

Fire Risk Assessment

St Marks Road



**Maisonettes 231 - 243
St Marks Road,
Tipton,
DY4 0SZ.**

Date Completed: 18/07/2024.

Review Period: 3 years.

Officer: A Jones 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>

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Section

0

Introduction

The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1)

“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”.

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

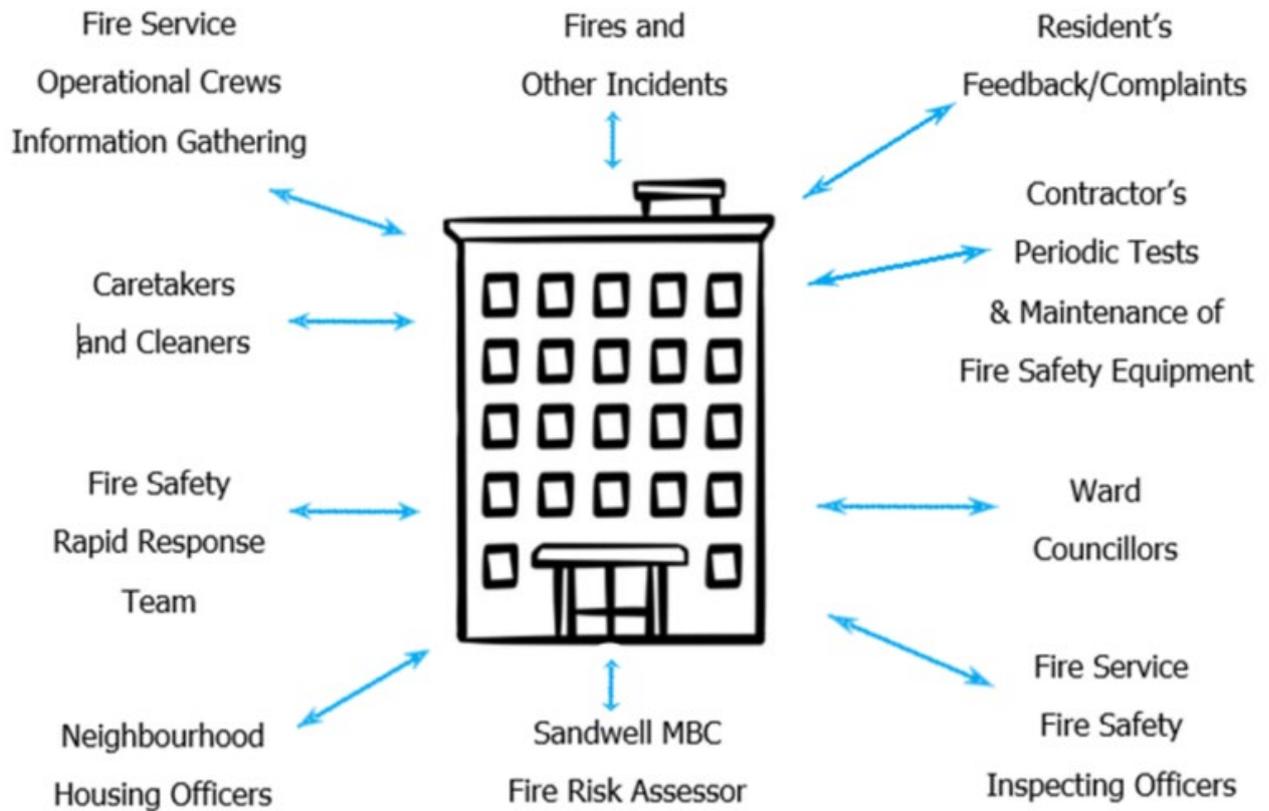
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but the Council will as a minimum review:

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

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

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

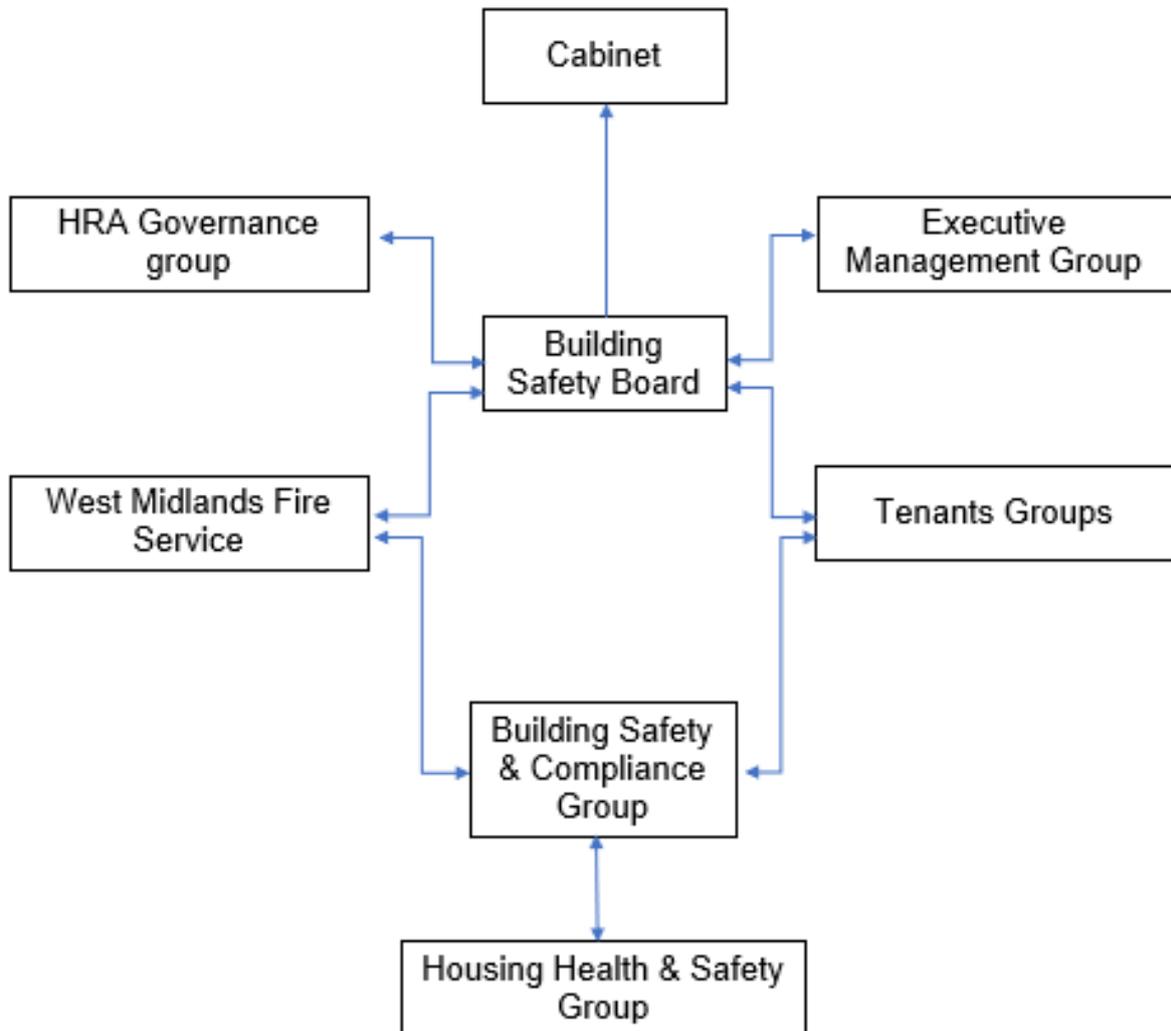
Fire Risk Assessment (Abridged)



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

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

Governance Structure



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

Section

1

Significant findings

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	<p>External Envelope The exterior of the buildings is predominantly traditional brick, concrete construction with bitumen flat roof. Individual flat windows are UPVC double glazed units. Combustible items were located around the access & egress staircases.</p>	Tolerable

