

Fire Risk Assessment

125, 127, 129 Hamstead Road



Hamstead Road West Bromwich B43 5BB

Date Completed: 15th November 2024

Officer: C. Hill Fire Risk Assessor

Checked By: L. Conway Fire Risk Assessor

Current Risk Rating = Tolerable

Subsequent reviews

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

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Fire Safety Risk Statement	

Section

0

Introduction

The [Regulatory Reform \(Fire Safety\) Order 2005](#) 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”.*

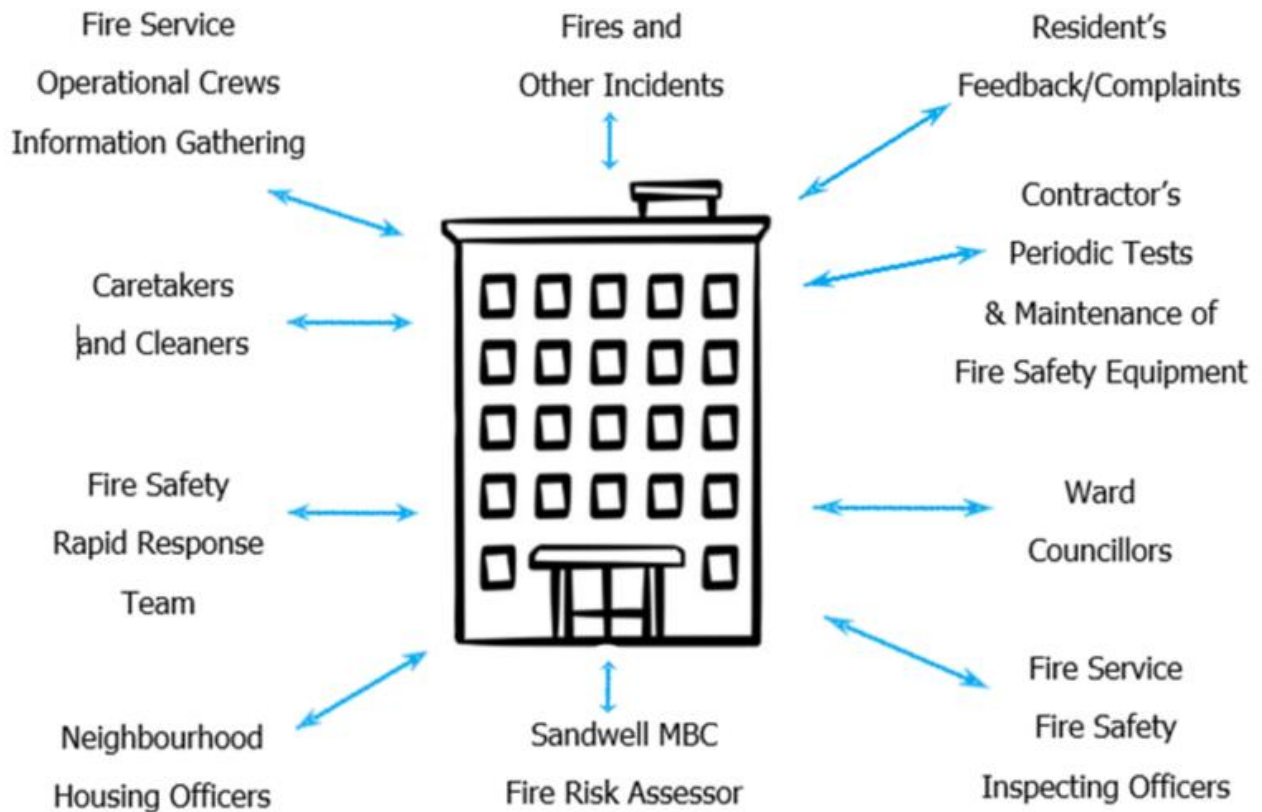
This simplified version of the fire risk assessment template is used for Council residential blocks that have communal areas within the premises.

Due to the high number of council premises this affects, this shortened version has been created to simplify the process, whilst still ensuring the safety of residents and meeting the council’s statutory obligations.

The legislation 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.

