

Fire Risk Assessment

Wallace House



**Badsey Road, Oldbury,
B69 1ER**

Date Completed: 4th October 2022

Officer: C. Hill Fire Risk Assessor

Checked By: T. Thompson Fire Safety Manager

Current Risk Rating = Trivial

Subsequent reviews

| <u>Review date</u> | <u>Officer</u> | <u>Comments</u> |
|--------------------|----------------|---|
| 23/02/23 | C Hill | Section 10/10 – Installation of new refuse chute hoppers and conformity. |
| 03/05/23 | C Hill | Level 2 action plan has been reviewed. All recommended actions have now been completed therefore the overall risk rating for Wallace House has been lowered to trivial. |
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Section

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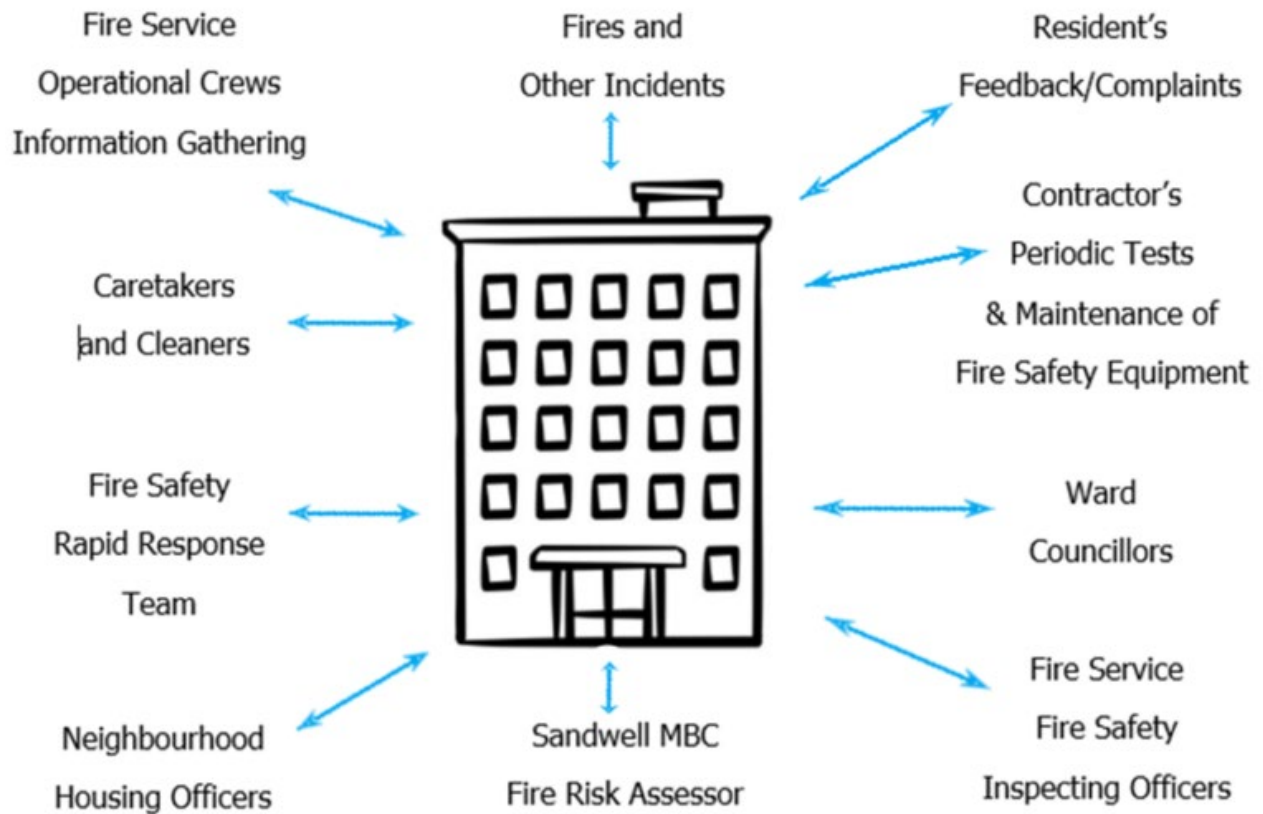
Introduction

The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”*.

