

Fire Risk Assessment

Greenside Way

10-32, 34-56, 58-80, 82-104



**Greenside Way, West Bromwich,
WS5 4BS**

Date Completed: 30/01/2025.

Review Period: 3 years

Officer: Louis Conway Building safety Manager

Checked By: Anthony Smith. Team Lead Building Safety.

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”*.

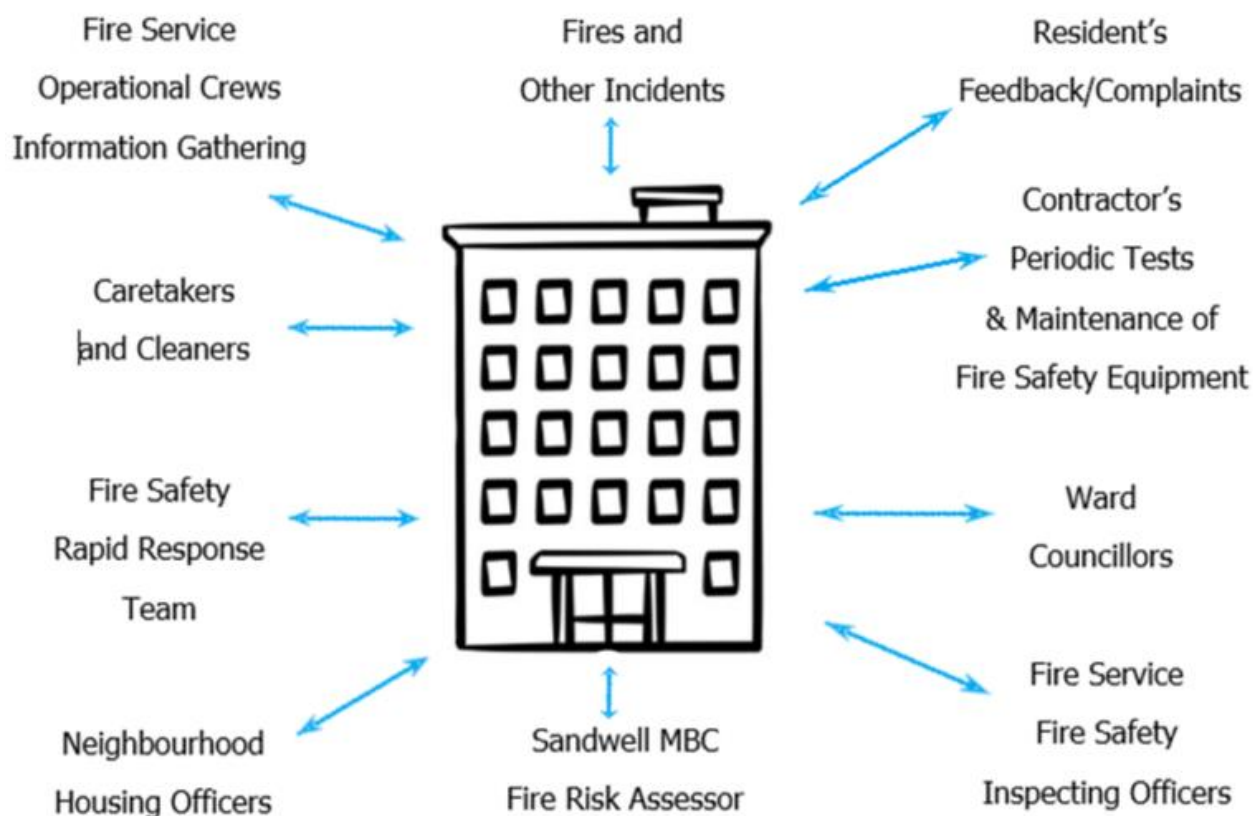
This type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. 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.