Section 7	<p>Means of Escape from Fire The means of escape staircases incorporate a final exit.</p>	Trivial
Section 8	<p>Fire Detection and Alarm Systems Early warning is limited to hard wired or battery smoke alarms within each of the resident's maisonettes.</p>	Trivial
Section 9	<p>Emergency Lighting Emergency lighting is not provided in the staircase, additional lighting is provided.</p>	Trivial
Section 10	<p>Compartmentation The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around maisonettes. Doors are 30-minute nominal fire doors, including those in 1-hour rated walls. Extraction vents on open deck corridors were did not appear to be of the intumescent type.</p>	Tolerable
Section 11	<p>Fire Fighting Equipment No firefighting provisions are provided within the premise.</p>	Trivial
Section 12	<p>Fire Signage Some signage is in place, no smoking signage should be fixed on the open deck access.</p>	Tolerable
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition The fixed electrical installation should be tested every 5 years. The date of the last 5-yearly electrical check was 20/09/2022.</p>	Trivial

Section 15	<p>Waste Control Regular cleaning services take place at the block and regular checks from caretakers help with waste control at the block. One refuse chute was blocked at the time of the assessment, this chute requires maintenance to clear the blockage.</p>	<p>Tolerable</p>
Section 16	<p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
Section 17	<p>Arson Prevention A security door (digital code) entry system is provided to the premise at the access staircases. At the time of the assessment access to the external staircases was open. Security and Arson issue.</p>	<p>Trivial</p>
Section 18	<p>Storage Arrangements Residents should not store fuel or LPG Cylinders in their home or storage facilities. This documented in the tenancy agreement.</p>	<p>Trivial</p>

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 normal fire 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.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk- based control plan is based on one that has been advocated for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

Section

2

People at Significant Risk of Fire

Persons at significant risk of fire does not just refer to those people with physical, sensory, or mental health issues. It also includes those at risk due to the layout or features of the building such as inner rooms or dead-end conditions. Persons may also be at risk due to remote or lone working.

The RR(FS)O requires that these people are identified in any fire risk assessment.

Sandwell Council takes the health, safety and wellbeing of its colleagues, contractors, residents, and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

When a PEEP is in place, the relevant information will be kept in the secure Premise Information Box (High Rise Buildings only), which is set up to help WMFS in an emergency. The data is classified as level 1, which means it complies with the General Data Protection Regulations.

Section

3

Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

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

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

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

Chief Executive

Shokat Lal

Directorate of Place

Alan Lunt

Assistant Director Building Compliance

Vacant Post.

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Adrian Jones

Anthony Smith

Carl Hill

Louis Conway

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Lee Mlilo

Housing Office Manager

Rushpal Dhaliwal

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

Section 4

Description of Premises

Maisonettes 231 – 243.
St Marks Road,
Tipton,
DY4 0SZ.

Description of the Property:

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

The enforcing authority is West Midlands Fire Service.

The ground floor commercial businesses/shop element of the building is managed by the Local Authority's property services department under a tenancy lease agreement. Part of the agreement is for the tenants to hold a current written fire risk assessment. However, no written fire risk assessments were witnessed at the time of the assessment.

This low-rise premise was constructed in 1969 using traditional cross wall construction and comprises a concrete slab which should extend the full length of this premises separating the ground floor shops and first floor maisonettes.

The block has a total of 3 storeys ground (Commercial) and two storey first floor maisonettes.

The residential dwellings are accessed from St Marks Road via two external concrete stairways accessed from either end of the premise.



Maisonettes have UPVC double glazed window frames and UPVC frontage leading onto an open deck access. Each dwelling has its own independent front door directly off this deck access.



Each Maisonette has individual balcony area to front of the building, the balcony is accessed from individual first-floor door.



The secured rear area is occupied by commercial premises located on the ground floor. Gates to access the rear area are located in Strathmore Road.



