

# Fire Risk Assessment

## 1-14 Langley Mede



**Crosswell's Rd, Oldbury  
B68 8HD**

**Date Completed: 15/05/2025**

**Review Period: 3 years**

**Officer: Louis Conway Building Safety Manager**

**Checked By: Anthony Smith Team Lead Building Safety**

**Current Risk Rating = Tolerable**

**Subsequent reviews**

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

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## Section

# 0

## Introduction

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

This type 1 Fire Risk Assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via [https://www.sandwell.gov.uk/info/200195/contact\\_the\\_council/283/feedb ack\\_and\\_complaints](https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints) or by phone on 0121 569 6000.

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

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

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

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

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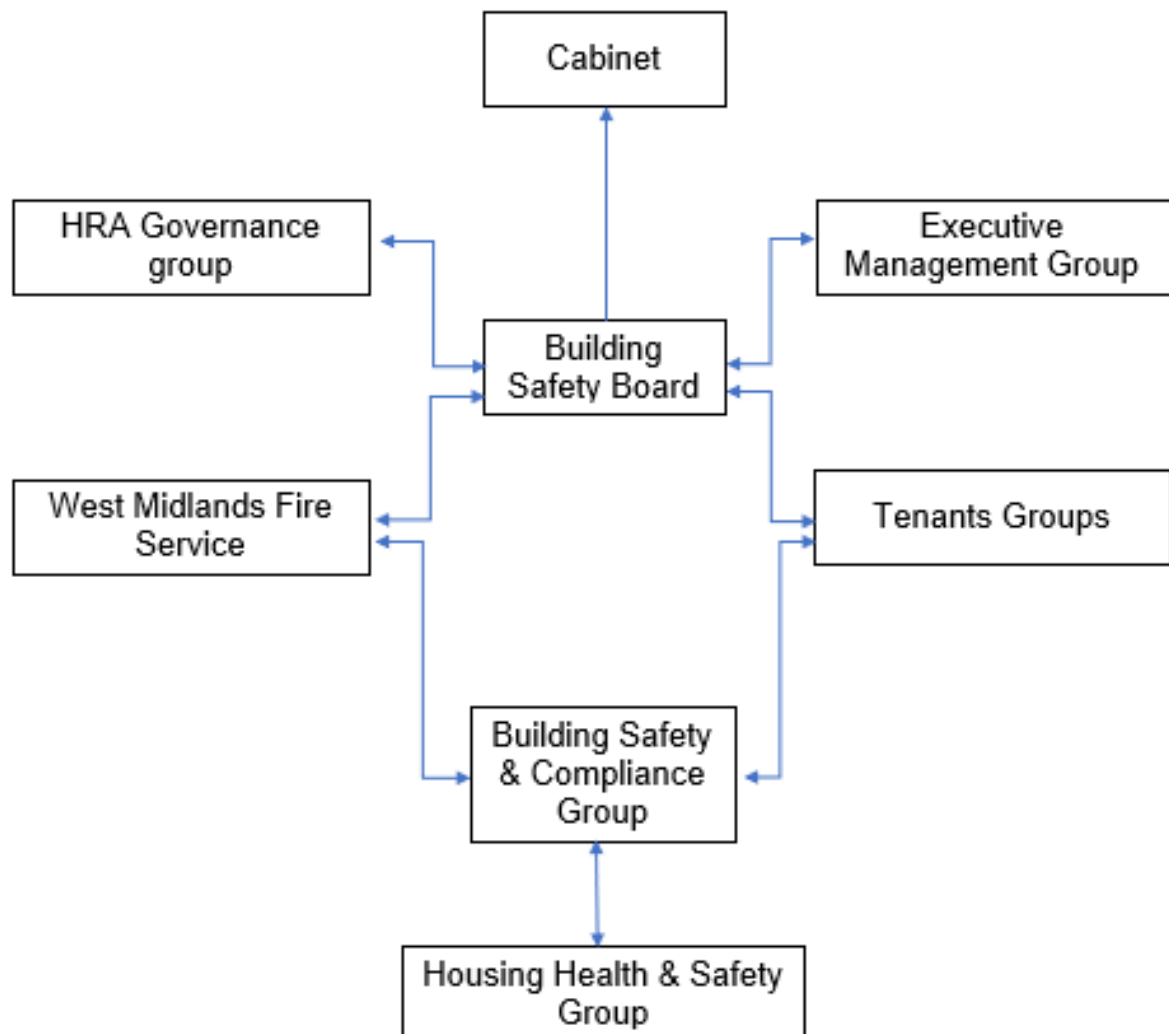


The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

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

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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.

