

Fire Risk Assessment

Wyrley House



**Sedgley Rd East,
Tipton, DY4 7TT**

Date Completed: 04/01/23

Officer: C Hill Fire Risk Assessor

Checked By: J Blewitt Team Lead Fire Safety & Facilities

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	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures; Fire Risk Assessment – Level 2 Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service	

Section

0

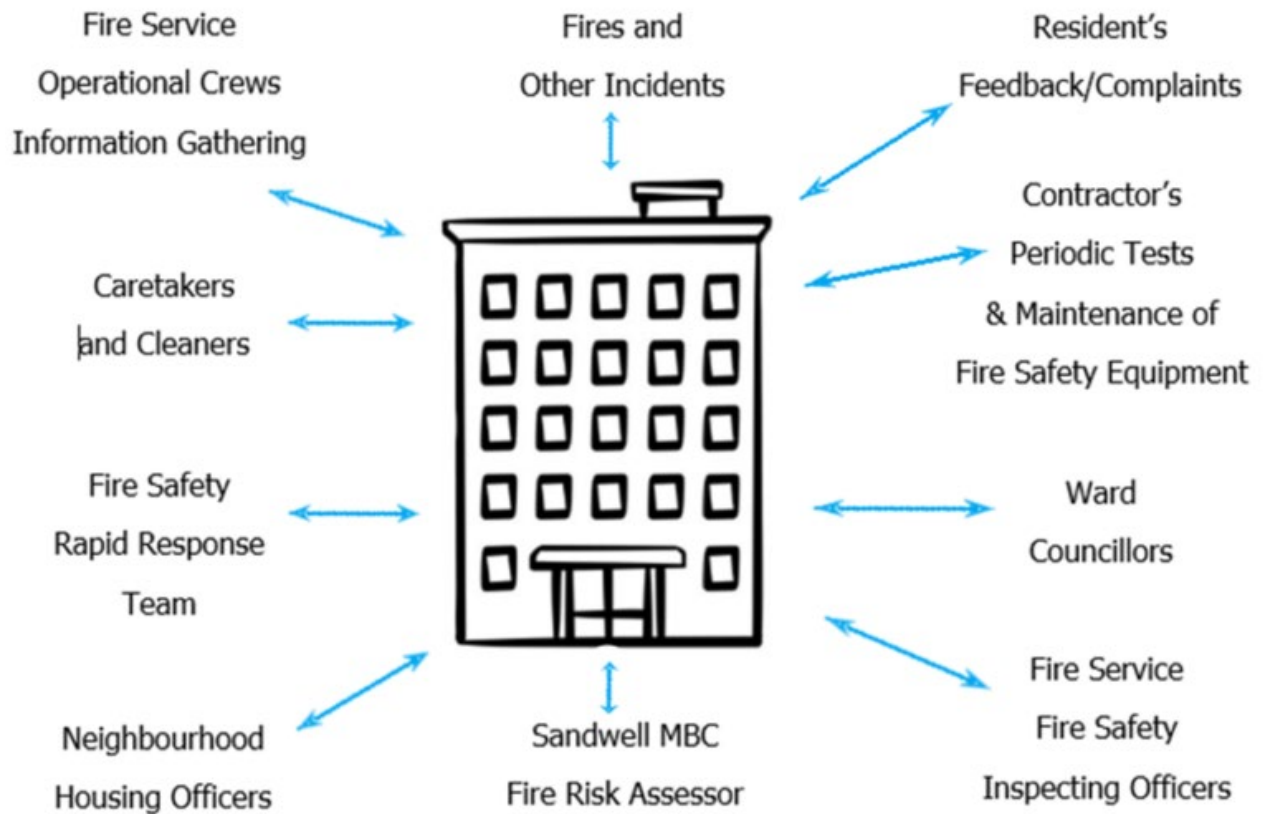
Introduction

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 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.

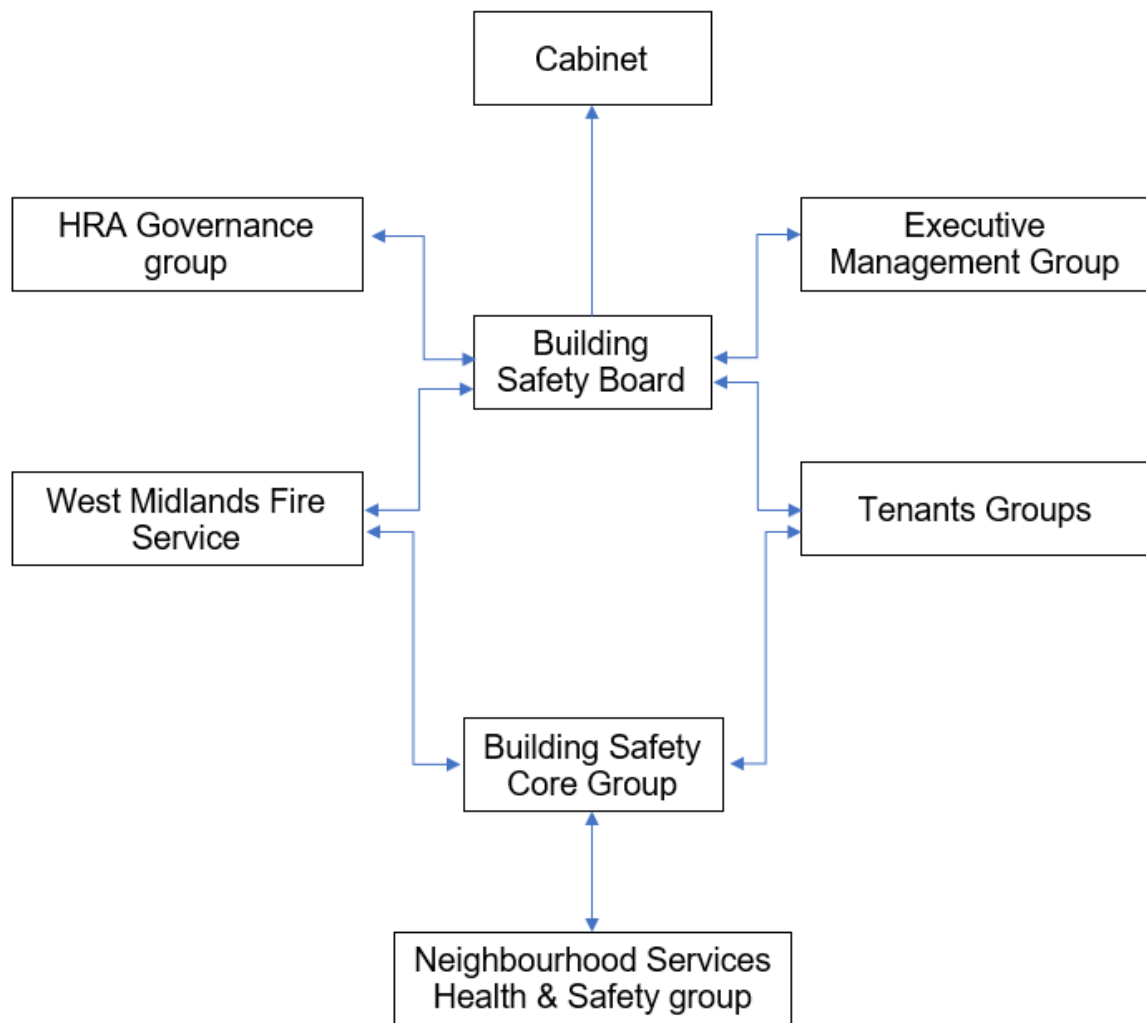
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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	<p>External Envelope</p> <p>The facias to the building comprise of traditional brick with uPVC framed windows to individual flats and communal lobbies.</p> <p>Those flats to the left of the main entrance have individual balconies (3 flats per floor).</p> <p>Some flats with trellis / decorative / privacy screening installed to balconies. <i>All resolved 29/06/23</i></p> <p>The balcony to flat 186 (ground floor) has been enclosed with uPVC patio doors.</p> <p>All items resolved</p>	Tolerable