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

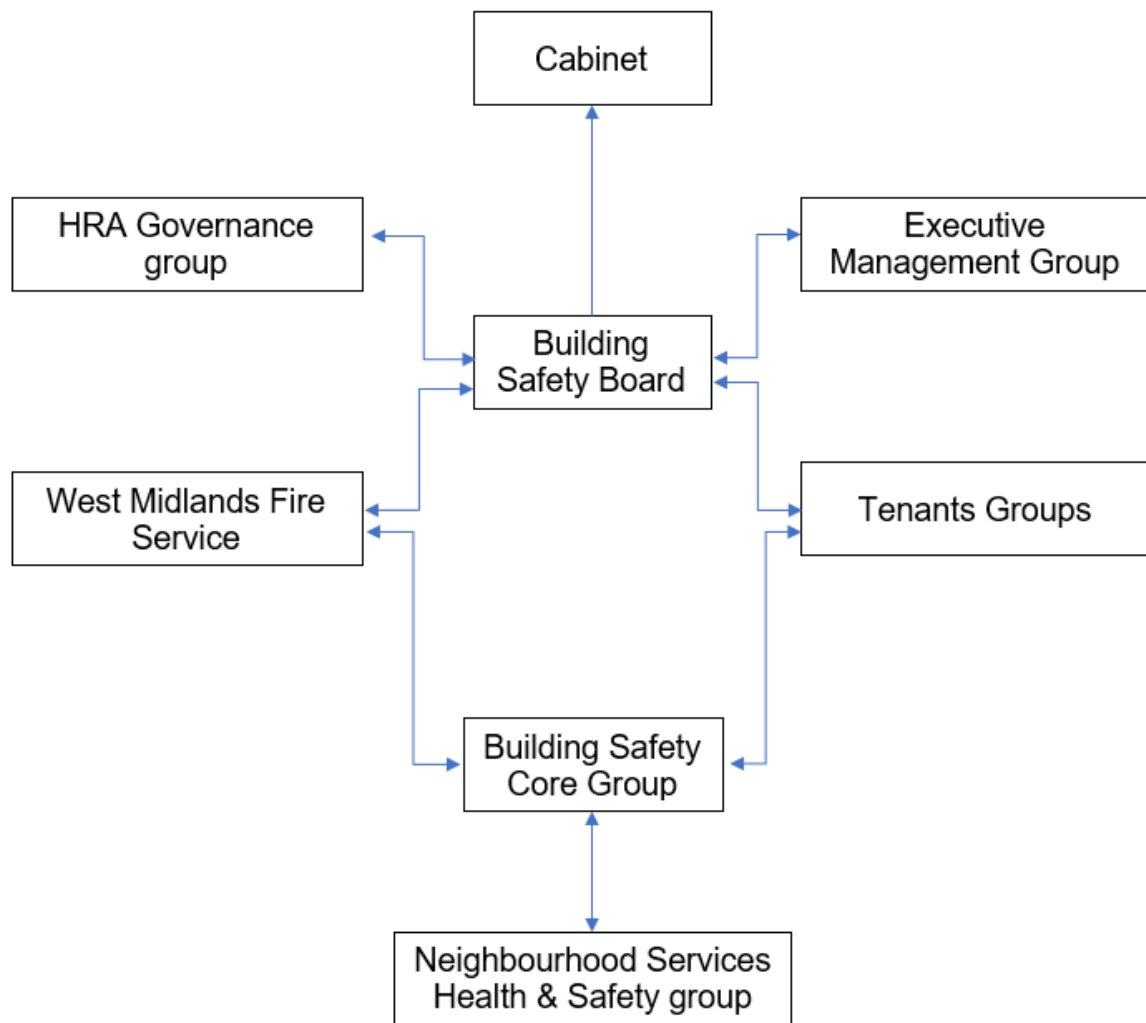
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment.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



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 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 or smoke.

| Section number | Section Area | Individual Risk Level |
|---------------------------|---|-----------------------|
| Section 6 | External Envelope Brickwork up to 1 st floor – Ibstock Rocksheild brick slips Above 1 st floor mixture of insulated Abecco mineral wool render (Fire Classification A2) and high density Rockpanel laminate board panels (Fire Classification A1) Each flat within the block has access to a balcony. | Trivial |

| | | |
|----------------------------------|--|----------------|
| <p>Section 7</p> | <p>Means of Escape from Fire</p> <p>The block has a single staircase that provides a sufficient means of escape to 3 final exit doors.</p> <p>Communal areas along the means of escape are protected by FD30s rated fire doors with vision panels.</p> <p>2 x flat entrance doors require adjustment, 2 require self-closing device reinstating. <i>Resolved 19/10/22. Replacement door to flat 6, 29/03/23.</i></p> <p>Minor fire stopping to lift motor room were cables penetrate walls. <i>Resolved 17/10/22</i></p> <p>Incense sticks have been used in communal area on 12th floor. <i>Resolved</i></p> <p>Section of cover missing to cable trunking on 8th, 6th & 2nd floor. <i>Resolved 20/02/23</i></p> <p>Excessive gap to 2nd floor communal door. 1st floor Riser cupboard, 4th & 2nd floor communal door to stairwell require adjustment, not fully closing into frame. <i>Resolved 18/10/22</i></p> <p>Enhance fire stopping above ground floor service cupboard. <i>Resolved 18/10/22</i></p> | <p>Trivial</p> |
| <p>Section 8</p> | <p>Fire Detection and Alarm Systems</p> <p>Smoke detection within the block has been installed to the communal corridors adjacent flat entrance doors and is linked to the automatic smoke ventilation system.</p> <p>Sampling of flats identified smoke detection is to an LD2 standard.</p> | <p>Trivial</p> |

| | | |
|----------------------------|---|---------|
| Section 9 | Emergency Lighting The premise has sufficient emergency/ escape lighting system in accordance with BS 5266 | Trivial |
| Section 10 | Compartmentation The block has sufficient compartmentation with doors being FD30s rated fire doors within communal areas and individual flat entrance doors. 23/02/23 Refuse Hoppers to all floors have been upgraded / replaced. | Trivial |
| Section 11 | Fire Fighting Equipment Dry risers are present have sufficient signage and are checked as part of the caretaker's duties. Maintenance contracts in place to service the valves twice per year. Portable fire extinguisher (CO2) is provided to the lift motor room and maintenance checks are conducted annually. Bin room is protected by a deluge sprinkler system and checked 6-monthly. | Trivial |
| Section 12 | Fire Signage Signage is displayed throughout the building. The Fire Action Notices are currently under review. Replace damaged Fire Door Keep Shut sign to 3 rd floor stairwell communal door. <i>Resolved 13/10/22</i> | 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: March 2019 | Trivial |

| | | |
|----------------------------|---|---------|
| Section 15 | Waste Control Regular checks by Caretakers minimise risk of waste accumulation. | 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 and CCTV is in operation. | Trivial |
| Section 18 | Storage Arrangements Cupboard doors are FD30s rated fire doors and are kept locked. 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 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 to include FD30s rated fire doors to flat entrances, communal doors and service cupboards, combined with suitable smoke detection to LD2 standard within flats, automatic smoke ventilation system to each floor 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 be |
| 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 is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

Where this is known and PEEPs have been completed, it will be captured in this fire risk assessment along with any building layout or working practices placing people at significant risk of fire.

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

Kim Bromley Derry (Interim Director)

Director of Housing

Gillian Douglas

**Business Manager Surveying and Fire Safety
(Building Safety Manager)**

Phil Deery

Fire Safety, Facilities and Premises Manager

Tony Thompson

Team Lead Fire Safety and Facilities

Jason Blewitt

Fire Risk Assessor(s)

Pardeep Raw

Carl Hill

Louis Conway (Trainee)

Resident Engagement Officer - Fire Safety

Lee Mlilo

Neighbourhood Office Manager

Rachel Price

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

Wallace House
Badsey Road
Oldbury
B69 1ER

Description of the Property

This 13 storey high-rise block was constructed in 1965 of traditional concrete and brick construction.