Residents use refuse chutes at first floor level to dispose of any rubbish. All refuse is collected at frequent intervals by the local authority.



There are no designated car parking provisions in place for residents at this premise.

It is understood that incoming electrical supplies to individual maisonettes are internal supplies.

Gas supplies to individual maisonettes run across the length of the rear deck at approx. 3 metres from deck level, these are fed into each maisonette.

Commercial Premises within this block of maisonettes

Business 217 Launderette – No Fire Risk Assessment in Place.



Business 219 Pet Shop - No Fire Risk Assessment in Place.



Business 221 Nissi's Place - A written fire risk assessment is in place (verbally confirmed however, not witnessed at the time of the assessment).



Business 223 Akeem's Cuisine. No Fire Risk Assessment in Place.



Business 225 Costcutter - No Fire Risk Assessment in Place.



High/Low Rise	Abridged
Number of Floors	3
Date of Construction	1969
Construction Type	
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	Two External
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof Space	N/A.
Equipment on roof (e.g., mobile phone station etc)	No

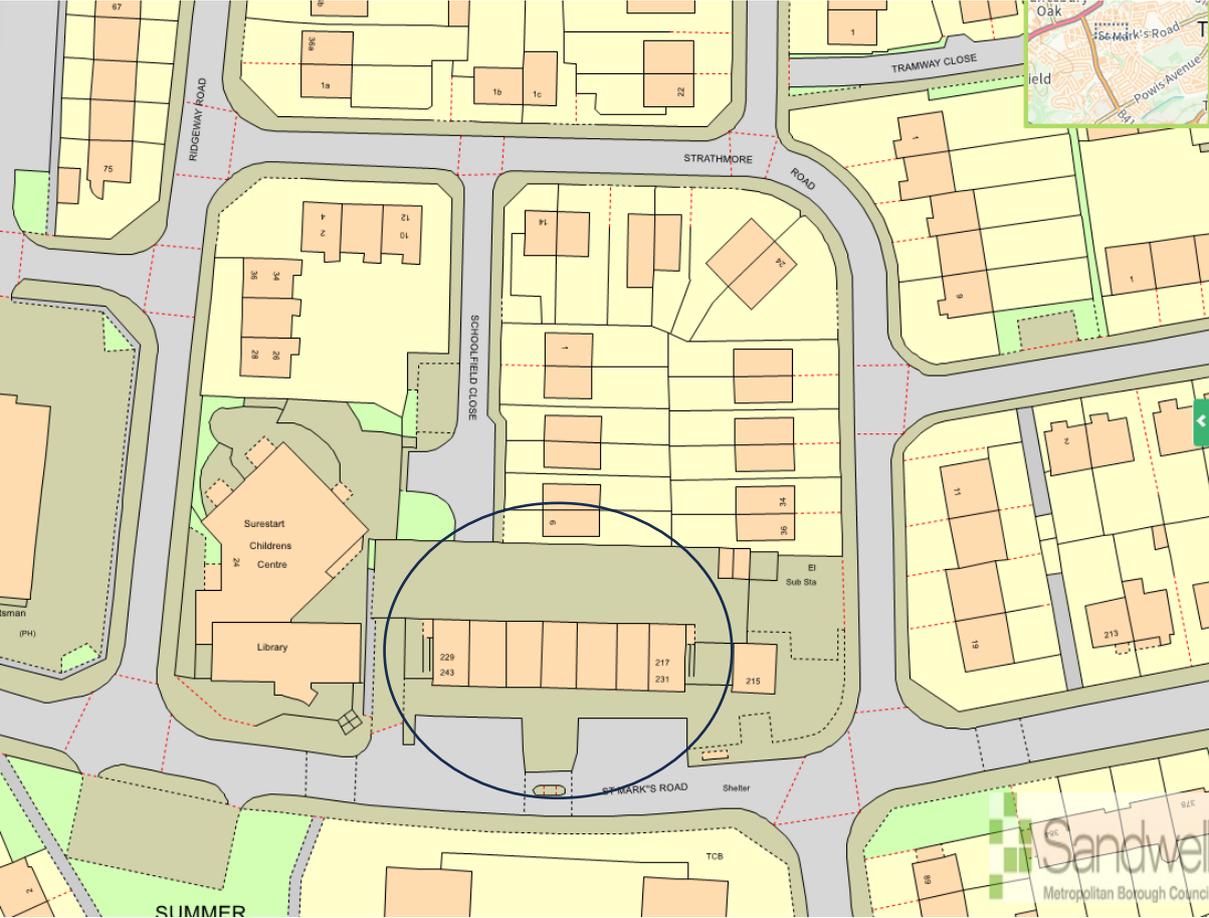
Persons at Risk

Residents / Occupants of 7 maisonettes
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g., meter readers, delivery people etc)
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

**Section
5**

Building Plan

A general plan showing the building location.



Section

6

External envelope

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

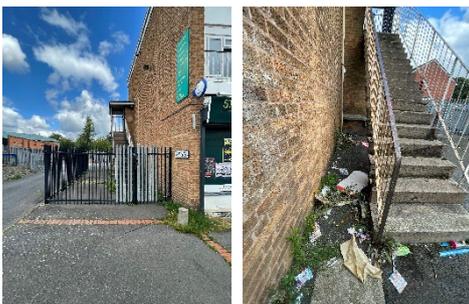
Below is a breakdown of the materials used within the external envelope and, as part of the external wall system.

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

- 1) The external envelope of the premise is predominantly traditional brick, concrete construction, UPVC double glazed window frames surmounted by a flat bitumen roof.



- 2) Access is gained to all maisonettes from the ground floor using one of two external staircases. These were not secured at the time of the assessment.