Section 7	<p>Means of Escape from Fire</p> <p>The block has a single staircase that provides a sufficient means of escape with 2 final exit doors at ground level.</p> <p>Some communal & service cupboard FD30s doors have excessive gaps / require adjustment or repair. <i>Resolved 20/04/23</i></p> <p>Bicycle stored in 5th floor electrical cupboard. <i>Removed 27/02/23</i></p> <p>Mobility scooter parked on 5th floor lobby. <i>Referral sent to repairs to install ramp for resident 16/01/23. Resolved 29/06/23</i></p>	<p>Trivial</p>
Section 8	<p>Fire Detection and Alarm Systems</p> <p>Smoke detection within the block has been installed to the communal corridors and is linked to the automatic opening smoke ventilation system.</p> <p>Smoke / Fire detection to individual flats is to LD2 standard.</p>	<p>Trivial</p>
Section 9	<p>Emergency Lighting</p> <p>The premise has sufficient emergency/escape lighting system in accordance with BS 5266</p>	<p>Trivial</p>
Section 10	<p>Compartmentation</p> <p>The block has sufficient compartmentation with all doors being FD30s rated fire doors within communal areas and individual flat entrance doors.</p> <p>Adjustments required to flats 220, 200, 196 entrance doors to ensure fully self-close into frame. <i>Resolved 20/04/23</i></p>	<p>Trivial</p>

Section 11	<p>Fire Fighting Equipment The dry riser inlet is located within the ground floor lobby with outlets on all floors above. Maintenance contracts are in place to service the valves twice per year.</p> <p>A portable fire extinguisher (CO2) is located within the lift motor room and is serviced annually.</p>	Trivial
Section 12	<p>Fire Signage Appropriate mandatory and safety signage is in place.</p> <p>“Fire Door Keep Locked” signage to be removed from final exit doors. <i>Resolved 07/02/23</i></p>	Trivial
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition The fixed electric tests should be done every 5 years, last test date: 09/06/21</p>	Trivial
Section 15	<p>Waste Control Regular checks by Caretakers minimise risk of waste accumulation.</p> <p>Euro bins for general waste are secured in bin room. There is a recycling bin located outside of the block.</p>	Trivial
Section 16	<p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention A door entry system prevents unauthorised access & perimeter lighting is in place.</p>	Trivial

Section 18	Storage Arrangements Residents instructed not to bring L.P.G cylinders into block. There are no storage facilities for residents within the communal areas.	Trivial
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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, dry riser cupboards 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, no detailed records need 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 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

Shokat Lal

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)

Anthony Smith

Resident Engagement Officer - Fire Safety

Lee Mlilo

Abdul Monim Khan

Housing 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

Wyrley House
Sedgley Road East
Tipton
West Midlands
DY4 7TT

Description of the Property

The high-rise block was constructed in 1962 using a concrete construction with a traditional brick façade. The block consists of 6 storeys (inclusive of the ground floor). Each of the floors contains 5 number dwellings and there is a single protected staircase centrally located.



The block has a main entrance to the front elevation and an exit to the rear. Both entrances have a door entry system with fob reader access. The front entrance also has a firefighter override facility by use of a drop latch key.



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



There is a single lift that serves all floors with a maximum capacity of 600kg or 8 persons.



The lift motor room is located on the roof; access is obtained via an aluminium ladder (stored in the 5th floor dry riser cupboard)



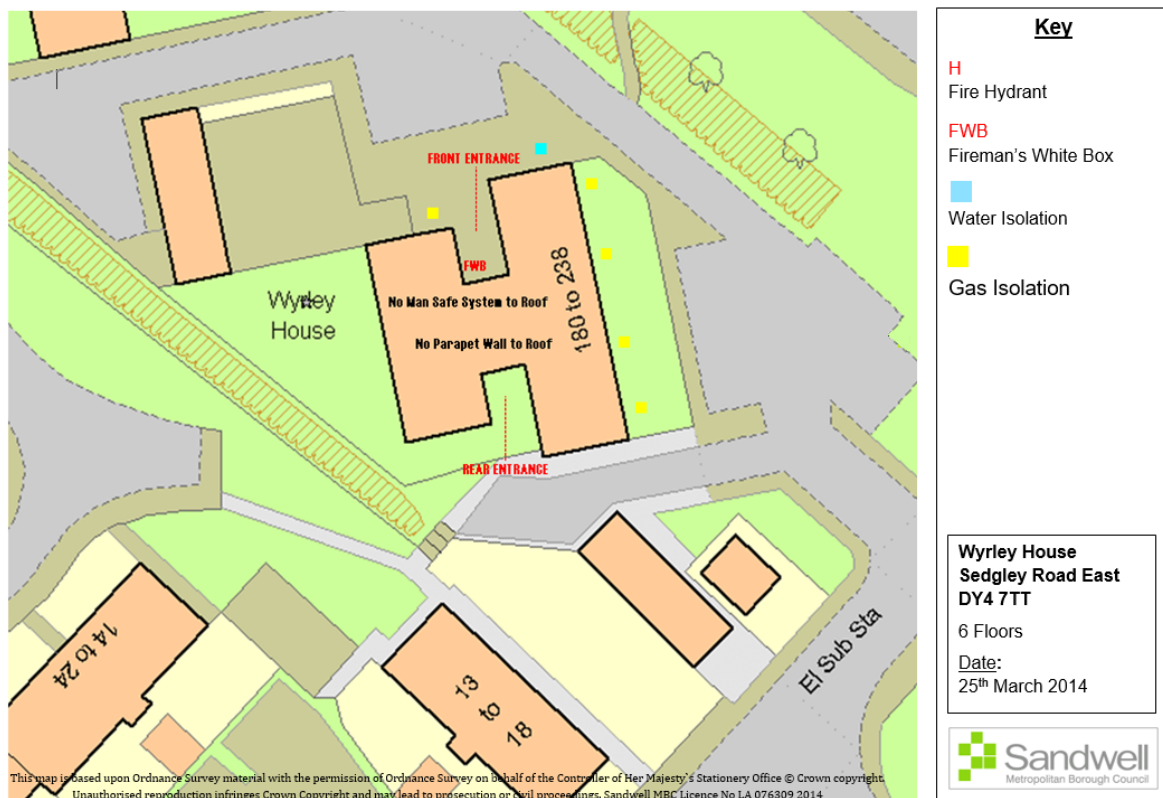
This allows access into the motor room through a trap door on the 5th floor adjacent the lift car (trap door secured by 54 type mortice).