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**Section****1****Significant findings**

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

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

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

**Significant findings**

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

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

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<b>External Envelope</b> Traditional brick construction across 4 stories	Trivial
<a href="#">Section 7</a>	<b>Means of Escape from Fire</b> The means of escape are protected to prevent the spread of fire and smoke. Ground floor maisonettes have independent access and egress to the dwellings at the front and rear of the block and do not have to	Trivial

	access communal spaces to escape the premise.	
<a href="#">Section 8</a>	<b>Fire Detection and Alarm Systems</b> Early warning is limited to hard wire or battery smoke alarms within each of the resident's Maisonette, smoke alarms within resident's Maisonettes are installed to a minimum of an LD3 Standard.	Trivial
<a href="#">Section 9</a>	<b>Emergency Lighting</b> provided to the deck access, landings and protected staircase. The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.	Trivial
<a href="#">Section 10</a>	<b>Compartmentation</b> The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire between dwellings and support the stay put unless policy.	Trivial
<a href="#">Section 11</a>	<b>Fire Fighting Equipment</b> The premises have no provisions for firefighting equipment.	Trivial
<a href="#">Section 12</a>	<b>Fire Signage</b> Appropriate signage is displayed.	Trivial
<a href="#">Section 13</a>	<b>Employee Training</b> All staff receive basic fire safety awareness training.	Trivial
<a href="#">Section 14</a>	<b>Sources of Ignition</b> The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was last completed 16/05/2025 and was deemed satisfactory	Trivial



<a href="#">Section 15</a>	<p><b>Waste Control</b> Cleaning and caretaking Provisions operate at the blocks. Bins are stored within a dedicated bin store.</p> <p><b>Damaged refuse chute with hopper being detached and left on the deck access.</b></p>	Tolerable
<a href="#">Section 16</a>	<p><b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
<a href="#">Section 17</a>	<p><b>Arson Prevention</b> There have been no reported fire incidents since the last FRA.</p>	Trivial
<a href="#">Section 18</a>	<p><b>Storage Arrangements</b> Residents have access to storage cupboards within communal areas of the block.</p> <p>Residents are instructed not to bring LPG cylinders into the building.</p>	Trivial

### Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☐      Medium ☒      High ☐

In this context, a definition of the above terms is as follows:

**Low**                      Unusually low likelihood of fire because of negligible potential sources of ignition.

**Medium**                Normal fire hazards (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

**High**                    Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm ☒    Moderate Harm ☐    Extreme Harm ☐

In this context, a definition of the above terms is as follows:

<b>Slight harm</b>	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).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	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 ☐

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## Comments

This type 1 Fire Risk Assessment covers the external envelope, Maisonette entrance doors, and communal areas of this low-rise residential block.

The Block consists of 4 stories including the ground floor with a total of 14 maisonettes. Ground floor maisonettes have access to independent ingress and egress points at the front and rear of the premise allowing residents to escape directly to an ultimate place of safety.

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 blocks, the consequences for life safety in the event of a fire would be slight harm due to the simplicity in the layout, all Maisonettes having FD30 entrance doors, minimum LD3 fire detection and a Stay Put Unless policy being in place.

Overall, the level of risk at the time of this FRA is **Tolerable**, this will be lowered to trivial once recommended actions have been completed.

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

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need 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

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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.

## Section 3

### Contact Details

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

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

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

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

**Chief Executive**

Shokat Lal

**Executive Director of Place**

Alan Lunt

**Assistant Director Asset Management & Improvement**

Sarah Agar

**Building and Fire Safety Manager**

Tony Thompson

**Team Lead Fire Safety**

Jason Blewitt

**Team Lead Building Safety**

Anthony Smith

**Building Safety Managers**

Adrian Jones

Carl Hill

Louis Conway

Andrew Froggatt

**Resident Engagement Officer - Fire Safety**

Abdul Monim Khan

Ethan Somaiya

Hannah Russon

**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.*

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## Section

# 4

## Description of Premises

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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.

Crosswell's Rd,  
Oldbury  
B68 8HD

The low-rise premises was constructed in 1960 using traditional brick cavity construction, with a concrete slab separating each floor. The building comprises four stories, including the ground floor, Maisonettes are distributed amongst each floor. Each Maisonette features a small balcony other than the ground floor that has final exit door leading directly to an ultimate place of safety. The premises have a flat roof construction accessed externally only.