The block benefitted from refurbishment in 2018/19 to include cladding to the external envelope. This consists of brickwork to the 1st floor (Ibstock Rockshield Brick Slips). Above 1st floor there is a mixture of insulated Abecco mineral wool render and high density Rockpanel laminate panels.



The block has external signage erected following refurbishment works.

The block has a main entrance to the front elevation and a further two entrances / exits located on the rear elevations. Both front and rear entrances have door entry system with a fob reader installed. The front entrance has a firefighter override by use of a drop latch key.



There is a total of 73 number dwellings.

| | |
|--------------|-------------|
| 12th Floor | 69-70 |
| 11th Floor | 63-68 |
| 10th Floor | 57-62 |
| 9th Floor | 51-56 |
| 8th Floor | 45-50 |
| 7th Floor | 39-44 |
| 6th Floor | 33-38 |
| 5th Floor | 27-32 |
| 4th Floor | 21-26 |
| 3rd Floor | 15-20 |
| 2nd Floor | 9-14 |
| 1st Floor | 3-8 |
| Ground Floor | 1, 2, 71-72 |

The ground floor has 4 number dwellings. Flats 1 & 2 are occupied 71 & 72 are incomplete and void.

Each of the floors from the 1st to 11th floors inclusive contain 6 number dwellings (3 each side).

The 12th floor has 2 number dwellings.

There is a Caretakers / Cleaners Welfare Office located on the ground floor; access is obtained both internally and externally room utilising the suited 54 lock key, and adjacent a corridor that that is secured by 54 suited lock that leads to toilets and an unused room.

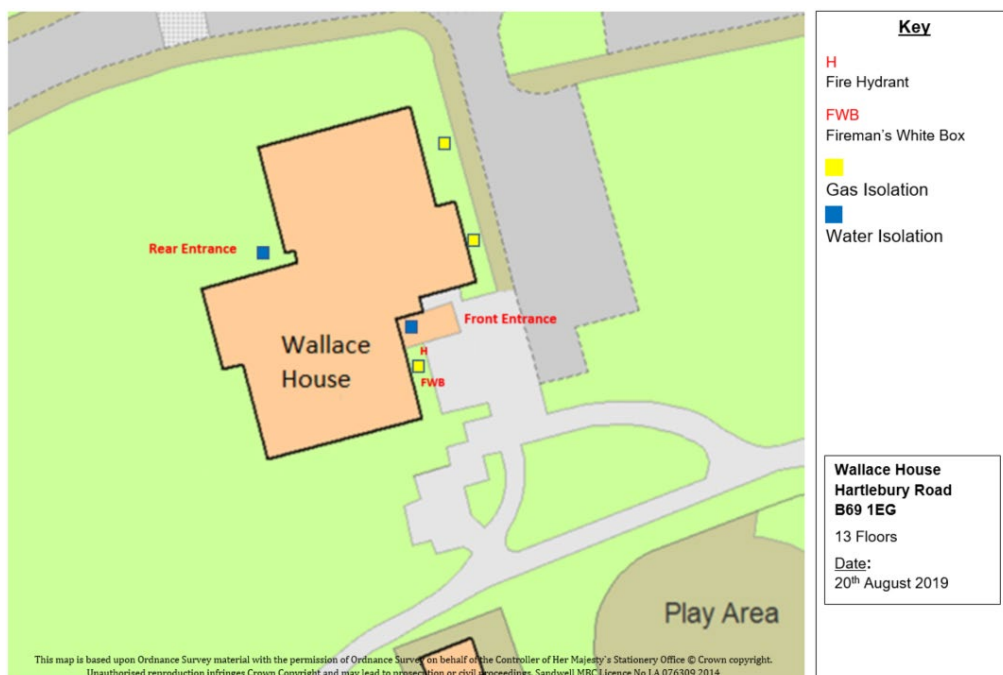
Beside the caretakers office there is also a room that has been constructed that in the future may be considered for storage of mobility scooters.



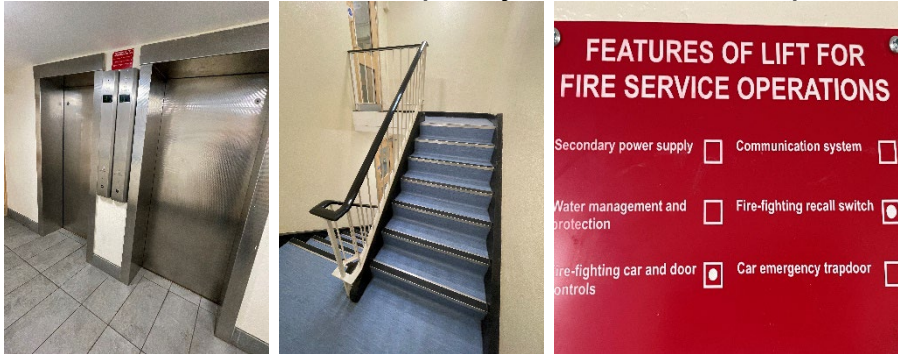
The fire fighters white box is located on the left-hand side of the main front entrance.



The location of service isolation points for gas, electricity and water are detailed on a plan located in the fire fighters white box.



There is a single stairwell and two lift cars both of which serve alternate floors but travel is limited to floor 11. The 12th floor is accessed via the internal staircase. The capacity for each lift is 8 persons or 600kg.



The lift motor room is located on the 12th floor; access is obtained via a full height door from the communal landing. Door is secured with a mortice lock with key from Firefighters white box.



Access to the roof is gained (from either wing) via a full height FD30s timber door secured with a suited 54 mortice lock.

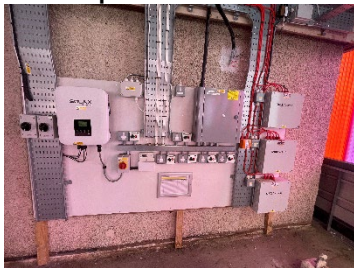
The wing adjacent to the lift motor room facilitates access via a looped ladder up to the elevated roof section. Access is restricted by a full height FD30s timber door secured with a suited 54 mortice lock.