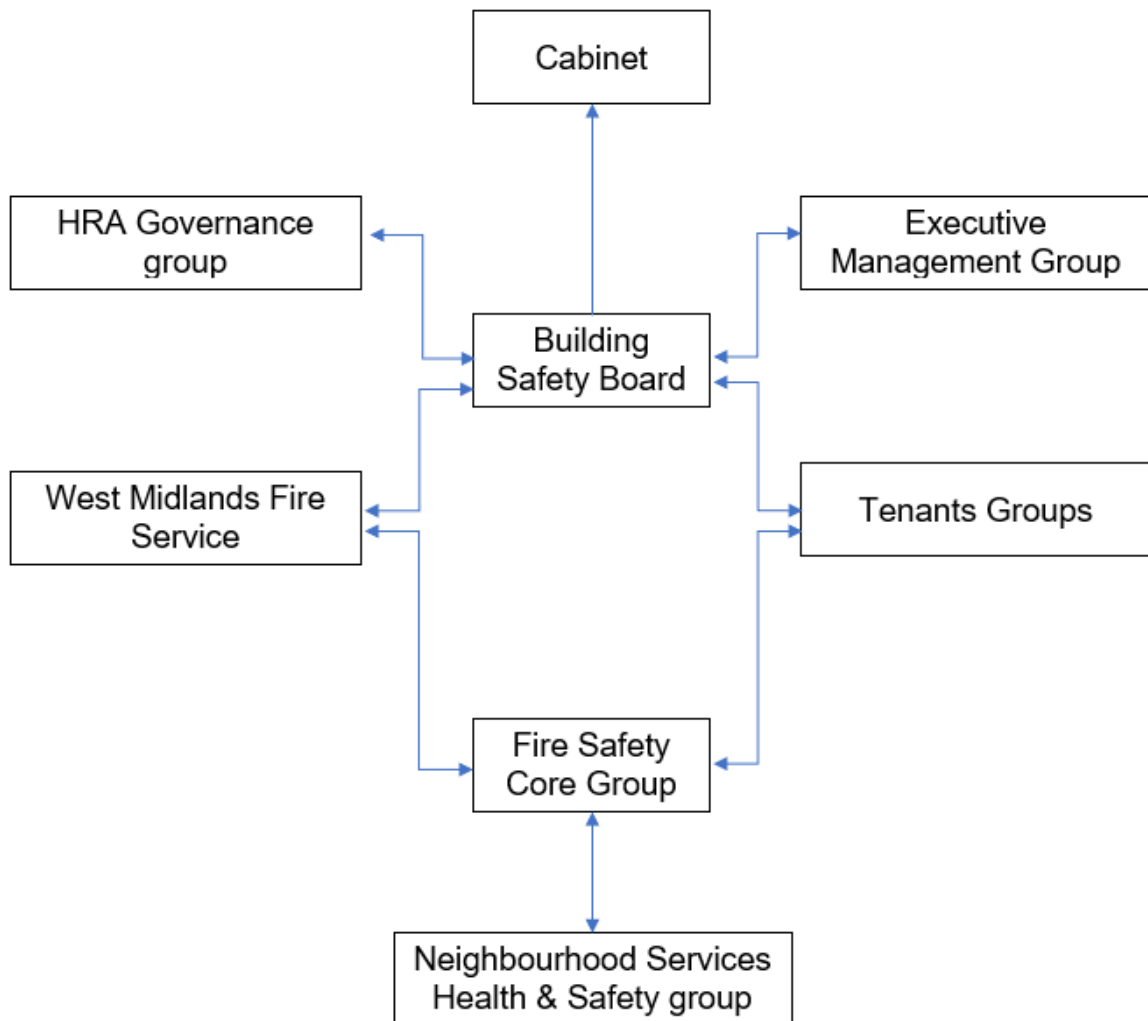
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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 Regulatory Reform (Fire Safety) Order 2005.



The above processes and procedures are overseen by the Fire Safety, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.



To summarise the fire risk assessment, in this scenario the Regulatory Reform (Fire Safety) Order 2005 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 Regulatory Reform (Fire Safety) Order 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 The exterior of the buildings is predominantly traditional brick, concrete construction with bitumen flat roof. Individual flat windows are UPVC double glazed units.	Trivial

Section 7

Fire Safety Risk Statement.