The block has 1 main entrance to the front elevation leading onto a protected means of escape, the main and rear ingress and egress utilise a door entry system with a fob reader installed. Front elevation utilises a drop latch to allow access for emergency services.

There are 7 number maisonettes located on the ground floor with independent access from the front of the premises. Ground floor communal areas have internal storage sheds used by residents. There are a further 7 number maisonettes located on the 2nd floor accessed by a single staircase leading to the rear deck access balcony for a total of 14 maisonettes.

(No 6 leaseholder)

The building has been designed and constructed to provide reasonable facilities to assist fire fighters in the protection of life. Reasonable provisions have been made to enable fire appliances to gain access to the building.

The premise resides within proximity of an Upper Tire COMAH registered site, residents should be issued with emergency information from the site in accordance with the COMAH regs 2015. Residents

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within the public information zone (PIZ) who may be affected by a major accident have been provided with information on the actions they should take to protect themselves in the event of an emergency.

members of the public who may be affected will be warned by an intermittent tone from the site siren

[COMAH 2015: Public Information Record](#)

High/Low Rise	Low Rise
Number of Floors	4
Date of Construction	1960
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	1
Access to Roof	External Access Only
Equipment on roof (e.g. mobile phone station etc)	None

### **Persons at Risk**

Residents / Occupants of 14 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

Typical orientation of the block



## Section 6

### External envelope

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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.

Based on the information available at the time of the assessment, it is deemed that the combination and application of these materials present an acceptable level of fire risk.

- 1) The external envelope of the premises is predominantly traditional brick, concrete construction, with a central staircase (internal) leading to an open deck access, surmounted by a flat roof. There is no access to the roof from the common areas.



- 2) Ground floor maisonettes independent entrances consisting of upvc units.



- 3) Communal and Maisonette windows are UPVC glazed units.



- 4) Communal Entrance doors to the block are located on the front and rear elevations and is comprised of timber door and frame.



- 5) Store sheds are attached to the side elevation of the block, this elevation is comprised of brick only and residents are instructed not to store flammables.



## Section 7

### Means of Escape from Fire

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- 1) The means of escape are protected to prevent the spread of fire and smoke with the use of Nominal fire doors within minimum 1 hour rated walls and floors. There is no separation between the communal staircase and the deck access however the access to the stairs is set back with nominal doors protecting flats and is deemed acceptable.
- 2) Individual Maisonette entrance doors are predominantly Nominal FD30 self-closing doors sets and are deemed acceptable. Despite best endeavours no access was gained to Maisonettes during the time of the assessment.



- 3) Ground floor maisonettes have access to independent ingress and egress points at the front and rear of the premise allowing residents to escape directly to an ultimate place of safety without having to discharge into a communal area.





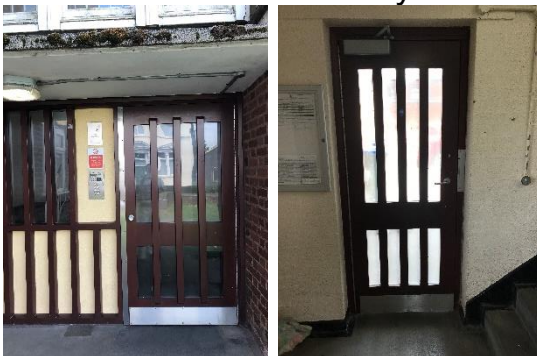
- 4) The deck access serving the Maisonettes measures approximately 30 metres in total length, with the furthest Maisonette located around 15 metres from the central staircase (that leads to the final exit). The distance from the Maisonette entrance doors to the deck edge railing is approximately 2.25 metres, narrowing to a minimum of 1.14 between the wall/glazing and railing. Windowsills along the route are positioned at a height of approximately 1.1 metres allowing for escape under the windows should this be required. Given these travel distances, exposure to elements, dimensions of the open deck access, and the fact that the building operates under a "stay put unless" evacuation strategy, the means of escape via the deck access is considered acceptable.