There are access panels (secured with tower bolts) in the glazed section of the roof loft cladding to facilitate access to the abseil points.



The main roof has Solar PV panels installed and the inverters are in the roof space.



There is a server room accessed externally via secured doors. Key is located within the firefighter's white box.



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

The enforcing authority is West Midlands Fire Service.

| | |
|--|---|
| High/Low Rise | High-Rise |
| Number of Floors | 13 |
| Date of Construction | 1965 |
| Construction Type | Wates |
| Last Refurbished | 2018/19 |
| External Cladding | Brickwork up to 1 st floor – Ibstock Rocksheild brick slips Above 1 st floor mixture of insulated Abecco mineral wool render (Fire Classification A2) and high density Rockpanel laminate board panels (Fire Classification A1) |
| Number of Lifts | 2 |
| Number of Staircases | 1 |
| Automatic Smoke Ventilation to communal area | Yes |
| Fire Alarm System | No |
| Refuse Chute | Yes - 1 |
| Access to Roof | Access to roof is via full height timber doors secured with suited 54 lock on the 12 th floor leading out on to the roof. The roof is split into two halves with a separate door to each. The upper roof can be accessed via the vertical looped ladder and through full height timber door secured with a suited 54 mortice lock |
| Equipment on roof (e.g. mobile phone station etc) | No |

Persons at Risk

Residents / Occupants of 72 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

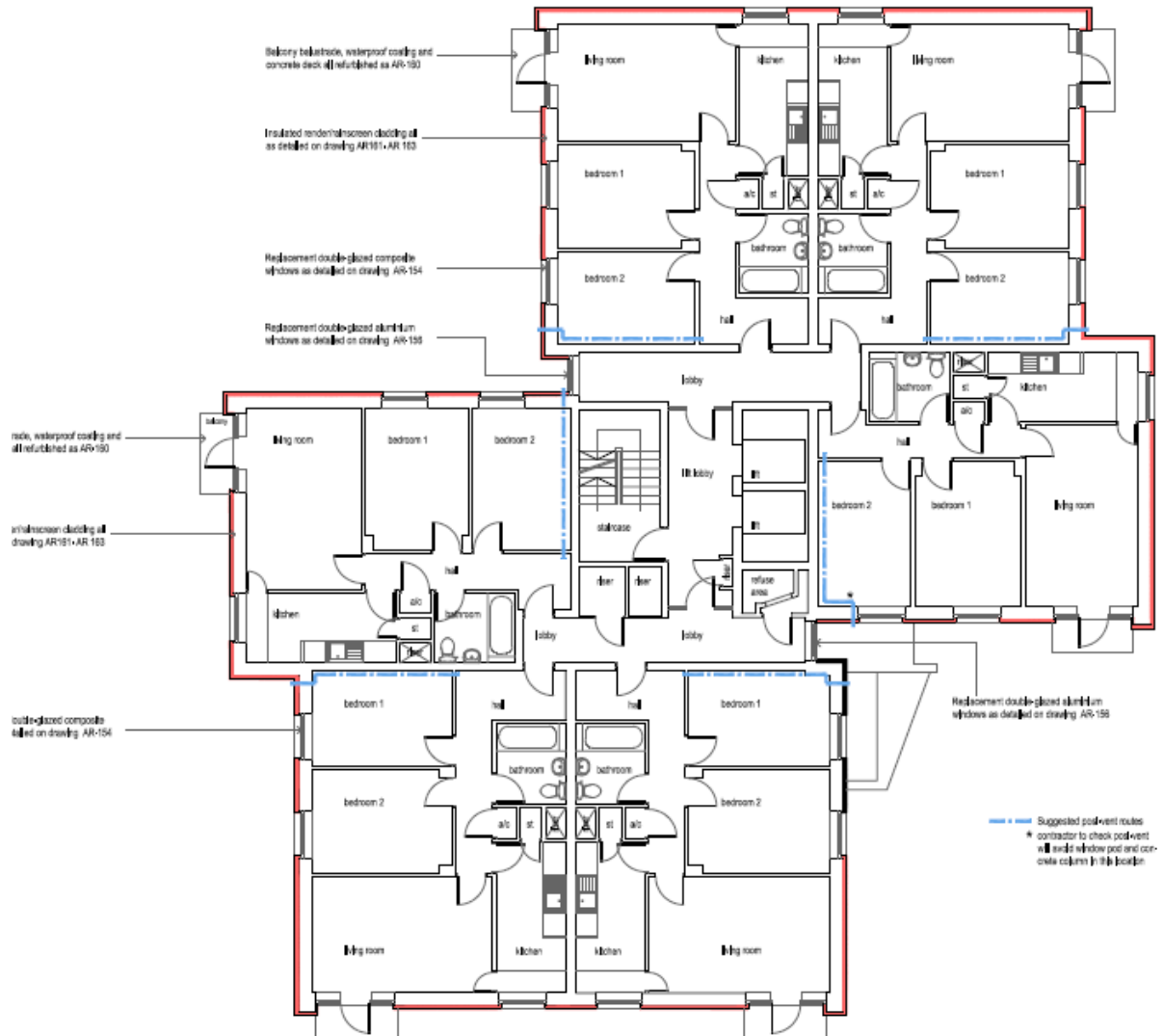
Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