- 3) At the time of the assessment the access gates to access residential dwellings were not locked. This could present a security and arson issue.



- 4) Access to the bin room(s) is in the rear yard at ground floor level, this area was tidy at the time of the assessment.



- 5) Ground floor rear commercial premises. Fascia type boarding in the has perished and in need of upgrade. When any future refurbishments are considered, these boards should be replaced.



Section

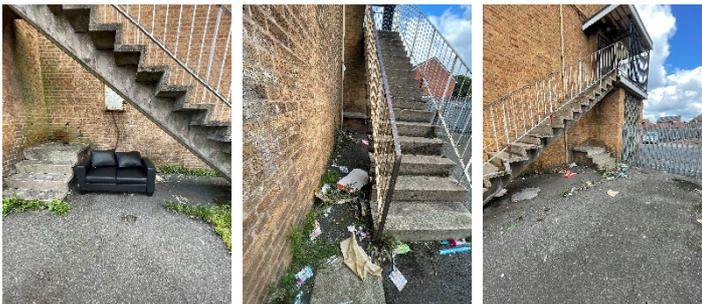
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Means of Escape from Fire

- 1) The building(s) have two external concrete staircases that provides the means of escape. There are security gates at the head of each staircase, these are operated by push pad mechanism in the direction of escape.



- 2) All staircases are of adequate width (at least 1040mm) and must be maintained clear to that width as a minimum.
- 3) It was noted that litter, furniture, and other combustible items had been left under access/escape staircase(s). These items should be removed as soon as practicable. (Email sent to Housing).



- 4) The communal deck areas should be kept free of flammable items. These areas should be checked on a regular basis by Caretaking / Cleaning teams and all items of rubbish removed. Email sent to housing to remove items. (Email sent to housing).



- 5) It is evident that smoking is taking place on the deck access corridor, this should cease immediately means of escape are protected to limit the spread of fire and smoke with UPVC front entrance doors. (Email sent to housing).



- 6) The means of escape are protected to limit the spread of fire and smoke with UPVC front entrance doors.



- 7) Flat 235 was accessed to establish the condition of the front door. It was a typical UPVC door with no additional fire resisting materials of components. The door had not been tampered with by residents.
-

- 8) At the head of each staircase, it was noticeable that old soffit boards had perished and need to be replaced.