Tolerable

Flat entrance doors are not fire rated doors which is acceptable with the design of this building.

There is open access to all dwelling front doors from an open deck access to the rear elevation.

There is 2-way travel for direction of escape from these dwellings along this deck.

The deck leads to 2 staircases, one at each end of the building.

One staircase is partially enclosed with 2 ground floor exits.

The other staircase is open to the elements.

Conventional lighting provides adequate illumination along the means of escape.

There are no communal areas shared with the commercial premises.

Dwellings have a minimum LD3 fire detection.

Soil stack penetrations are external of flats but pass through the rear open deck down into the retail units.

A number of combustible items has been discarded on the open deck / means of escape outside flat 125.

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 presence of discarded combustible waste on the means of escape.

After considering the use of the premise and the occupants within the flats, the consequences for life safety in the event of a fire would be slight harm because, there's smoke detection within each dwelling, compartmentation between flats & shops, escape is possible in both directions and there's a Stay Put Unless evacuation strategy in place.

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.

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 Regulatory Reform (Fire Safety) Order 2005.

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

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

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

Chief Executive

Shokat Lal

Directorate of Place

Alan Lunt

Assistant Director Asset Management & Improvement

Sarah Ager

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 Mlilo

Housing Office Manager

Lisa Ellis

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

125, 127 & 129 Hamstead Road
Hamstead
West Bromwich
B43 5BB

Description of the Property.

This low-rise block was constructed in approximately 1955 using traditional masonry cavity with concrete first floor between the ground floor shops and first floor flats. The building is finished with a pitched timber roof with concrete tiles.



The block has a total of 2 storeys which consists of ground floor shops and first floor flats.

There's an external staircase to the southeast elevation and an enclosed staircase to the northwest elevation.



Each staircase leads to three 1st floor flats via an open deck access that is 1.85m wide.



Each flat has its own independent front door directly off the deck.



Commercial Premises within this block.

There are 6 retail units with independent access to the front of the building. Each premise was visited during the survey to establish whether the responsible person was in possession of a suitable & sufficient fire risk assessment.

Sea Fresh Fish & Chip Shop - Not open during survey.

Yummy Chinese Takeaway - Not open during survey.

MS Aesthetics – FRA available but not seen.

Select & Save General Store – **No FRA**

Route 46 Hairdressing – Not open during survey.

The Cutfather Barbers – **No FRA**, owner informed they would procure one by the end of the week.

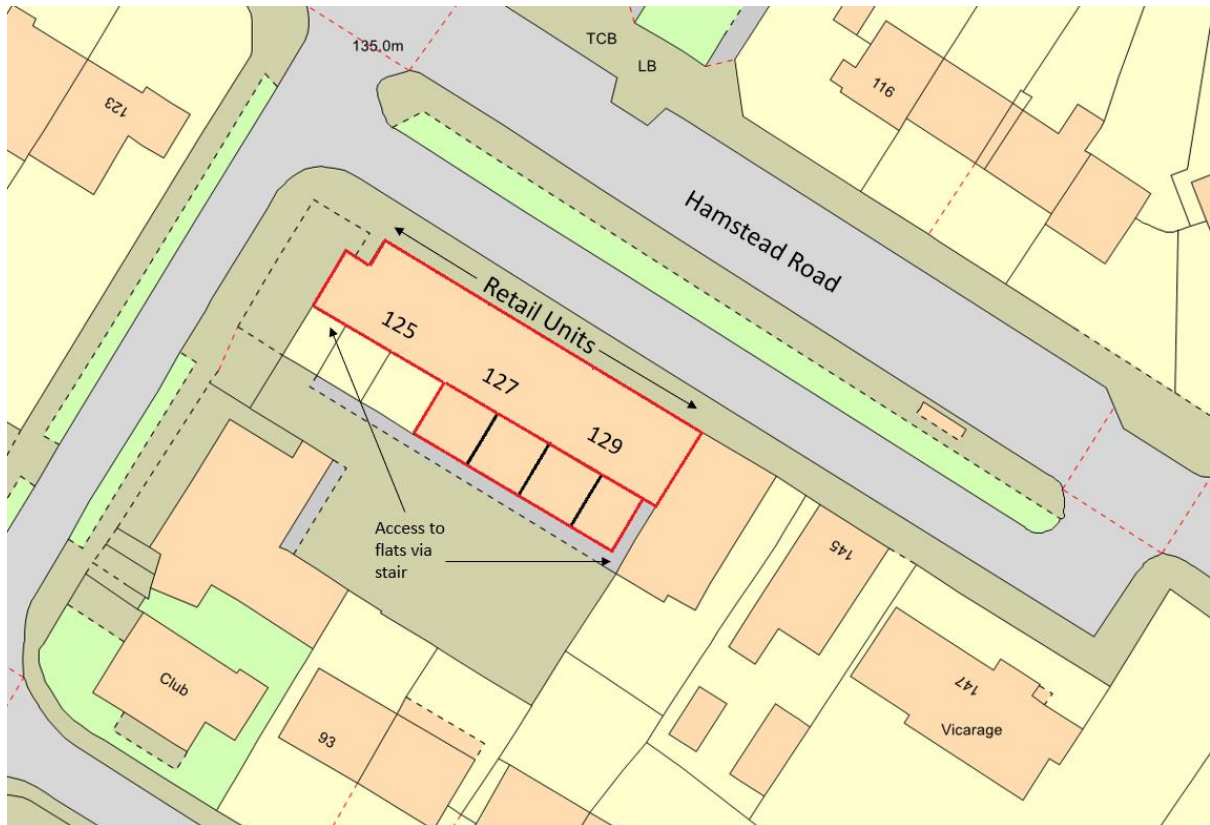
The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