- 5) There is a service cupboard located on the 2<sup>nd</sup> floor landing of the stairwell this is a notional door and displays appropriate signage is in place.
- 6) Electric Store cupboards adjacent to individual front doors are timber framed / ledged / braced doors secured with a mortice lock. These should be replaced with FD30 Certified doors when programmed works or Refurbishment works take place at the block.
- 7) Ground floor service cupboard is a notional secured door. This should be replaced with FD30s certified door under next programmed / Refurbishment works at the block.
- 8) Dead ends are located at either side of the deck access.
- 9) The site has 1 staircase located at the centre of the deck access that provides a means of escape for all Maisonettes on the 2<sup>nd</sup> floor, with a minimum width of 800mm and all corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
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- 10) The only communal doors within the block are the final exit located at the front and rear of the building on the ground floor (3 in total). These 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). One of the ground floor communal doors (Rear) is a inward opening door however this will not impede the means of escape should this be necessary.



- 11) All communal doors (Final exit doors) have door entry systems installed. These systems are designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



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

*Good housekeeping is fundamental to reducing risk in blocks of Maisonettes. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.*

- 13) Refuge chute located on the deck access along the means of escape is damaged see [section 15](#) for details.



- 14) Emergency lighting is installed within the communal areas.





- 15) Ground floor communal areas have internal storage sheds used by residents, these storage sheds do not have Fire rated doors and utilise Timber ledge a brace door, these should be upgraded as part of a programme or refurbishment works at the block (whichever comes first). Currently mitigating measures are deemed sufficient due to a stay put unless policy, sufficient compartmentation between dwellings and the communal areas, considering ground floor flats have independent access to the block and do not need to pass through this area, and residents being instructed to not store any flammables within storage the property.



- 16) 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 Maisonette unless the fire directly affects them.

## 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 Maisonettes. The equipment is subjected to a cyclical test.
  - 2) No Access was gained into Maisonettes during this risk assessment. information collated from in house teams (JM) and previous risk assessments the smoke alarms within resident's Maisonettes are installed to a minimum of an LD3 Standard.
- Example of alarms in place

Asset Lines Hierarchy : 214938 DW1356000010\_GS\_

- Smoke/CO Alarms
  - No,Smoke,Kitchen
  - Yes,Smoke,Hall
  - Yes,Smoke,Landing**
  - No,Smoke,Living Room
  - Yes,Carbon Monoxide,Living Room
  - Yes,RCD,Hall
  - Yes,Heat Detector,Kitchen
- Gas Service History
  - 
  - 
  - 01-Aug-2019
  - 
  - 
  - 30-Jul-2020
  - 
  - 31-Jan-2021

Current Alarm	Yes	Alarm Type	Smoke	Location	Hall	Delete
Current Alarm	Yes	Alarm Type	Smoke	Location	Landing	Delete
Installation Date	05-Jan-2019					
Installed By						
Make						
Model						
Alarm ID	35677					
Current Alarm	Yes					
Alarm Type	Smoke					
Location	Landing					
Pass/Fail	Pass					
Expiry Date	01-May-2029					
End Date						

### Previously accessed

Maisonette 8 – LD2 – Hardwired  
Maisonette 9 – LD2 – Hardwired

*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 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

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- 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, and stairs.
- 3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



- 4) Standard lighting is also present along the deck access.
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## Section 10

# Compartmentation

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*The high degree of fire separation between Maisonette and the common parts is achieved by making each Maisonette a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.*

- 1) The walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around Maisonettes and stairwells. Flat entrance 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 between dwellings. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme (annually) to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
  - 3) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
  - 4) Communal doors within the building 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).
  - 5) All service cupboards are lockable. Keys are held centrally unless containing resident's meters.
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- 6) Each 2<sup>nd</sup> floor dwelling has an external store cupboard with a timber ledge and brace door adjacent to the front door. These doors should be upgraded to certified Fire door sets through programmed works.
- 7) There is a service cupboard located on the ground floor under the stairs and 2<sup>nd</sup> floor at the top of the stairs housing electrical supplies access is gained via suited key. Appropriate fire stopping has been conducted.



- 8) Individual Maisonette doors are predominantly FD30s rated composite doors. Maisonette. 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.

Refer to door sheet below.

Address	Front Door Type	Glazed / Not Glazed
Langley Mede 1-14 (o&e);Crosswells Road;Oldbury;West Mi	Intentionally Blank	
1 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	None Glazed
2 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	None Glazed
3 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	None Glazed
4 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
5 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
6 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Timber	Glazed
7 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
8 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
9 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
10 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
11 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
12 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
13 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed
14 Langley Mede;Crosswells Road;Oldbury;West Midlands;	Composite	Glazed

## Definitions Fire Doors.

Notional fire door - A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

Upgraded notional fire door - A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

Nominal fire door – A fire door that may meet the standards specified within the building regulations but has not been awarded the official certification of doors manufactured and evaluated by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

### Taken from previous assessment

Individual flat doors are predominantly FD30s rated composite doors. Sampling revealed these doors display the BM Trada Q mark. Flat 6 is a ground floor leaseholder property and has a timber door with Georgian wired glass panel, fire rating of this door is unknown.