- 9) On the open deck access, it was noted that the soffits board was constructed from UPVC. When any future upgrades are carried out, consideration should be given to replacing these boards with an appropriate fire resisting material.



Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wired or battery smoke alarms within each of the resident's maisonettes. The equipment is subjected to a cyclical test.
- 2) The resident at flat 235 confirmed that smoke detection was installed in the Hallway, Landing, Living room and Kitchen.
- 3) Therefore, based on the above point, it should be assumed that smoke detection in resident's maisonettes is installed to a LD2 Standard.

For information

LD1 all rooms except wet rooms.

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

LD3 Hallway only.

- 4) There is no other effective means for detecting an outbreak of fire to communal areas. The reason for this is: -
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place.

Section

9

Emergency Lighting

- 1) This premise does not have emergency lighting installed; however standardised lighting is present. This is deemed acceptable due to the height of the building.

Section 10

Compartmentation

The high degree of fire separation between maisonettes and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A

compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around maisonettes. All flat entrance doors are 30-minute notional/nominal doors, including those in 1-hour rated walls.
 - 2) Generally, the means of escape, open deck access, is protected from maisonettes with the use of nominal rated UPVC doors. These doors should be upgraded to FD30 when the door replacement programme commences.
 - 3) Notwithstanding the point above, the premises generally have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in open area due to the design of the building.
 - 4) The fire stopping / compartmentation of the premises is subject to an annual inspection by the Fire Safety Rapid Response Team.
 - 5) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
-

- 6) There was a missing extraction vent cover (Flat 233) on the open deck access corridor. This should be replaced to ensure products of combustion, or any potential acts of arson are mitigated.



- 7) Should any future refurbishments of this premise be carried out consideration should be given to replacing the UPVC frontage to the maisonettes.
- 8) Front entrance doors appear to be nominal UPVC doors. Refer to the sheet below. Any future upgrades should consider replacing these front entrance doors for FD30s.

St Marks Road 231-243 (O) BL45520ST57	231-243 St Marks Road;Tipton;West Midlands;;	Intentionally Blank	
St Marks Road 231-243 (O) BL45520ST57	243 St Marks Road;Tipton;West Midlands;;	UPVC Door	Partial Glazing
St Marks Road 231-243 (O) BL45520ST57	231 St Marks Road;Tipton;West Midlands;;	UPVC Door	Partial Glazing
St Marks Road 231-243 (O) BL45520ST57	233 St Marks Road;Tipton;West Midlands;;	UPVC Door	Partial Glazing
St Marks Road 231-243 (O) BL45520ST57	235 St Marks Road;Tipton;West Midlands;;	UPVC Door	Partial Glazing
St Marks Road 231-243 (O) BL45520ST57	239 St Marks Road;Tipton;West Midlands;;	UPVC Door	Partial Glazing
St Marks Road 231-243 (O) BL45520ST57	241 St Marks Road;Tipton;West Midlands;;	UPVC Door	Partial Glazing
St Marks Road 231-243 (O) BL45520ST57	237 St Marks Road;Tipton;West Midlands;;	UPVC Door	Partial Glazing

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

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

Compartmentation surveys have been carried out in 2023 by local authority teams. This was to establish the compartmentation between the commercial premise and the residential accommodation above and any remedial works were completed during the visits at that time.

Section

11

Fire Fighting Equipment

- 1) No firefighting provisions are provided within the premise.

Section

12

Fire Signage

- 1) Communal fire doors display “Fire Door Keep Shut” where appropriate.
 - 2) The fire escape routes are self-evident and therefore additional fire action notices are not required.
-

Section 13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. Caretaking Teams are not expected to tackle fires in this area.
- 4) Employees within the Neighbourhoods Directorate assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack. This includes information regarding Fire Doors & the Stay Put Unless fire evacuation strategy.