A full height door secured by 54 type mortice lock then allows access out onto the main roof.

There are no telecommunication devices installed on the main roof.

The location of service isolation points for gas and water are detailed on a plan located in the fire fighters 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	6
Date of Construction	1962
Construction Type	Wates
Last Refurbished	N/A
External Cladding	Brick
Number of Lifts	1
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access ladder (<i>stored in dry riser cupboard on 5th floor</i>) gives access to motor room through a trap (top floor landing). A full height door then allows access onto the main roof
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 30 flats,

Visitors,

Sandwell MBC employees,

Contractors,

Service providers (e.g. meter readers, delivery people etc)

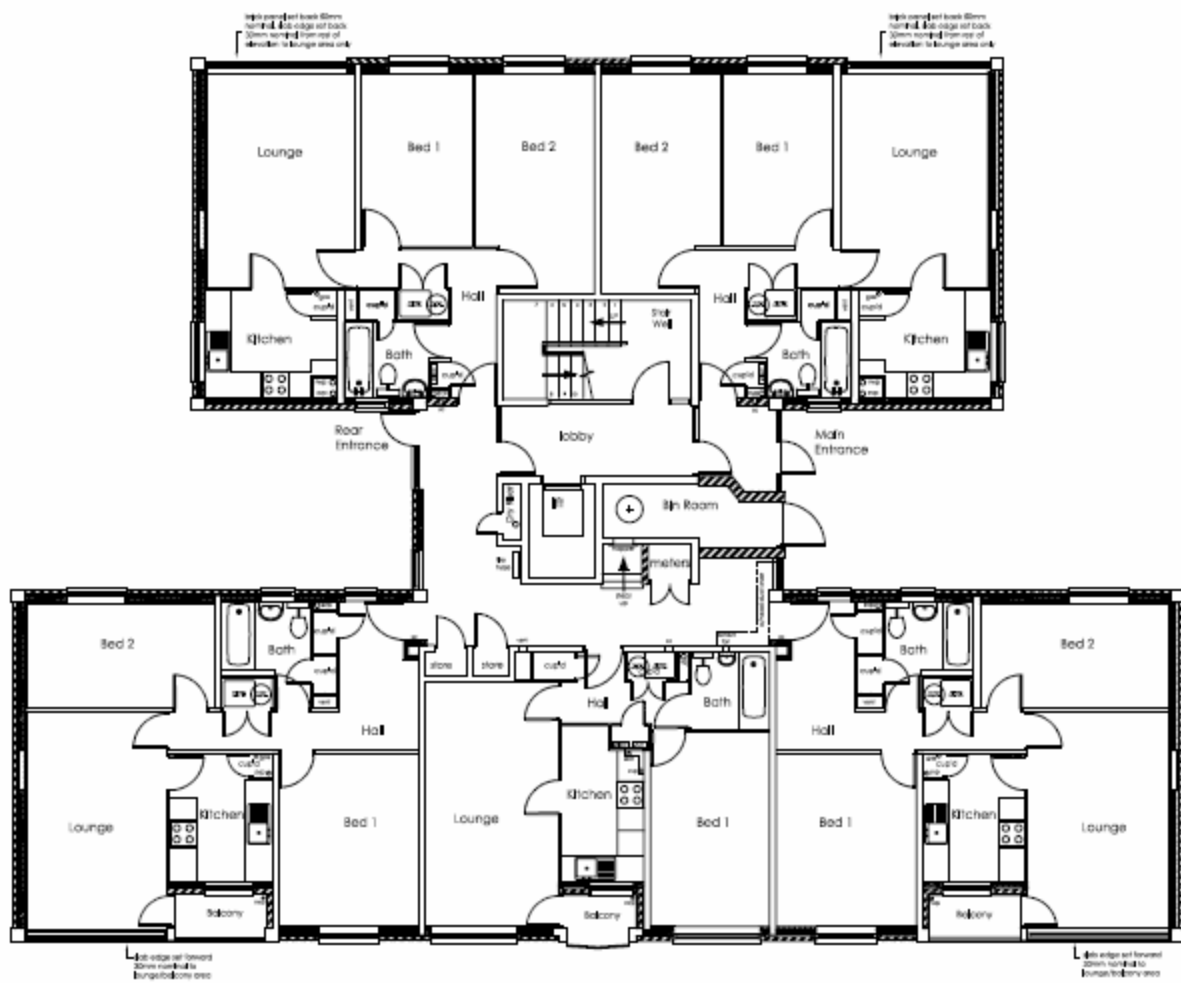
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

Building Plan

A typical floor layout showing horizontal lines of compartmentation.

