	UPVC Glazed

- 5) A variety of methods / materials have been used to achieve fire-stopping, refer to table(s) below.
Block 1-5

Floor No	Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Floor No																	
	Supalux	Inu-Batt	Inu-Sponge	Inu-AM Mask	Graphite Filler	Inu-Pads	Inu-Pillows	Inu-Wraps	Rockwool	Supalux	Inu-Batt	Inu-Sponge	Inu-AM Mask	Graphite Filler	Inu-Pads	Inu-Pillows	Inu-Wraps	Rockwool	Supalux	Inu-Batt		Inu-Sponge	Inu-AM Mask	Graphite Filler	Inu-Pads	Inu-Pillows	Inu-Wraps	Rockwool										
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Common area free from defects		✓		Common area free from defects		✓		Flat area free from defects		✓		Common cupboards locked and secure		✓		Common area free from non-combustible items		✓		Common area free from repair materials		✓				✓												
Foam Removal & Enhancement Record													Foam, Enhancements & Other Comments:																									
Foam Present But Not Removed This Visit													No service cupboards																									
Foam Present & Partially Removed This Visit																																						
Foam Present & Fully Removed This Visit																																						
No Foam Present																										✓												
No Enhancement Carried Out This Visit																										✓												
Enhancement Carried Out This Visit																																						

Block 6-11

Floor No	Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Floor No														
	Staplux	Inu Batt	Inu Sponge	Inu AM Mastic	Gneptite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Staplux	Inu Batt	Inu Sponge	Inu AM Mastic	Gneptite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Staplux	Inu Batt		Inu Sponge	Inu AM Mastic	Gneptite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool							
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Communal doors free from defects					✓	Communal windows free from defects					✓	Flat doors free from defects					✓	Communal cupboards locked and secure					✓	Communal areas free from combustible items					✓	Communal areas free from repair material					✓
Foam Removal & Enhancement Record													Foam, Enhancements & Other Comments:																						
Foam Present But Not Removed This Visit													No service cupboards																						
Foam Present & Partailly Removed This Visit																																			
Foam Present & Fully Removed This Visit																																			
No Foam Present																																			
No Enhancement Carried Out This Visit																																			
Enhancement Carried Out This Visit																																			

**Section
11**

Fire Fighting Equipment

1) No firefighting provisions are provided within the premise.

Section 12

Fire Signage

- 1) The layout of this building (independent flat access) requires no 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. Caretaking Teams are not expected to tackle fires in this area.
- 4) Employees within the Neighbourhoods Directorate 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 Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack. Information regarding the Stay Put Unless fire evacuation strategy is provided to tenants.

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) The fixed electrical installation should be tested every 5 years. At the time of the assessment, it was confirmed that the next scheduled test was October 2024.
- 4) 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.
- 5) Portable heaters are not allowed in any common parts of the premises.
- 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply is internal.
- 7) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.

Section 15

Waste Control

- 1) Refuse containers are emptied at regular intervals.
- 2) There is an '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) Owing to the nature of low-rise flatted accommodation it is difficult to manage/control individual contractors/utility companies.
- 3) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
- 4) 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.
- 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) There have been no reported fire incidents since the last FRA.
- 3) Rear gated door to communal bin store found in the open position. Front and rear gates have padlock access with residents having a key. Email sent to housing manager requesting residents be reminded to lock door after use thereby controlling access to this area.

Section 18

Storage Arrangements

- 1) Residents are instructed not to bring L.P.G cylinders into block. This information is contained within the tenants' handbook.
- 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) Most store cupboards are kept locked, these doors were in good condition at the time of the assessment.
- 5) As per tenancy agreements, flammable liquids or gas cylinders should not be 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:

1-5 and 6-11 Delville Close
Wednesbury.

Date of Action Plan:

27/09/2024

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
	No actions.				



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

Timber construction to front and rear elevation of the bin store should be considered for replacement to a non-combustible material as part of a future works programme.