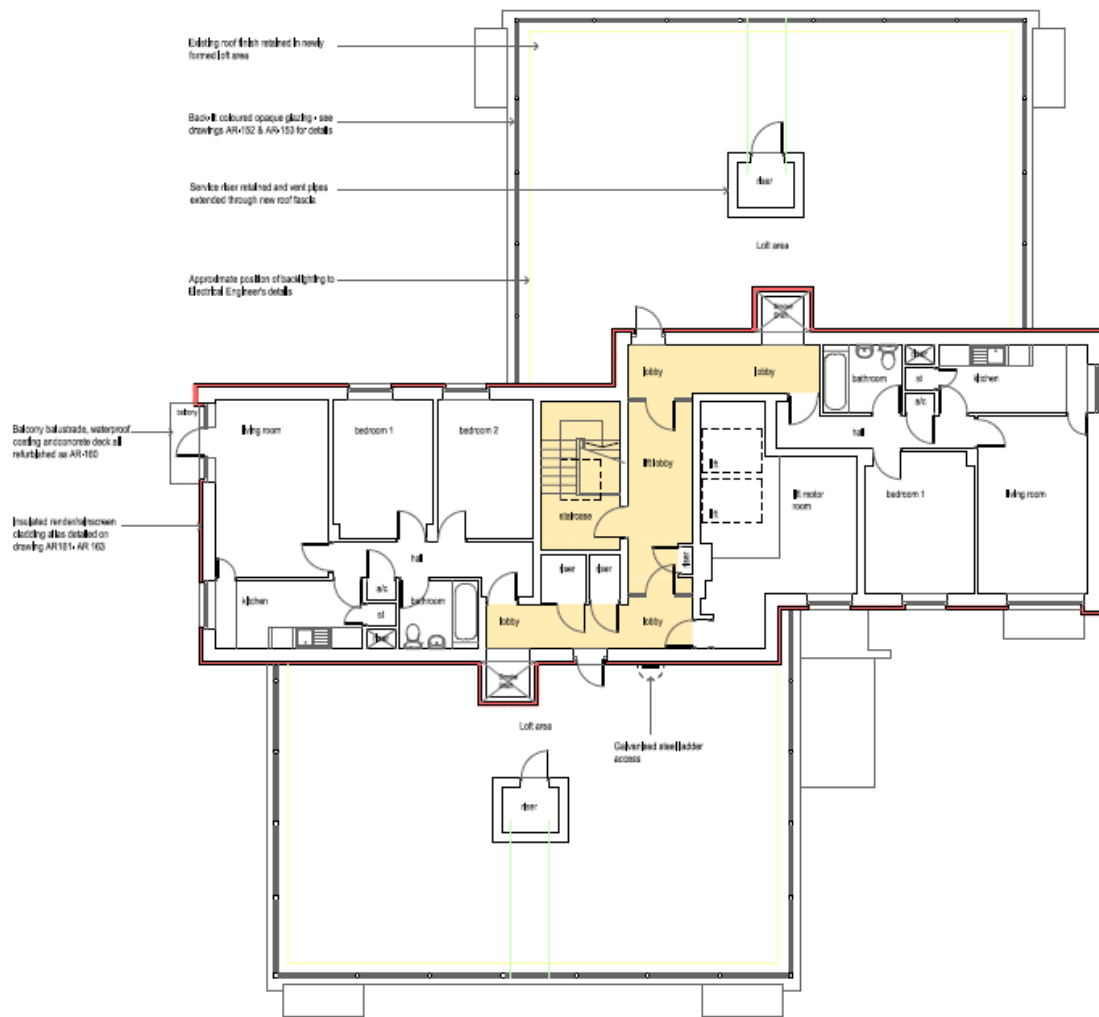
Ground Floor



Upper Floors



12th Floor Penthouse



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.

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

- 1) Brickwork up to 1st floor – Ibstock Rocksheild brick slips
- 2) Above 1st floor mixture of insulated Abecco mineral wool render (Fire Classification A2) and high density Rockpanel laminate board panels (Fire Classification A1)
- 3) Each flat within the block has access to an individual balcony.

Section 7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 1030mm in width.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) None of the corridors that form part of the means of escape are dead ends.
- 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 FD30s fire doors with vision panels.

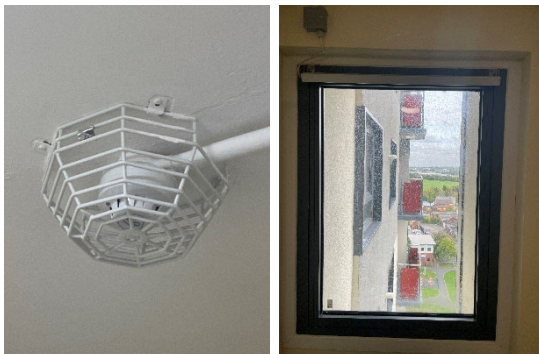


- 6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
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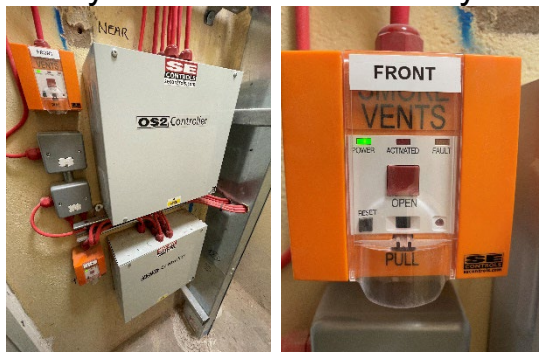
- 7) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



- 8) 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 are twice per year (April and October) of each calendar year. Communal windows can only be opened by operating the automatic smoke vents.



- 9) The controls are located in the service cupboard (single door secured with a 54 lock) on each floor. The controls allow for manual testing of the smoke vents. It should be noted that the system installed is fully automated and each vent is independently controlled by a localised smoke detector. Once smoke has cleared the system will automatically reset.



- 10) There is a repeater indicator panel located on the wall of the ground floor lobby that shows the status of the system.



- 11) The smoke vent master reset control is located adjacent to the repeater panel.

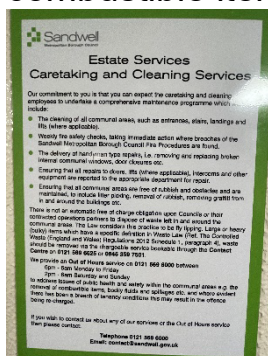


- 12) The head of the staircase is naturally ventilated by means of an open grill that leads into the roof ventilation shaft.

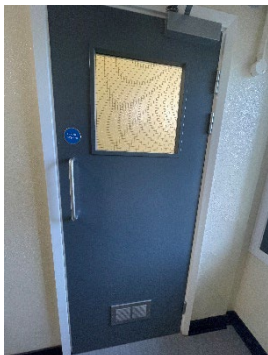


- 13) The 12th floor is divided into three sections. Access to the roof is also on this floor as well as two inhabited flats (69,70).