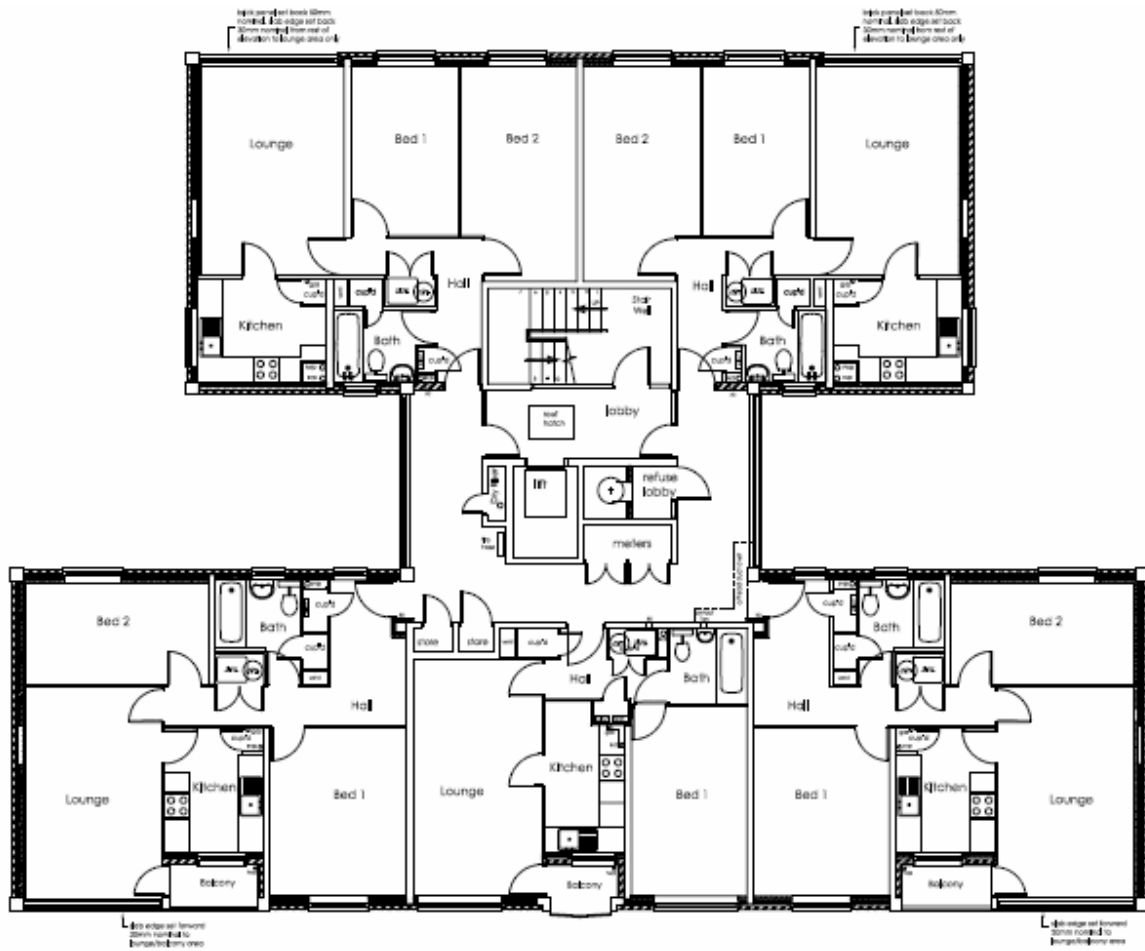
Ground Floor



Existing Ground Floor

1:50

1st to 5th Floor



Existing 5th Floor
1:50

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.

The addition of screening to some balconies and storage of combustible items on another, could potentially support the surface spread of flame in those areas which is an unnecessary risk. Once this is removed the level of risk presented by materials present to the external envelope of this building would become trivial.

1. Ground to 5th floor on all facias is traditional brick.



2. All windows are UPVC double glazed units.

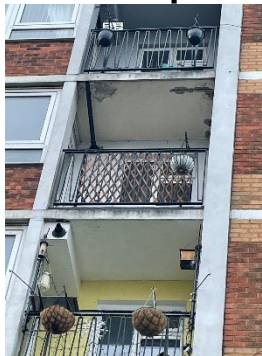


3. Only those flats to the left of the main entrance (3 per floor & same side of service cupboards) have access to balconies.

A. Flat 236 (5th floor) has timber trellis installed to balcony wall which could potentially support the external surface spread of fire.



B. Flat 226 (4th floor) has timber trellis installed to balcony railings which could potentially support the external surface spread of fire.



C. Flat 224 (4th floor) has timber / willow screening installed to balcony railings. There balcony has also been partially enclosed with what appears to be a UPVC framed unit. It would appear that this unit has been glazed with an acrylic perspex panel. Further enquiries at the time of the FRA where not possible due to the occupier not being home. The modifications to this balcony could potentially support the external surface spread of fire. *Resolved 22/03/23*



- D. Flat 206 (2nd floor) has decorative screening installed to balcony railings which could potentially support the external surface spread of fire. *Resolved 27/03/23***



- E. Flat 196 (1st floor) has timber / willow screening installed to balcony railings which could potentially support the external surface spread of fire. *Removed 15/03/23***



- F. Flat 194 (1st floor) has screening and netting installed to balcony railings and a what appears to be a plastic sheet utilised as a curtain over a pole. It appears that there is also a timber panel and a sheet of ply board against the railings. The presence excessive combustible items could support the external surface spread of flame.**



- G.** Flat 186 (ground floor) There are UPVC doors installed to the balcony with a section of UPVC shiplap cladding above. A request has been processed to cover each side of the cladding with a fire retardant paint.



Section 7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 1000mm in width.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) Within the means of escape there is a single corridor that forms a dead end and is located on the ground floor. However, the corridor is protected with fire resisting construction, has natural ventilation via a louvre vent, is a place of relative safety and leads to a final exit door. The maximum travel distance along the corridor is 13 metres (from flat 182 to the final exit) as per the guidance at the time 1962 - 71. All doors within the corridor are FD30s rated with the flat entrance doors being FD30s rated composite door sets. Flats 182, 184, 186 all have balconies that could be used as an alternative means of escape, flat 188 is immediately adjacent the final exit door (1m).



- 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).
- 7) The final exit doors have thumb turn locks and 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.



- 9) A Firefighter control switch is located within the ground floor lobby adjacent lift car. The key for the control switch is outside within the Firefighter's White Box to the righthand side of the main entrance.



- 10) In addition to the windows controlled by the automatic smoke ventilation system, communal windows can be opened without the use of a key.



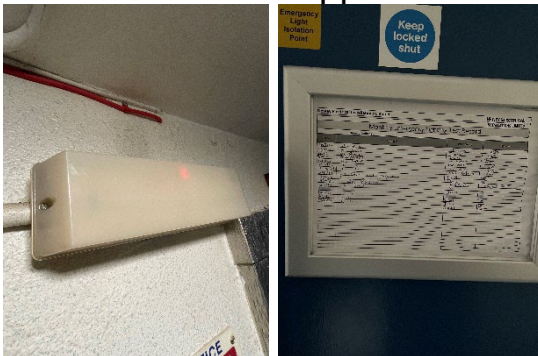
- 11) The chute room on each floor from the 1st to 5th is protected by an FD30s door.