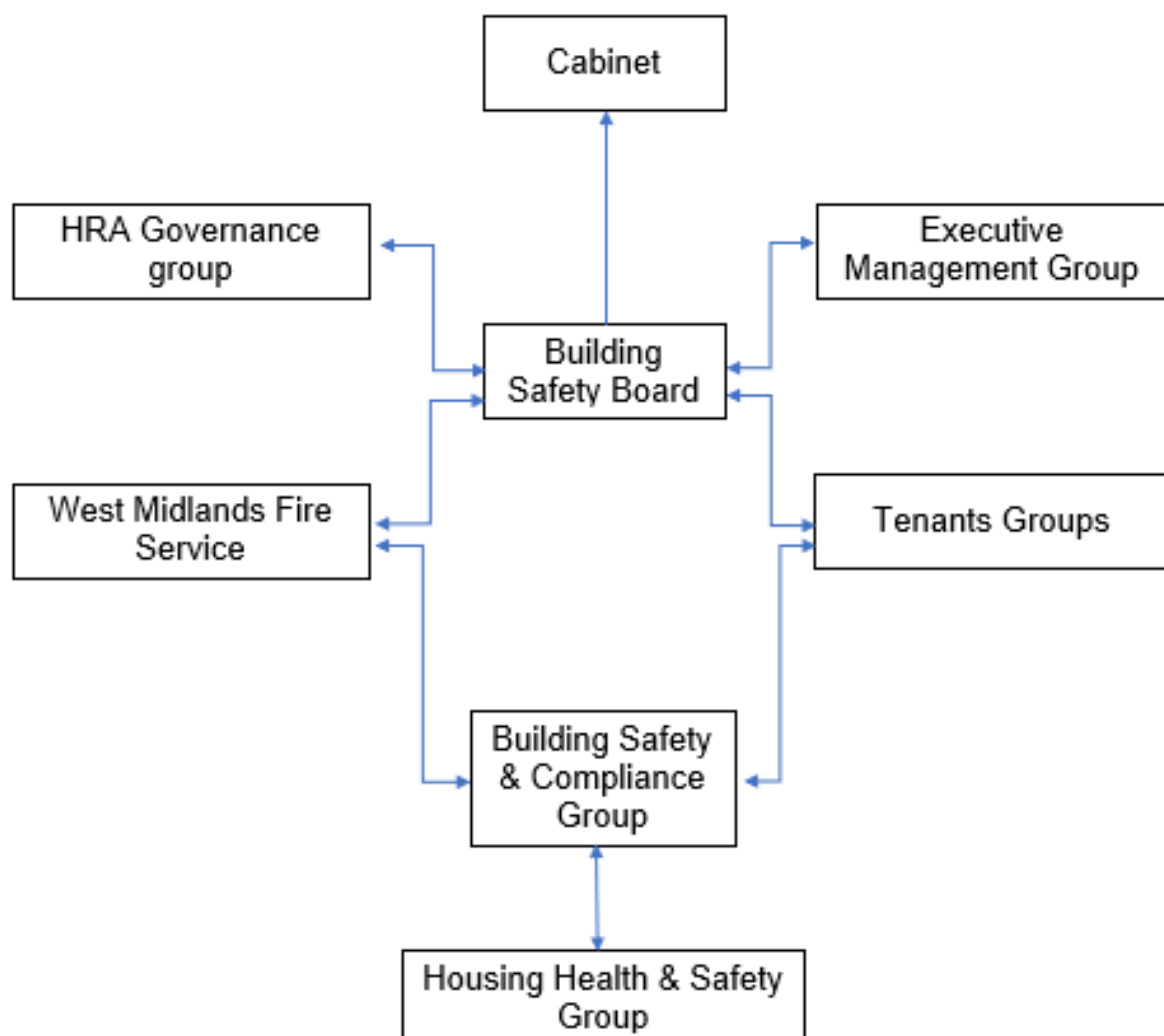
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 maisonette 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</p> <p>The original construction of the blocks was a concrete masonry construction. The external envelope reflects this with a pitched tiled roof, UPVC windows and deck access for the maisonettes at the rear of the building.</p>	Trivial

Section 7	<p>Means of Escape from Fire</p> <p>Each block detailed within the risk assessment (4 in total) has flats on the ground floor with the final exit leading to a rear yard area. Maisonettes are located on the upper floor with 2-way travel from each dwelling along a deck access leading to a staircase at each end of the premises.</p>	<p>Trivial</p>
Section 8	<p>Fire Detection and Alarm Systems</p> <p>The smoke Detection within resident's Flats/ Maisonettes are installed to a minimum of LD3 Standard.</p>	<p>Trivial</p>
Section 9	<p>Emergency Lighting</p> <p>No emergency lighting is present at any of the premises surveyed within this risk assessment. However communal lighting is present on the deck access and within staircases. This is deemed acceptable in these low-rise blocks.</p>	<p>Trivial</p>
Section 10	<p>Compartmentation</p> <p>The walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats. All doors are 30-minute notional or nominal fire doors along the deck access, including those in 1-hour rated walls. Fire doors are not utilised on the ground floor as doors do not open onto an escape route.</p>	<p>Trivial</p>
Section 11	<p>Fire Fighting Equipment</p> <p>There are no firefighting provisions at the blocks.</p>	<p>Trivial</p>
Section 12	<p>Fire Signage</p> <p>Appropriate signage is in place Fire door keep shut & no smoking signs present within each block.</p>	<p>Trivial</p>