- 14) 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



- 15) Chute rooms are located on floors ground to 11. All doors are FD30s, with the doors on the 1st to 11th containing a louvred intumescent baffle to ensure full compartmentation. The ground floor chute room door is secured by a suited 54 type lock.



- 16) 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.
- 17) Dry riser cupboard doors on floors above ground are FD30s rated, kept locked / secured with type 54 suited mortice lock(s).



- 18) Service cupboards are FD30s rated, secured with type 54 suited mortice locks.



- 19) The surface coatings to the communal areas are Class 0 rated.
- 20) 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.
- 21) Individual flat doors are FD30s rated composite doors sets manufactured by IG doors.



22) 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 – 5, 6, 11, 18, 50, 54, 56, 62 were all sampled.

A. Flat 5 – Self-closing device removed. Resolved 18/10/22

B. Flat 6 – Door binds on leading edge and doesn't reliably self-close fully into frame. Also, a small split in front panel was evident which may require repair / door replacement. 29/3/23 replacement FD30s composite door set installed.



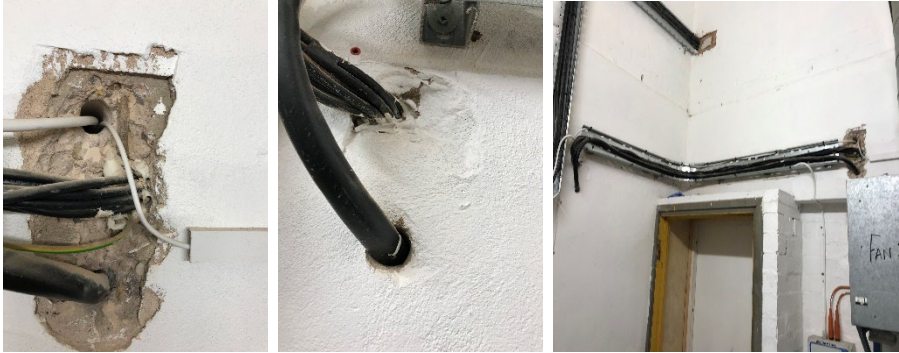
C. Flat 54 – Self-closing device removed. Resolved 18/10/22

D. Flat 62 – door doesn't reliably fully self-close into frame. Resolved 19/10/22

23) Incense sticks have been previously lit and wedged into crevices on the 12th floor lobby leading to flat 70. Resolved 28/04/23



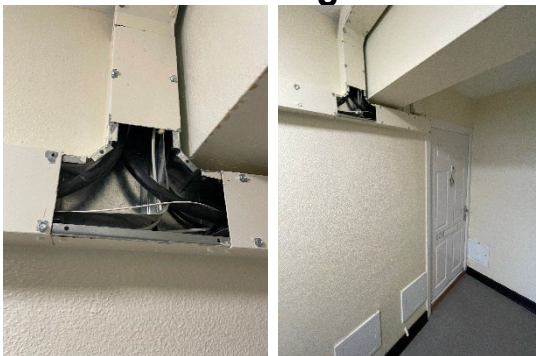
- 24) 12th floor lift motor room has gaps where cables penetrate walls. Gaps to be fire stopped. Resolved 17/10/22**



- 25) 9th floor communal door to stairwell is missing a section of intumescent strip from above the top hinge. Resolved 17/10/22**



- 26) 8th floor between flats 48 & 49 there is a cover missing from a section of trunking. Resolved 20/02/23**



- 27) 8th floor near flats 45, 46 & 47 used cigarettes have been discarded in corner between wall and cable trunking adjacent communal window. Residents should be reminded of the No Smoking Policy that exists within any communal area of the building and the associated risks from the inappropriately discarding of smoking materials. *Resolved 28/04/23*



- 28) 7th floor adjacent flats 40 & 41 there is a child's ride on toy car within the means of escape. *Resolved 28/04/23*



- 29) 6th floor adjacent flat 37 there are gaps within cable trunking where an original cover has been replaced with one that is not of the correct size. Cover should be replaced with one of the correct size with intumescent pad / pillow where appropriate. *Resolved 20/02/23*



- 30) 4th floor adjacent flat 21 by communal window there is a hole in the wall where cables penetrate the wall. Hole requires fire stopping. *Resolved 17/10/22*



- 31) 4th floor door to communal door to stairwell doesn't fully close into frame / top corner of leading edge. *Resolved 17/10/22*



- 32) 2nd floor communal door to stairwell, excessive gap above top hinge and door binds on leading edge (fixings to frame may be loose / hinge side). *Resolved 18/10/22*



- 33) 1st – 2nd floor stairwell there is a section missing from the trunking where cables penetrate wall. *Resolved 20/02/23*



- 34) 1st floor dry riser cupboard doesn't fully close into frame in top corner on lock side. Key is stiff to turn within lock. *Resolved 18/10/22*



- 35) Ground floor by flat 1 – Bottom of trunking above service cupboard door and where it meets the ceiling requires enhanced fire stopping. *Resolved 18/10/22*



- 36) Ground floor by flat 1 / service cupboard –There are no signs of fire stopping externally to the boxing and ceiling has signs of a previous repair. Boxing to be removed and inspected for appropriate fire stopping. *Resolved 18/10/22*



Section 8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD2 Standard.

Flats sampled were 5, 6, 11, 18, 50, 54, 56, 62

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
-

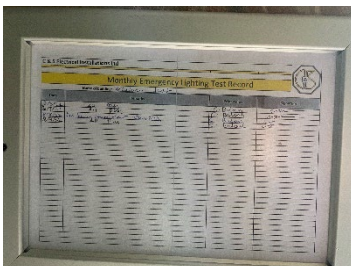
- 4) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. The control panel is panel is located within the store next to the roller shutter door.



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.
- 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.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, 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 service cupboards to communal landings are lockable. Keys are held centrally unless containing resident's meters.