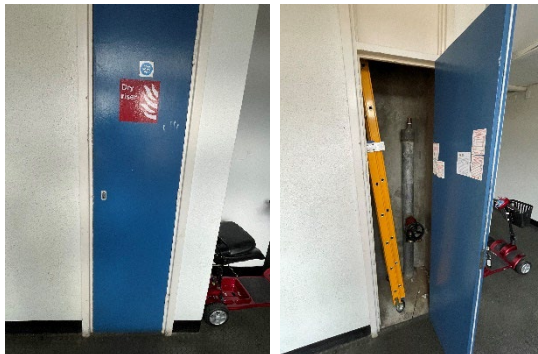
- 12) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.



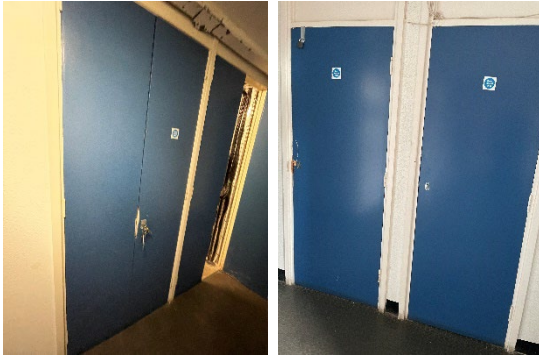
- 13) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.



- 14) Dry riser cupboard doors are FD30s rated, kept locked / secured with type 54 suited mortice lock(s). The 5th floor cupboard also houses an aluminium ladder which is utilised for access to the lift motor room and roof via the access hatch on the 5th floor lobby.



- 15) Service cupboards consist of FD30s rated doors and are secured with suited cylinder locks. A key is stored within the Firefighters white box. Residents have been provided with a key for those service cupboards with double doors for access to their electricity meters.



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

- 17) The fire rating of individual door mats outside flat entrance doors is unknown.



- 18) 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.

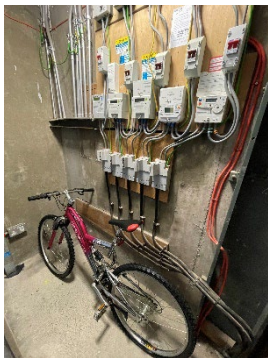
- 19) Individual flat doors are FD30s rated composite doors sets manufactured by IG Doors.



- 20) 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 186, 196, 200, 220 & 234 were all accessed with no evidence of tampering identified.

- 21) The 5th floor service cupboard containing residents electricity meters contained a bicycle which should be removed. Flats on this floor are 230, 232, 234, 236, 238. Resolved 27/02/23**



- 22) There is a mobility scooter parked on the 5th floor lobby adjacent the dry riser cupboard and flat 236. Discussions between the resident, housing officer and fire safety officer have been held. It has been agreed that the scooter will remain in situ when not in use, subject to the battery being removed and stored within flat, whilst a request for an access ramp into the flat is processed. This is a temporary arrangement only and should the request for an access ramp be unsuccessful then the scooter must be removed from the 5th floor lobby.**



- 23) 5th floor FD30s communal door to stairs has excessive gaps particularly to the bottom. Also gaps between stop and frame.**



- 24) 5th floor FD30s communal door by flat 230 has excessive gaps.**



- 25) 5th floor communal door by flat 238 has excessive gaps.**



- 26) 5th floor by flat 234 left hand side service cupboard doors (electrical) have excessive gap between doors.**



- 27) 4th floor communal door to stairs excessive gaps to leading edge and bottom edge. Also, door edge is split above top hinge.**



- 28) 4th floor communal door by flat 220 has excessive gaps.**



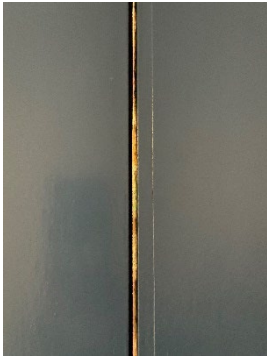
- 29) 4th floor communal door by flat 228 has 3 missing screws from 2 hinges.**



- 30) 4th floor service cupboards (electrical) opposite flat 224 – left hand cupboard has a defective lock (can't unlock) and excessive gap between doors, cold smoke seal doesn't meet opposite edge.**



- 31) 4th floor service cupboards (electrical) opposite flat 224 – right hand cupboard has excessive gaps between doors, cold smoke seal doesn't meet opposite edge.**



- 32) Access panel to stop tap adjacent flat 226 is hanging loose and requires re-fixing to masonry to maintain compartmentation.**



- 33) 3rd floor communal door to stairs has excessive gaps. Also gap between stop and frame on handle side.**



- 34) 3rd floor communal door by flat 218 excessive gaps and damage to re-lipped edge on leading edge.**



- 35) 3rd floor communal door by flat 210 has excessive gaps.**



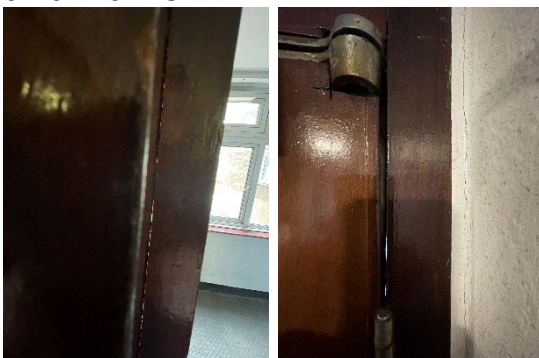
- 36) 3rd floor by flat 214 service cupboard doors (electrical) have excessive gaps between both sets of doors. Smoke seal is partially missing from the left-hand door of the left-hand set.**



- 37) 2nd floor communal door to stairs smoke seal is partially missing from head. Also, excessive gaps towards bottom of door on leading edge.**



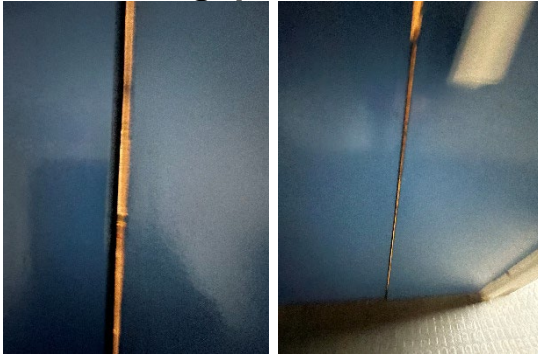
- 38) 2nd floor communal door by flat 200 gaps between door stop and frame.**