**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.

The simplified nature of these premises does not require the in-depth response normally provided in the fire risk assessment of other Sandwell council housing properties.

However, 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 premise is predominantly traditional brick construction.



- 2) Doors and windows to flats are UPVC.



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



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



- 5) The door to the covered stairwell is timber.



Section 7

Fire Safety Risk Statement

The simplified nature of these premises does not require the in-depth response normally provided in the fire risk assessment of other Sandwell council housing properties.

However, this statement should cover all those points normally covered on the Sandwell council FRA template, even if to say why something is not required or why it is suitable and sufficient. The following is an example.

1. There's a staircase at each end of the building that provides access for the flats and two-way travel for the means of escape.
2. The staircase to the northwest elevation is enclosed however, it is open to the elements at rear ground and 1st floor level. There's a door to the staircase from the front ground floor elevation which is kept locked by residents. The mortice lock on this door doesn't have a thumb turn however, there is an alternative open exit from this stairwell. This is the only enclosed communal part of the building. Conventional lighting provides adequate illumination, and the staircase is 1088mm wide.



3. The staircase to the southeast elevation is external, 1064mm wide and has conventional lighting provides adequate illumination.
-



4. Both staircases lead to a 1st floor open deck access that's 1848mm wide.



5. Each of the 3 flats has an independent non-fire rated entrance door. Fire rated entrance doors are not required because they open onto an open deck and relevant persons can escape in either direction.



6. Conventional lighting has been installed above flat entrance doors.
7. The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance between flats and shops.
-

8. The separation between the flats and shops below is by concrete floor. There is penetration by soil and vent pipes into the shops, but these are from outside the flats.



9. The flats have a mains gas supply which is externally to the front elevation.



10. Smoke detection is installed to a minimum of LD3 standard within flats.

11. Refuse is stored in bins in the rear carpark away from the building.



12. Combustible waste to include a storage unit, cardboard boxes, timber door and wood flooring discarded on means of escape outside flat 125.
-

Fire Risk Assessment (Abridged).



13. The fixed electrical installation shall be tested every 5 years. The last test date for the landlord's supply is 10/06/2024. The report confirms the installation is satisfactory.