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

| Electrical Cupboard Left Side | | | | | | | | | | Electrical Cupboard Right Side | | | | | | | | | | Dry Riser | | | | | | | | | | Communal Areas | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|-----------|-------------|----------------|-----------------|-----------|--------------|------------|----------|--------------------------------|-----------|-------------|----------------|-----------------|-----------|--------------|------------|----------|---------|------------------------------------|-------------|----------------|-----------------|-----------|--------------|------------|----------|---------|-----------|-------------------------|----------------|-----------------|-----------|--------------|------------|----------|----------|--|--|--------------------------------------|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|--------------------------------------|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|
| Fire Stopping Materials | | | | | | | | | | Fire Stopping Materials | | | | | | | | | | Fire Stopping Materials | | | | | | | | | | Fire Stopping Materials | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor No | Supalux | Intu Batt | Intu Sponge | Intu AM Mastic | Graphite Filler | Intu Pads | Intu Pillows | Intu Wraps | Rockwool | Supalux | Intu Batt | Intu Sponge | Intu AM Mastic | Graphite Filler | Intu Pads | Intu Pillows | Intu Wraps | Rockwool | Supalux | Intu Batt | Intu Sponge | Intu AM Mastic | Graphite Filler | Intu Pads | Intu Pillows | Intu Wraps | Rockwool | Supalux | Intu Batt | Intu Sponge | Intu AM Mastic | Graphite Filler | Intu Pads | Intu Pillows | Intu Wraps | Rockwool | Floor No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | | | ✓ | | ✓ | ✓ | ✓ | | ✓ | | | | | | | | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Communal doors free from defects | | | | | | | | | | ✓ | | | | | | | | | | Communal windows free from defects | | | | | | | | | | ✓ | | | | | | | | | | Flat doors free from defects | | | | | | | | | | ✗ | | | | | | | | | | Communal cupboards locked and secure | | | | | | | | | | ✓ | | | | | | | | | | Communal areas free from tenants stored items | | | | | | | | | | ✓ | | | | | | | | | | Communal areas free from repairs materials | | | | | | | | | | ✓ | | | | | | | | | |
| Foam Removal & Enhancement Record | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

- 6) Individual flat doors are FD30s rated composite fire door construction manufactured by IG Doors.



- 7) The corridors / staircases are protected by use of FD30s fire doors with vision panels.



- 8) Access to stop taps are facilitated by specifically designed Envirograf panel to achieve 30 minutes fire compartmentation.



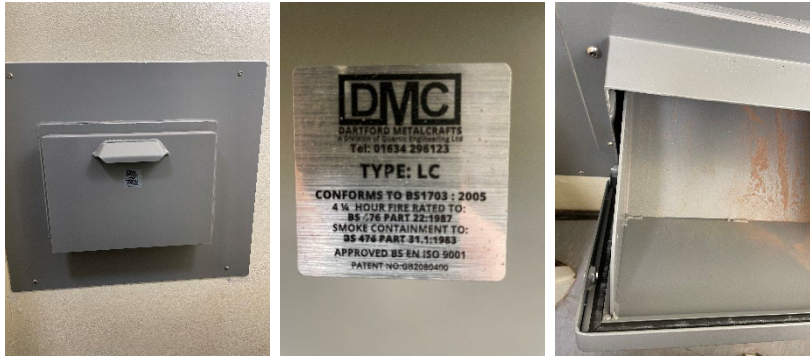
- 9) There is a small gap above the internal face of the server room doors. A camera was inserted into the gap to ensure the cavity couldn't facilitate smoke travel beyond the server room. The small cavity was found sufficiently enclosed with concrete.



- 10) 23/02/23 - Refuse hoppers to all floors have been replaced with Dartford Metalcrafts Type LC – Conforming to BS1703: 2005

4 ¼ Hours fire rated to BS476 part 22: 1987

Smoke containment to BS476 part 31.1: 1983.



Section 11

Fire Fighting Equipment

- 1) The dry riser inlet is located within the ground floor lobby, inside a dry riser cupboard and is secured with a firefighter suited bridge door padlock.
- 2) There is a dry riser that serves the building. The outlets are contained within dry riser cupboards that are secured with a type 54 suited mortice lock.



- 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. It was noted that the system was subject to a test at the time of this FRA.
- 5) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are 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. **3rd floor communal door to stairwell "fire door keep shut" sign is torn.** *Resolved 13/10/22*



- 2) Fire Action Notices are displayed throughout the building. However, these are currently under review to align with S.M.B.C current guidance of "stay put unless"



- 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) Signage depicting floor level and flat numbers is fitted to the wall adjacent to lift. Floor indicator numbers have also been cut directly into the flooring outside the lift.



- 6) Floor indicator numbers are fitted to the wall of each floor on the communal staircase(s)



- 7) The fire escape routes directional signage has been installed.



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) Fire safety has been provided as part of tenancy pack.
- 5) Building safety and evacuation notices are displayed in common areas and lift cars.

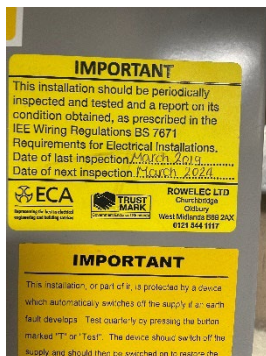
Section 14

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 March 2019.



- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD30S door.

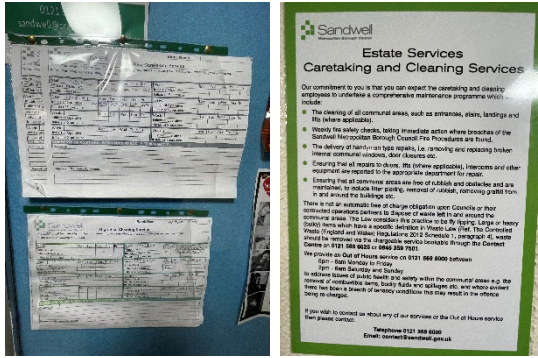


- 6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team.