Section 13	<p>Employee Training</p> <p>All SMBC staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
Section 14	<p>Sources of Ignition</p> <p>The fixed electrical installation shall be tested every 5 years. Last electrical inspections were conducted 2020 and are due July 2025.</p>	<p>Trivial</p>
Section 15	<p>Waste Control</p> <p>Regular cleaning service at the block and regular checks from caretakers help with the waste control at the block. Bin stores are located at each end the blocks in a dedicated area.</p>	<p>Trivial</p>
Section 16	<p>Control and Supervision of Contractors and Visitors.</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
Section 17	<p>Arson Prevention</p> <p>No evidence of arson across the blocks and there have been no fire incidents since the last FRA</p>	<p>Trivial</p>
Section 18	<p>Storage Arrangements</p> <p>Residents have no means of storage within communal areas. Sheds are provided externally.</p>	<p>Trivial</p>

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

This fire risk assessment was conducted on four low-rise residential blocks, each comprising ground-floor flats and first-floor maisonettes. The maisonettes are accessed via deck access, which allows for two-way travel from dwellings. All four blocks share a similar layout and construction.

In conclusion, the likelihood of a fire is at a Low level of risk because of the unusually low likelihood of fire and negligible potential sources of ignition.

After considering the use of the premise and the occupants within the blocks, the consequences for life safety in the event of a fire would be slight harm due to the simplicity in the layout, two-way travel to escape from Maisonettes on the 1st floor and the ability for residents on the ground floor to escape directly into a relative place of safety, combined with a Stay Put Unless policy being in place and adequate detection within maisonettes.

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

Executive Director of place

Alan Lunt

Assistant Director Building Compliance

Sarah Agar

Fire & Building Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Team Lead Building Safety

Anthony Smith

Building Safety Manager(s)

Carl Hill

Louis Conway

Adrian Jones

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Hannah Russon

Ethan Somaiya

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

Greenside Way, 10-32, 34-56, 58-80, 82-104
West Bromwich,
WS5 4BS

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.

The Low-Rise Blocks detailed within this Type 1 Fire Risk Assessment covers 4 low-rise blocks consisting of three storeys (inclusive of the ground floor), the block has six flats on the ground floor and six maisonettes on the first floor in each block. The blocks were constructed in approx. 1946.

Each block contains a mixture of flats on the ground floor and maisonettes on the first floor with a total of 12 dwellings per block (6 each side).

Access gained to flats from the ground floor and then further access to maisonettes from the 1st floor. There is an entrance at either end of the premise which utilises a door entry system following onto a staircase at then across a deck access allowing for two – way travel.

The door entry system utilises fob access for tenants however is supported by a drop latch system.

The ground floor Dwellings are accessed directly from rear yard area at ground level two of the four blocks can access this area without needing to go through the fob accessed doors.

There are 8 staircases in total across the 4 blocks with each block having access to two staircases one at either end of the premise allowing for two-way travel in these areas.

The buildings are of traditional brick, concrete construction, double glazed UPVC window frames surmounted by a pitched roof with no internal access to roof space via the communal areas.

Residents have access to external storage areas (sheds) located in the rear yard area.

Bin refuge areas are located at either end of the blocks stored externally.

Gas supplies are present at the block with gas meters being located on the front elevation of each block.

None of the blocks within this risk assessment are connected by communal areas. Due to the near proximity, similarity in construction and, layout, these blocks have been grouped in one FRA.

(Per Block)

High/Low Rise	Low Rise
Number of Floors per block	3
Date of Construction	1946
Construction Type	Traditional Solid Brick Construction
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	2 Each Block
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 48 Dwellings, (24 flats 24 maisonettes across 4 Blocks)

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

Plan to show the general location/ orientation of the building Including entrance/exit points.



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.

Regarding the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council.

Below is a breakdown of the materials used within the external envelope, 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, concrete construction, with a pitched tiled roof and reflects the original construction of the buildings.



- 2) Individual flat windows are UPVC double glazed window frames.



- 3) Deck access constructed of concrete and masonry and remain clear of obstacles/combustibles.



- 4) Main access doors to the premise's are of timber construction.



- 5) Ground floor flat entrance doors are composed of Glass within a UPVC frame.



- 6) Gas is present at the blocks with the meters being located on the front elevation of each block.



Section

7

Means of Escape from Fire

- 1) Each building has access to two protected staircases one at either end of each block that allows for two-way travel from dwellings on the first floor leading a staircase and then to an ultimate place of safety.



- 2) Only communal areas for the blocks are the staircases and the deck access landing areas. These are of adequate width and must be maintained clear.



- 3) None of the walkways within the means of escape lead to a dead-end.
 - 4) The means of escape are protected to prevent the spread of fire and smoke with the use of both Nominal & Notional FD30s doors coming from maisonettes on the first floor. Doors located on the ground floor do not need to be of fire rated construction due to them opening directly into ultimate place of safety and residents not having to pass at a close proximity to any other flat along the escape route, these doors are composed of glass within a UPVC Frame.
-



- 5) 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).
- 6) There are no communal fire doors located at any of the buildings.
- 7) 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.