Signed

	Fire Risk Assessor	Date: 27/09/2024
	Quality Assurance Check	Date: 07/10/2024

Appendix 1

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

Name of property: Flats 1-5 and 6-11 Delville Close. Wednesbury.

Updated: 03/08/2022

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

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077).

Fire Risk Assessment


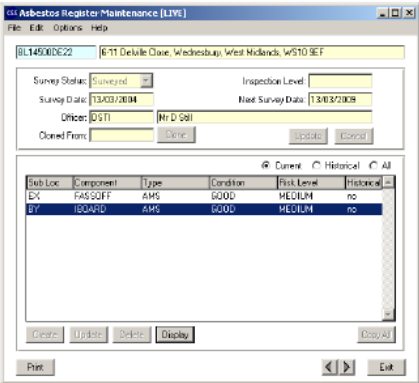

Block 1-5

Asbestos Survey		Property Address 1-5 Delville Close, Wednesbury. WS10 9EF.			✓ Office use
Surveyed by	Tudor Evans	Date	11/03/2014	Checked by	DEREK STILL
Reason for request		HSG 264 - Survey Report Type		Date	18/05/2020
Investment Void		Refurbishment Survey		Property Description Low Rise Flats	
Investment Tenanted		Management Survey	✓		
R & M Void		SHAPE Interrogated.	✓		
R & M Tenanted		No Existing SHAPE Data.	✓		
Medical / Emergency - Heating Works		Existing SHAPE Data.			
Communal Areas	✓	Refurb Surveys Interrogated ?			
				Notes / including details of similar property surveys completed. Revised by G.Carrington – 03/08/2022	
Building Surveyors 0121 569 5077			Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES		

Sample Locations		Property Address			1-5 Delville Close, Wednesbury. WS10 9EF.				
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT	
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE									
MAIN ROOF VERGE UNDERCLOAK	CEMENT	-	UN-SEALED	PRESUMED	CHRYSOTILE	NO	NO	-	
FIRST FLOOR REAR BALCONY - FLOOR	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED	
DAMP PROOF COURSE	BITUMINOUS	-	-	-	-	-	-	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				
FIRST FLOOR BALCONY SOFFIT	PVC								
FRONT AND REAR DORR FRAME SEALANTS	SILICONE								

Fire Risk Assessment

Block 6-11

Asbestos Survey		Property Address	6-11 Delville Close, Wednesbury. WS10 9EF.				Office use <input checked="" type="checkbox"/>	
Surveyed by	Tudor Evans	Date	11/03/2014	Checked by	DEREK STILL	Desktop Check <input checked="" type="checkbox"/>	Site Check <input type="checkbox"/>	
Reason for request		HSG 264 - Survey Report Type		Date	18/05/2020			
Investment Void		Refurbishment Survey		Property Description				
Investment Tenanted		Management Survey	<input checked="" type="checkbox"/>					
R & M Void		SHAPE Interrogated.	<input checked="" type="checkbox"/>	Low Rise Flats				
R & M Tenanted		No Existing SHAPE Data.						
Medical / Emergency - Heating Works		Existing SHAPE Data.	<input checked="" type="checkbox"/>	Year Built 1967				
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?						
				Notes / including details of similar property surveys completed.				
				Revised By G.Carrington – 03/08/2022				
				Building Surveyors 0121 569 5077		Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES		
								

Sample Locations		Property Address	6-11 Delville Close, Wednesbury. WS10 9EF.					
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
MAIN ROOF VERGE UNDERCLOAK	CEMENT	-	UN-SEALED	PRESUMED	CHRYSOTILE	NO	NO	-
ALL FIRST FLOOR BALCONY - FLOOR	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
DAMP PROOF COURSE	BITUMINOUS	-	-	-	-	-	-	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	
ALL FIRST FLOOR BALCONY - SOFFIT	PVC							
OUTHOUSE ROOF	MINERAL FELT							
FLATS - FRONT AND REAR DOOR FRAME SEALANT	SILICONE							