- 39) 2nd floor communal door by flat 208 gaps between door stop and frame on handle side and head.**



- 40) 2nd floor service cupboard doors (electrical) by flat 204 have excessive gaps between both sets of doors.**



- 41) 2nd floor, unable to gain access to the left side service cupboard between flats 204 & 206 because the door has been secured by a padlock. It was noted that there was some minor exterior damage to the door and frame.**

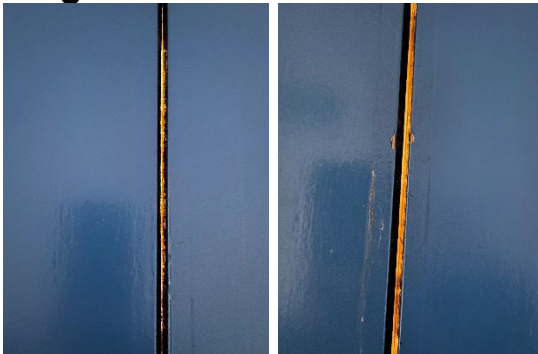


- 42) 1st floor by flat 190 communal door has excessive gap to leading edge and between stop and frame on handle side.**



- 43) 1st floor chute room door has a screw missing from the lower hinge.**

- 44) 1st floor service cupboard doors (electrical) have excessive gaps between both sets of doors. The left-hand doors to both sets are tight on the hinge side with compressed smoke seal seals. Right door on right-hand set has excessive gap on hinge side.**



- 45) 1st floor communal door by flat 198 has excessive gaps to hinge side and head.**



- 46) 1st floor communal doors to stairs and near to flat 190 had various sticky pads and Velcro stuck to the door stops. This prevented the doors from closing fully into the frame which potentially could allow the passage of smoke in the event of a fire. The pads were removed at the time of the FRA.**



- 47) Ground floor communal door to stairs has a screw missing from top hinge.**



- 48) Ground floor communal door by flat 188 has no smoke seal to the head and door doesn't always reliably self-close fully into frame.**



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 accessed were 186, 196, 200, 220, 234.

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 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 located in the ground floor service cupboard.



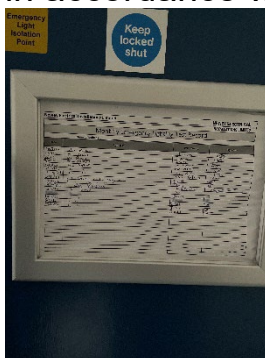
Section 9

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.

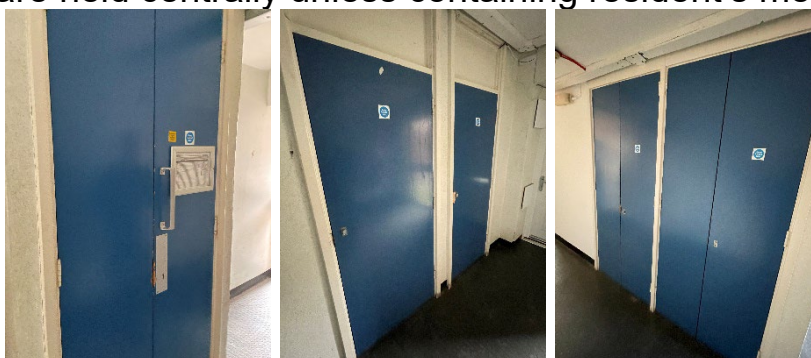


Section 10

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 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 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.

Electric Meter Cupboard								Dry Riser				Comms Riser																				
Floor No	Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials															
	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Rockwool
B																																
G			✓			✓		✓					✓																			
1			✓			✓		✓					✓																			
2	✓		✓			✓		✓					✓																			
3	✓		✓			✓		✓					✓																			
4	✓		✓			✓		✓				✓	✓																			
5	✓		✓			✓		✓				✓	✓																			
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14																																
15																																
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) There is a minimal amount of foam present where power cables penetrate through the slab from the service cupboard to the service cupboard above (ground to 1st floor). This has not been removed due to the close proximity of live terminals within the mains distribution board. Where the cables enter the 1st floor service cupboard above the penetration has been suitably fire stopped with intumescent mastic.



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

Block Name	Place Ref	Address	LOCATION-STA	Front Door Type	Glazed / Not glazed
Wyrley House 180-238 (e)	BL43000WY11	Wyrley House 180-238 (e);Sedgley Road East;Tipton;West Midlands High Rise Block			
Wyrley House 180-238 (E)	DW4300000067	180 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000068	182 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000069	184 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000070	186 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000071	188 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000072	190 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000073	192 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000074	194 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000075	196 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000076	198 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000077	200 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000078	202 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000079	204 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000080	206 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000081	208 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000082	210 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000083	212 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000084	214 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000085	216 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000086	218 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000087	220 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000088	222 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000089	224 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000090	226 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000091	228 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Not glazed
Wyrley House 180-238 (E)	DW4300000092	230 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000093	232 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000094	234 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000095	236 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed
Wyrley House 180-238 (E)	DW4300000096	238 Wyrley House;Sedgley Road East;Tipton;West Midlands;	Occupied	IG Doors	Glazed

8) Some individual flat entrance doors failed to reliably fully self-close fully into frame.

A. 4th floor flat 220 door binds top corner lock side.



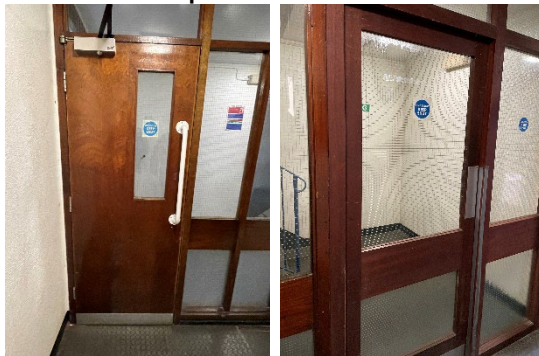
B. 2nd floor flat 200 door binds top corner lock side



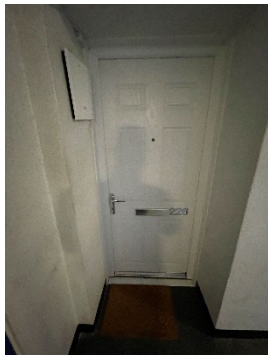
C. 1st floor flat 196 door binds slightly on top corner lock side.



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



- 10) Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on Intumescent material.



Section

11

Fire Fighting Equipment

- 1) The dry riser inlet cabinet is located in the ground floor dry riser cupboard (twin valve) secured with a suited cylinder lock.