- 8) Communal windows can not be opened.
 - 9) Communal areas should be kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
 - 10) Emergency lighting is not provided to communal landings and stairs standardised lighting is in place and communal areas benefit from borrowed and natural lighting.
 - 11) There are no dry risers provided to the premises.
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- 12) No Service cupboards provided at the blocks; gas mains located on the front elevation; electrical supplies are within each flat/maisonette other than a unit located at the head of one staircase per block.
 - 13) The surface coatings to the communal areas are Class 0 rated.
 - 14) 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 Flats/ maisonettes unless they are directly affected by heat, fire, or smoke.
 - 15) Individual maisonette doors are a mixture of Notional & Nominal FD30s self-closing doors sets. These should be upgraded to certified fire doors sets when future upgrades take place at the premises.
-

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 Maisonette the equipment is subjected to a cyclical test.
- 2) Based on information collated from in house teams (JM) and previous risk assessments the smoke alarms within resident's flats / Maisonettes are installed to a minimum of an LD3 Standard.

For information

LD1 all rooms except wet rooms

LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
 - 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; however standardised lighting is present. This is deemed acceptable due to the height of the building and the simplicity of the layout.



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 walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
 - 2) The premises have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire between dwellings. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as 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-weekly check by the Fire Safety Rapid Response Team.
 - 5) There are no service cupboards within the communal areas.
 - 6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.
 - 7) The fire stopping / compartmentation is subject to an annual by the Fire Safety Rapid Response Team
 - 8) A variety of methods / materials have been used to achieve fire-stopping, refer to table(s) below.
-

- 9) As part of any future upgrades steel cupboards housing electrical supplies for the door entry system sat the head of the stairs should be upgraded to offer a min of 60 mins fire resistance.



- 10) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 11) Individual Flat and Maisonette doors are a mixture of Nominal, Notional FD30s and non-fire rated doors composing of glass within a UPVC unit (ground floor only)

It is accepted that, in older blocks, fire doors, particularly flat entrance doors, do not meet current test standards for FD30S doors. However, these doors may still be acceptable if the doors remain in good condition, and they met the relevant standards at the time of construction of the block.

Definitions of 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 has not been awarded the official certification of doors manufactured and evaluated 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. A competent person must install the door assembly.

Section

11

Fire Fighting Equipment

- 1) The Premise has no firefighting provisions.

Section

12

Fire Signage

- 1) There are no Communal fire doors within the block therefore no fire door keep shut signs are present.
 - 2) Fire Action Notices are not displayed throughout the building. The signs are not necessarily due to the simplicity of the layout.
 - 3) Wayfinding Signage has not been installed within the blocks as they are not required due to the buildings being under 18m in height under the Fire Safety (England) Regulations 2022.
 - 4) The fire escape routes generally do not use directional fire signage in accordance due to simplicity of layout.
-

Section 13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. There are no extinguishers present within these blocks.
- 4) Staff undertaking fire risk assessments have achieved a Level 4 in Fire risk Assessment
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Information regarding use of fire doors is provided to residents.



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



8) Building safety notices are not installed at the blocks.

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 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 last completed in 2020 and is due in July 2025, electrical are aware of this and are putting measures in place in order to complete these.
 - 5) Residents have electric meters located outside their dwellings stored within dedicated units.
 - 6) Portable heaters are not allowed in any common parts of the premises.
 - 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. **Gas is Internal.**
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Section
15

Waste Control

- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse containers emptied regularly.
- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service in place to remove bulk items.
- 5) Bin stores are located in the rear yard area at either end of each block.

**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) There are no CCTV provisions for the block.
- 4) The perimeter of the premises is well illuminated. Communal areas are exposed to the elements and benefit from natural lighting.
- 5) No reported fire incidents have taken place since the previous FRA

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
 - 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) There are no flammable liquids or gas cylinders stored on site.
 - 5) Residents have no means of storage within communal areas.
-

Section
19

Additional Control Measures.
Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

It is considered that there are no required actions following this fire risk assessment. The risk level is Trivial.

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:

Greenside way

Date of Action Plan:

04/02/2025

Review Date:

<Insert date>



Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
N/A					

When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Fire Risk Assessment

Observations	
Upgrade Resident flat entrance doors to certified FD30s Fire Door sets.	When future improvement works take place at the blocks.
Upgrade Cupboards where electrical installs for door entry systems are stored at the head of the staircase	When future upgrades work take place at the blocks.

Signed

	Building Safety Manager	Date: 04/02/2025
	Quality Assurance Check	Date: 12/02/2025

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

Name of property: Greenside way

Updated: 19/03/2024

Premise Manager:

Tel. No.: 0121 569 2975

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