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.

- Flat 8 – Composite FD30S door is correct and has not been tampered with.
- Flat 9 – Composite FD30S door has damaged glazing. The voids repair team were on site at the time of this FRA and confirmed they were replacing the damaged glazing.

## Section

# 11

## Fire Fighting Equipment

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- 1) The premise has no firefighting provisions.

## Section

# 12

## Fire Signage

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- 1) No smoking signs are displayed around the premises.



- 2) All fire doors display “Fire Door Keep Shut” where appropriate.
  - 3) Fire Action Notices are not displayed throughout the building.  
Because the building does not have a complex layout as best practice recommendations are for these to be installed when future work takes place at the block.
  - 4) Yellow LPG warning signs are not displayed.  
[\(Refer to section 18\)](#)
  - 5) The fire escape routes generally do not use directional fire signage in accordance due to simplicity of layout.
-



## Section 13

## Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) The individuals responsible for carrying out this Fire Risk Assessment hold a Level 4 Diploma in Fire Risk Assessment, demonstrating a high level of competence and formal qualification in this area."
- 4) Fire safety information has been provided as part of tenancy pack.
- 5) Building safety and evacuation notices are not displayed within the blocks.
- 6) Information regarding use of fire doors is provided to residents.



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





## 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 work is not normally conducted. 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 shall be tested every 5 years. It was noted that the last inspection was 16/05/2025 and was deemed satisfactory.

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION			
General condition of the installation (in terms of electrical safety): Installation is generally in good condition and complies with the current version of BS7671 with the exception of any items mentioned in observations and is safe for continued use. DB1 metal clad 2 way, DB2 plastic crabtree			
Description of premises	Dwelling: (.....) ✓	Commercial: (.....) N/A	Industrial: (.....) N/A
Estimated age of electrical installation: (.....) 20 years		Evidence of additions or alterations: (.....) ✓ If Yes, estimated age 5 years	
		Other (include brief description): N/A	
Overall assessment of the installation for continued use: Satisfactory/Unsatisfactory**			
**An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.			

- 5) The electrical installation i.e. risers are contained within a dedicated service cupboard that is secured and protected. This is located within the ground floor protected stairwell.
- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supplies are internal with individual isolation valves located within the external storage cupboard of each Maisonette

## Section 15

### Waste Control

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- 1) There is a regular Cleaning Service to the premises.
- 2) 2<sup>nd</sup> floor maisonettes have a chute that feeds a euro bin in secure bin store. Ground floor maisonettes have wheelie bins stored outside properties
- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service in place to remove bulk items.
- 5) **Refuge Chute is Damaged with the Hopper being detached from the Chute on the 2<sup>nd</sup> floor deck access.**



## Section 16

## Control and Supervision of Contractors and Visitors

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- 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) Owing to the nature of low-rise accommodation, it is difficult to manage / control individual contractors / utility companies.
  - 4) However, utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. 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.
      - 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.
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## Section 17

### Arson Prevention

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- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.
- 3) There are no CCTV provisions at the blocks.
- 4) The perimeter of the premises is well illuminated by external lighting and borrowed light from streetlights.
- 5) There have been no reported fire incidents since the last FRA.

## Section 18

### Storage Arrangements

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- 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 Maisonette 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.
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## Section 19

# Additional Control Measures. Fire Risk Assessment - Action Plan

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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 Action Plan



Name of Premises or Location:

Langley Mede 1-14

Date of Action Plan:

23/05/2025

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
All actions form the previous FRA have been completed.					

## Fire Risk Assessment



15/5	Replace detached Hopper and repair any damage to chute		P2	1-3 Months Repairs	
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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

Door Programme / Refurbishment works to replace non fire rated doors in the premise and install certified fire door sets.

### Signed

	Building Safety Manager	Date: 29/05/2025
	Quality Assurance Check	Date: 29/05/2025

Appendix 1

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

**Name of property:** Langley Mede 1-14

**Updated:** 25/09/22

**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 <a href="tel:01215695077">Tel:- 0121 569 5077</a> ). <i>Include survey</i>