- 2) The outlets are contained within the dry riser cupboards on floors 1 – 5 and are secured with suited cylinder 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.
 - 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, [see section 8.](#)

Section 12

Fire Signage

- 1) Fire doors display “Fire Door Keep Shut” where appropriate.
- 2) The front and rear final exit doors display “Fire Door Keep Locked” signage which is incorrect and should be removed.



- 3) 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”



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



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



- 6) Signage depicting floor level is fitted to the wall opposite the lift car on each floor.



- 7) Floor indicator numbers are fitted to the wall of each floor on the communal staircase.



- 8) The fire escape routes 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. The only extinguishers located 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.

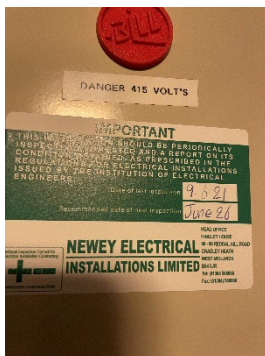
Section 14

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 09/06/21



- 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.



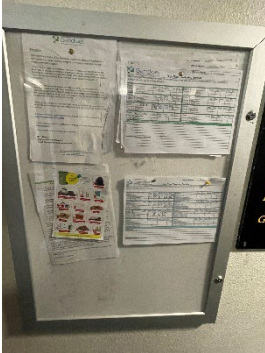
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas risers are external to the building.



Section 15

Waste Control

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



- 2) Refuse & recycling containers are emptied regularly. The recycling container is located away from the building.



- 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) There is no current evidence of arson.
- 4) The perimeter of the premises is well illuminated.



- 5) There have been no reported fire incidents since the last 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.
-

Section 19

Additional Control Measures; Fire Risk Assessment - Level 2 Action Plan

Significant Findings

Action Plan

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

Trivial ☒

Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:


Wyrley House

Date of Action Plan:

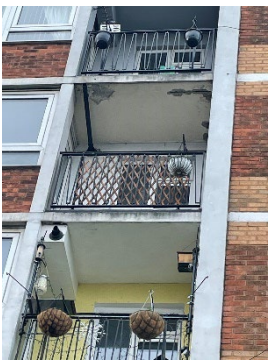


16/01/2023

Review Date:




<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/03a	Flat 236 – Remove installed timber trellis from balcony wall.		P2	Within 1 to 3 months of action plan date. Housing Manager	23/02/2023

Fire Risk Assessment

06/03b	Flat 226 – Remove timber trellis installed to balcony railings.		P2	Within 1 to 3 months of action plan date. Housing Manager	Resolved 29/06/2023
06/03c	Flat 224 – Remove installed acrylic perspex panel, willow screening to balcony.		P2	Within 1 to 3 months of action plan date. Housing Manager	Resolved 22/03/2023
06/03/d	Flat 206 – Remove decorative screening installed to balcony.		P2	Within 1 to 3 months of action plan date. Housing Manager	Resolved 27/03/2023



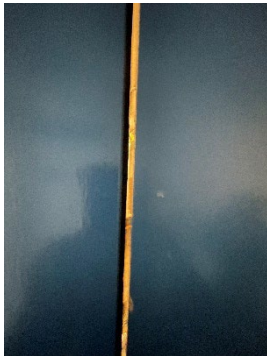
Fire Risk Assessment

06/03e	Flat 196 – Remove willow screening installed to balcony.		P2	Within 1 to 3 months of action plan date. Housing Manager	Items removed 13/03/2023
06/03f	Flat 194 – Remove all screening / netting, curtain, ply board and timber panel from balcony.		P2	Within 1 to 3 months of action plan date. Housing Manager	Items Removed 29/06/2023
07/21	Bicycle to be removed from the 5 th floor electrical service cupboard. (flats 230, 232, 234, 236, 238)		P2	Within 1 to 3 months of action plan date. Housing Manager.	Resolved 27/02/2023




Fire Risk Assessment

07/22	Mobility scooter to be removed from 5 th floor communal corridor outside flat 236.		P2	Within 1 to 3 months of action plan date. Housing Manager. 16/01/23 Referral sent to repairs from housing officer for a ramp to be installed improving access to flat.	Resolved 29/06/2023
07/23	5 th floor communal door to stairs – excessive gaps to door and between stop and frame, adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10630191	20/04/2023




Fire Risk Assessment

07/24	5 th floor communal door by flat 230 – excessive gaps adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM10631596	20/04/2023
07/25	5 th floor fd30s communal door by flat 238 – excessive gaps adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631605	20/04/2023
07/26	5 th floor fd30s left side electrical service cupboard doors by flat 234 excessive gap between doors adjustment / required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM10631621	20/04/2023


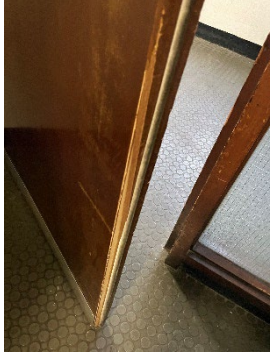
Fire Risk Assessment

07/27	4 th floor communal door to stairs excessive gaps and door split along edge on hinge side, adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM10631632	20/04/2023
07/28	4 th floor communal door by flat 220 has excessive gaps adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM10631644	20/04/2023
07/29	4 th floor communal door by flat 228 replace missing screws to 2 hinges.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631661	20/04/2023



Fire Risk Assessment

07/30	4 th floor opposite flat 224 left side electrical service cupboard has excessive gaps between doors / require adjustment. Defective lock / unable to unlock requires attention / replacement.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631671	20/04/2023
07/31	4 th floor opposite flat 224 right side electrical service cupboard has excessive between doors / requires adjustment.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631680	20/04/2023
07/32	4 th floor by flat 226 access panel to stop tap requires re-fixing to wall		P2	Within 1 to 3 months of action plan date. Fire Rapid Response	20/04/2023



Fire Risk Assessment

				JM:10631690	
07/33	3 rd floor by communal door to stairs has excessive gaps and gap between stop and frame handle side / adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631774	20/04/2023
07/34	3 rd floor by flat 218 communal door has excessive gaps and damage to re-lipped edge, adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631784	20/04/2023



Fire Risk Assessment

07/35	3 rd floor communal door by flat 210 has excessive gaps adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631824	20/04/2023
07/36	3 rd floor by flat 214 electrical service cupboard has excessive gaps between both sets of doors, adjustment required. Also replace cold smoke seal that is partially missing from left hand door (left side cupboard).		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631839	20/04/2023