Section 15

Waste Control

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



- 2) 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 is in operation covering the ground floors, lifts and external areas and surrounding areas. The system is monitored 365 days per year by the centralised CCTV control room located at the Sandwell MBC Operations and Development Centre, Roway Lane, Oldbury, B693ES.
- 4) There is no current evidence of arson.
- 5) The perimeter of the premises is well illuminated.



- 6) There has been one reported fire incidents since the last FRA. A firework that was lit externally to the building entered a flat via a 1st floor flat window. This resulted in burn damage to an area of laminate flooring approximately 1 metre squared. Fire was out on arrival of the fire service. Incident date 1st January 2020.

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
(Notice displayed in lifts see point 9-3)



- 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 - Level 2 Action Plan

Action Plan

It is considered that the following recommendations should be implemented to reduce fire risk to, or maintain it at, the following level:

Trivial ☒ Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

P2 Arrange and complete within 1-3 Months of assessment date

P3 Arrange and complete within 3-6 Months of assessment date

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:

Wallace House

Date of Action Plan:


10/10/22

Review Date:



03/05/23

| Question/ Ref No | Required Action | Supporting photograph | Priority | Timescale and Person Responsible | Date Completed |
|---------------------|--|--------------------------|----------|---|-------------------|
| 07/22a | Flat 5 – reinstate missing self-closing device to flat entrance door. | No Photo | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9709556 | 18/10/2022 |

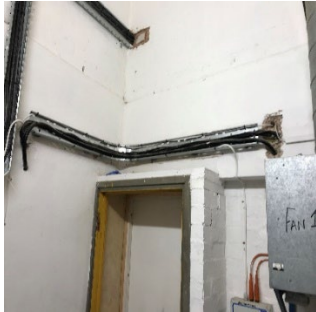


Fire Risk Assessment

| | | | | | |
|--------|--|--|----|---|------------|
| 07/22b | Flat 6 – Entrance door requires adjustment, door doesn't reliably self-close fully into frame. Also inspect / repair small split in front panel. Door to be replaced if damaged beyond repair. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JMN9709738 | 29/03/2023 |
| 07/22c | Flat 54 – reinstate missing self-closing device to flat entrance door. | No Photo | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9709644 | 18/10/2022 |
| 07/22d | Flat 62 – Entrance door requires adjustment, door doesn't reliably self-close fully into frame. | No Photo | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9726198 | 19/10/2022 |




Fire Risk Assessment

| | | | | | |
|-------|--|---|----|--|------------|
| 07/23 | Incense sticks have been lit and wedged in crevices by flat 70 12 th floor. |  | P2 | Within 1 – 3 months of action plan date. Housing Manager | 28/04/2023 |
| 07/24 | 12 th floor lift motor room – Fire stop gaps were cables penetrate walls. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9708535 | 17/10/2022 |




Fire Risk Assessment

| | | | | | |
|-------|--|---|----|--|------------|
| | |  | | | |
| 07/25 | 9 th floor door to stairwell reinstate intumescent strip above top hinge. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9708560 | 17/10/2022 |
| 07/26 | Replace cover to trunking by flats 48, 49. |  | P2 | Within 1 – 3 months of action plan date. Repairs – Electrical JM9728930 | 20/02/2023 |




Fire Risk Assessment

| | | | | | |
|-------|---|---|----|--|------------|
| 07/27 | Advise occupiers of flats 45, 46, 47 of no smoking policy as discarded cigarettes have been wedged in crevice in communal corridor. |  | P2 | Within 1 – 3 months of action plan date. Housing Manager | 28/04/2023 |
| 07/28 | Childs ride on car to be removed from corridor outside flats 40 & 41 |  | P2 | Within 1 – 3 months of action plan date. Housing Manager | 28/04/2023 |
| 07/29 | Replace cover to trunking with one that fully covers the missing section by flat 37 |  | P2 | Within 1 – 3 months of action plan date. Repairs – Electrical JM10177927 | 20/02/2023 |




Fire Risk Assessment

| | | | | | |
|-------|---|---|----|--|------------|
| 07/30 | 4 th floor - Fire stop hole by communal window by flat 21. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9708567 | 17/10/2022 |
| 07/31 | 4 TH floor communal door to stairwell requires adjustment / doesn't fully close into frame top corner leading edge. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9708603 | 17/10/2022 |
| 07/32 | 2 nd floor communal door to stairwell requires adjustment, excessive gap above top hinge / door binds on leading edge. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9712439 | 18/10/2022 |


Fire Risk Assessment

| | | | | | |
|-------|--|---|----|--|------------|
| | |  | | | |
| 07/33 | Replace cover to trunking with one that fully covers the missing section on 1 st / 2 nd floor stairwell. |  | P2 | Within 1 – 3 months of action plan date. Repairs - Electrical | 20/02/2023 |
| 07/34 | 1 st floor dry riser cupboard requires adjustment, doesn't close fully into frame and key is stiff within lock. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9712464 | 18/10/2022 |

Fire Risk Assessment

| | | | | | |
|-------|---|---|----|--|------------|
| 07/35 | Fire stop bottom of trunking and above were plaster has come away from ceiling. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9712494 | 18/10/2022 |
| 07/36 | Inspect boxing and fire stop were necessary next to ground floor service cupboard / flat 1. |  | P2 | Within 1 – 3 months of action plan date. Fire Rapid Response JM9712514 | 18/10/2022 |
| 12/01 | Replace torn Fire Door Keep Shut sticker on 3 rd floor door to stairwell. |  | P2 | Within 1 – 3 months of action plan date. Caretakers | 13/10/2022 |

Signed

| | | |
|---|--------------------|----------------|
|  | Fire Risk Assessor | Date: 10/10/22 |
|---|--------------------|----------------|

Fire Risk Assessment

| | | |
|-----------|-----------------|----------------|
| ①Thompson | Premise Manager | Date: 12/10/22 |
|-----------|-----------------|----------------|

Appendix 1

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

Name of property: Wallace House

Updated: 10th October 2022

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

| Hazard | Location | Information/Comments |
|---------------|-------------------|--|
| Asbestos | Various locations | Asbestos has been labelled and Asbestos Survey undertaken and reports placed in motor room |
| | | |
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