Section

14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
 - 2) Hot working is not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
 - 3) The fixed electrical installation should be tested every 5 years, at the time of the assessment it was established that the previous 5-yearly EICR inspection was carried out on 10th September 2022.
 - 4) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
 - 5) Portable heaters are not allowed in any common parts of the premises.
 - 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team.
 - 7) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.
-

**Section
15**

Waste Control

- 1) Refuse containers are emptied at regular intervals.
- 2) 'Out of Hours' service in place to remove bulk items.
- 3) **It was noted at the time of the assessment that one refuse chute outside flat 243 was blocked and requires some attention to remove refuse.**



Section 16

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
- 2) Owing to the nature of low-rise flatted accommodation it is difficult to manage/control individual contractors/utility companies.
- 3) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
- 4) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
- 5) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency plan.
 - b) Monthly Site Meetings – to monitor, review and share any new information including any new risks.
 - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
 - d) Final Contractor review on completion of works undertaken.

Section

17

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Access to the maisonettes is restricted by a door entry system.
- 3) There have been no reported fire incidents since the last FRA.
- 4) A security door (digital code) entry system is provided to the premise at the access staircases. At the time of the assessment access to the external staircases was maintained open. This is a security and arson issue. (Email sent to housing).

**Section
18**

Storage Arrangements

- 1) Residents are instructed not to bring L.P.G cylinders into block. This information is contained within the tenants' handbook.
 - 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE, or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / Cleaners.
 - 4) Most store/service cupboards are kept locked, these doors were in good condition at the time of the assessment.
 - 5) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.
-

**Section
19**

**Additional Control Measures.
Fire Risk Assessment - 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:

Maisonettes 231 – 243, St Marks Road, Tipton.

Date of Action Plan:

23/07/2024

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/06	Flat 233 - replace extraction vent cover. (On open deck area).		P2	Repairs 1-3 Months.	

Fire Risk Assessment (Abridged)

15/03	Bin chute adjacent flat 243 is blocked. This needs to be cleared and the bin room at ground level used to store bins.		P2	Caretakers 1-3 Months.	
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When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Observations	
When any future refurbishment takes place consideration should be given to upgrading flat front entrance doors and associated door furniture to FD30s.	
When any future upgrades of the premise take place consideration should be given to replacing soffits boards at the head of the staircases and UPVC boards on residents balconies.	

Fire Risk Assessment (Abridged)

When any future upgrades of the premise take place consideration should be given to replacing UPVC frontage to Maisonettes.



When any future refurbishments are considered, fascia type boarding in the rear yard should be replaced.



Signed

 ADRIAN JONES	Fire Risk Assessor	Date: 23/07/2024.
	Quality Assurance Check	Date: 25/07/2024

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

Name of property: Maisonettes 231 - 243, St Marks Road, Tipton.

Updated:

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

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

Asbestos Survey		Property Address		231-243 St Marks Road, Tipton. DY4 0SZ.				✓ Office use
Surveyed by	Tudor Evans	Date	25/04/2018	Checked by	DEREK STILL	Desktop Check	✓	Site Check
Reason for request		HSG 264 - Survey Report Type		Date	01/05/2018			
Investment Void		Refurbishment Survey		Property Description				
Investment Tenanted		Management Survey	✓	House	Bungalow			
R & M Void		SHAPE Interrogated.	✓	Semi Detached	Low Rise Flat			
R & M Tenanted		No Existing SHAPE Data.	✓	End Terrace	High Rise Flat			
Medical / Emergency - Heating Works		Existing SHAPE Data.		Mid Terrace	Maisonette			
Void Schedule Provided		Refurb Surveys Interrogated ?		No of Bedrooms	Floor Level			
NO SHAPE DATA				<p>Notes / including details of similar property surveys completed.</p> <p>COMMUNAL AREA ONLY</p> <p>REPAIRS REQUEST – PETER HILLMAN</p> <p>Revised by D Williams – 13/07/2023 re door sealants and deck access</p>				
				Building Surveyors 0121 569 5077		Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES		
								