ELECTRICAL INSTALLATION CONDITION REPORT - UP TO 100A SUPPLY <small>Requirements For Electrical Installations - BS 7671</small>	
Certificate Number: DEICR01/23519	
1 DETAILS OF THE PERSON ORDERING THE REPORT	
Client:	Sandwell Metropolitan Borough Council
Address:	Direct 2 Industrial Estate, Roway Lane, Oldbury, B69 3ES
2 REASON FOR PRODUCING THIS REPORT	
Reason for producing this report: To check the electrical fixed wiring within the property for safety of continued use and to highlight any non-compliance with the current BS7671 regulations.	
Date on which inspection and testing was carried out:	10/06/2024
3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT	
Installation Address: Sandwell Metropolitan Borough Council Communal supply , 125-129 Hamstead Road, Hamstead , Great Barr , B43 5BB	
Estimated age of wiring system:	30/35 years Evidence of additions/alterations: No if yes, estimated age: N/A years
Installation records available? (Regulation 651.1)	N/A Date of last inspection:
4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING	
Extent of the electrical installation covered by this report: This report covers the inspection and testing of the fixed electrical wiring system within the named property with the exception of any agreed or operational limitations as documented.	
Agreed limitations including the reasons (see Regulation 653.2): As a minimum, 20% of all accessories shall be opened for inspection and further as required by BS7671 where faults are identified, ZS is calculated and insulation resistance may be carried out L&N to earth where electronic equipment may be damaged or lamps and equipment cannot be removed from outlets, if distributors equipment is sealed then the details cannot be recorded, the main heating system for the property shall be tested with the CPC continuity confirmed at relevant points,	
Agreed with:	Client
Operational limitations including the reasons:	
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2022. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.	
5 SUMMARY OF THE CONDITION OF THE INSTALLATION	
See section 8 for a summary of the general condition of the installation in terms of electrical safety.	
Overall assessment of the installation in terms of its suitability for continued use*:	SATISFACTORY
* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.	
6 RECOMMENDATIONS	
Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 5 Years	
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.	



Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:

125, 127, 129 Hamstead Road

Date of Action Plan:

18/07/2024

Review Date:

Insert Date:

Question/ Ref No	Required Action	Supporting photograph	Risk Rating	Timescale and Person Responsible	Date Completed
07/12	Remove all combustible items on means of escape adjacent flat 125. (storage unit, wood flooring, timber door, cardboard boxes).		P2	Within 1-3 months Housing Manager	

Fire Risk Assessment (Abridged).

Signed:

<i>Chill</i>	Fire Risk Assessor	Date: 18/11/2024
<i>Jenny</i>	Quality Assurance Check.	Date: 25/11/2024



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


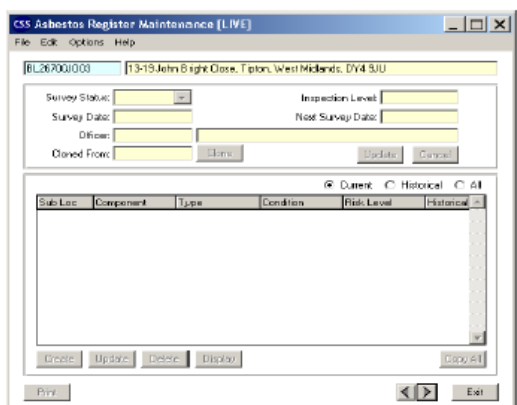
Name of property: 125, 127, 129 Hamstead Road

Updated: 19/08/2022

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

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

Asbestos Survey		Property Address		13 - 19 John Bright Close, Tipton, DY4 9JU.		Office use <input checked="" type="checkbox"/>	
Surveyed by	Gary Carrington	Date	10/03/14	Checked by	DEREK STILL	Desktop Check	<input checked="" type="checkbox"/>
Reason for request		HSG 264 - Survey Report Type		Date	19/05/2020		
Investment Void		Refurbishment Survey		Property Description 2 Storey Maisonettes (above shops)			
Investment Tenanted		Management Survey	<input checked="" type="checkbox"/>				
R & M Void		SHAPE Interrogated.	<input checked="" type="checkbox"/>				
R & M Tenanted		No Existing SHAPE Data.	<input checked="" type="checkbox"/>				
Medical / Emergency - Heating Works		Existing SHAPE Data.					
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?					
						Year Built	1968
				Notes / including details of similar property surveys completed. Revised by D.Williams – 19/08/2022			
Building Surveyors 0121 569 5077				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES			
				