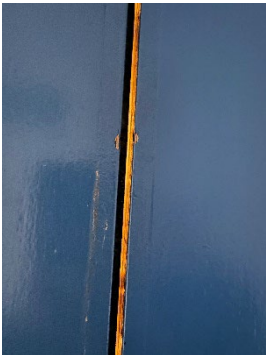
Fire Risk Assessment

07/37	2 nd floor communal door to stairs has excessive gaps towards bottom on leading edge adjustment / repairs required. Replace cold smoke seal to head.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631855	20/04/2023
07/38	2 nd floor by flat 200 excessive gaps (each side) between stop and frame require adjustment.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631864	20/04/2023



Fire Risk Assessment

07/39	2 nd floor by flat 208 communal door gaps between stop and frame handle side and head require adjustment		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631868	20/04/2023
07/40	2 nd floor electrical service cupboards excessive gaps between both sets of doors require adjustment.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631880	20/04/2023




Fire Risk Assessment

07/42	1 st floor by flat 190 communal door excessive gap to leading edge and gap between stop and frame on same side, adjustment / repair required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631892	20/04/2023
07/43	1 st floor chute room door requires replacement screw to lower hinge	No Photo	P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10631937	20/04/2023
07/44	1 st floor electrical service cupboard excessive gap between both sets of doors and on right door / hinge side, adjustments required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10632026	20/04/2023




Fire Risk Assessment

07/45	1 st floor by flat 198 communal door has excessive gaps hinge side and head adjustment / repairs required.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10632038	20/04/2023
07/46	1 st floor communal doors leading to flat 190 had sticky pads and Velcro applied to the door stops to prevent banging. Housing officer to contact all flats on this floor to inform that interference with fire doors will significantly increase the risk to all in the event of a fire.		P2	Within 1 to 3 months of action plan date. Housing Manager	18/04/2023



Fire Risk Assessment

07/47	Ground floor communal door to stairs / replace missing screw to top hinge		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10632071	20/04/2023
07/48	Ground floor by flat 188 communal door doesn't reliably fully self-close adjustment required, also requires cold smoke seal to head.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10632417	20/04/2023
10/08a	4 th floor flat 220 door requires adjustment to ensure it reliably fully self-closes into frame.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10632426	20/04/2023

Fire Risk Assessment

10/08b	2 nd floor flat 200 door requires adjustment to ensure it reliably fully self-closes into frame.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10632440	20/04/2023
10/08c	1 st floor flat 196 door requires adjustment to ensure it reliably fully self-closes into frame.		P2	Within 1 to 3 months of action plan date. Fire Rapid Response JM:10632460	20/04/2023
12/02	Remove “fire door keep locked” signage from both final exit doors.		P2	Within 1 to 3 months of action plan date. Caretakers	07/02/2023

Signed

	Fire Risk Assessor	Date: 16/01/2023
	Premise Manager	Date: 06/02/2023

Appendix 1

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


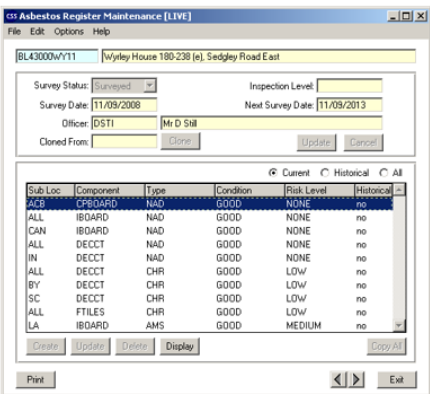

Name of property: Wyrley House

Updated: 03/03/2014

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Derek Still [Tel:- 0121 569 5077](tel:01215695077)).

Asbestos Survey		Property Address		Wyrley House, Sedgley Road East, Tipton, DY5 7TT		✓ Office use			
Surveyed by		W Colbourne		Date		03/03/2014			
Checked by		DEREK STILL		Desktop Check		✓			
Site Check									
Reason for request		HSG 264 - Survey Report Type		Date		29/10/2015			
Investment Void		Refurbishment Survey		Property Description					
Investment Tenanted		Management Survey						✓	
R & M Void		SHAPE Interrogated.						✓	
R & M Tenanted		No Existing SHAPE Data.							
Medical / Emergency - Heating Works		Existing SHAPE Data.						✓	
Communal Areas		✓ Refurb Surveys Interrogated ?		6 Floor High Rise Block		Year Built			
						1962			
				Notes / including details of similar property surveys completed. Reviewed on 03/03/2014					
Building Surveyors 0121 569 5077				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES					
									

Fire Risk Assessment

Sample Locations	Property Address	Wyrley House, Sedgley Road East, Tipton, DY5 7TT						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Excluded?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
LIFT MOTOR ROOM	NO SUSPECT ASBESTOS CONTAINING MATERIALS FOUND DURING SURVEY							
FLOORS 3 AND 4 – COMMUNAL WALLS	TEXTURED COAT	-	SEALED-PAINT	DS 6219	NO ASBESTOS DETECTED	NO	NO	
GROUND FLOOR COMMUNAL CEILING	TEXTURED COAT	-	SEALED-PAINT	DS 6219	NO ASBESTOS DETECTED	NO	NO	
COMMUNAL AREAS-ALL FLOORS – FLOOR	THERMOPLASTIC	-	SEALED	PRESUMED	CHRYSO TILE	NO	NO	
BIN ROOM	NO ASBESTOS CONTAINING MATERIALS FOUND DURING SURVEY							
DRY RISER CUPBOARD – ALL FLOORS	NO ASBESTOS CONTAINING MATERIALS FOUND DURING SURVEY							
STORE CUPBOARD X 2 – ALL FLOORS	NO ASBESTOS CONTAINING MATERIALS FOUND DURING SURVEY							
MAIN ROOF SARKING OR FLAT ROOF MINERAL FELT	BITUMINOUS	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM's.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
ROOF VENTS	METAL / CONCRETE	ALL FLOORS HIGH LEVEL BOXING	SUPALUX					
MAIN ROOF VENTS	PLASTIC	ALL FLOORS BIN CHUTE HIGH LEVEL BOXING	HARD BOARD					
LIFT MOTOR ROOM – NOTICE BOARD	TIMBER	MAIN ENTRANCE CANOPY SOFFIT	SUPALUX					
DRY RISER CUPBOARD ALL FLOORS – TRANSOM PANEL	SUPALUX	MAIN ENTRANCE RAIN WATRT PIPE	PLASTIC					
STORE CUPBOARD X 2 ALL FLOORS – TRANSOM PANEL	SUPALUX	MAIN ENTRANCE ROOF CLOAKING	SUPALUX					