

FIRE RISK ASSESSMENT



PROPERTY ADDRESS:

Block: Crocodile Court Block Y (*09-*15)
209 ALMA STREET
NEWTOWN
B19 2RL

UNIQUE PROPERTY REFERENCE NUMBER (UPRN):

BLKCROCODILECOURTY

CLIENT INFORMATION

Client Name: Midland Heart
Birmingham Head Office
20, Bath Row, Birmingham

Postcode: B15 1LZ

Repairs Team: IHMT

FRA Review Period: 12 Months

Date of Next FRA: 03 Apr 2025

Comments on Review Period and Building Risk: Purpose-Built Block of Flats above 18m in height.

Previous FRA Completed: 23 Aug 2021

Building Risk set on previous FRA: Medium Risk

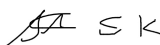
Review period set on previous FRA: 36 Months

Date of Assessment: 03/04/2024

New Building Risk Rating: **Medium Risk**

Report Completed By: David Hodgkins MIFSM
AIFireE & Peer Reviewed By
Steve Key MIFireE MIFSM

Signed:  DH

 SK

PROPERTY DETAILS

Type of Property:	GENERAL NEEDS - PURPOSE BUILT
Site / Block Descriptor	Entire Site
Other (Describe Part Site)	<p>Crocodile Court Block Y (*09 - *15) comprises of a purpose built property containing 45 flats which was constructed in 2011. The majority of properties are rented on an assured tenancy agreement while a small number are leasehold. The general fire precautions are commensurate with the Local Government Association document titled 'Fire Safety in Purpose-Built Blocks of Flats'. However, the small office area, on the ground floor has been assessed using the - HM Government Guide "Fire Safety Risk Assessment Offices and Shops".</p> <p>This site comprises of numerous purpose built blocks and town houses. Blocks X, Y and Z are attached buildings with no internal means of egress or access from one block to another except from external means and, therefore, are deemed 3 independent premises for their Fire Risk Assessments.</p> <p>These blocks do share common facilities and practices, eg concierge services, reception, car parking and bin areas (including responsibility for the fire alarms and the testing of fire safety equipment). All 3 blocks are independently accessed through their own entrance, although Block Y would be considered the main access/contact point as this is where the concierge office, PIB for all blocks, and main Fire Alarm panel is located. (Slave panels in lobby areas of Block X and Z)</p> <p>They are all similar in design specification, internal decoration, flat layout. This is also the case regarding the Fire Doors installed, level of Fire Alarm detection within flats and communal areas and emergency lighting provided.</p> <p>Block Y, has 7 storeys and measures 20.8m to the top storey level (ADB Vol 1, 2019 - diagram D6).</p> <p>The Fire Service initial attendance for all Blocks would be via the main reception in Block Y, here plans, Emergency Response contact detail, keys, main fire alarm panel and support is available from 07:00hrs to 22:00hrs by the resident concierge. (No staff present on Sundays or during the night hours although there is an 'Out Of Hours' - OOH contact number).</p> <p>This risk assessment relates to the precautions required in protecting the relevant persons from fire. It covers the fire precautions within the common parts and other areas controlled by Midland Heart. While the occupants of the flats are 'relevant persons', the flats, as domestic dwellings, are outside the scope of the Regulatory Reform (Fire Safety) Order 2005 although numerous flats were entered to inspect the Fire Doors, fire detection and general condition as such, the inspection would be considered a Type 3 fire risk assessment as defined in the Local Government Group's Guide to Fire Safety in Purpose-Built Blocks of Flats.</p>

The common parts comprise of the lobby, firefighters lift, concierge office, Welcome Desk, network cupboards, small offices, toilets, kitchen, meeting room (incorporating kitchenette area), cleaner's cupboard, stairwell, understairs cupboard, service riser, cleaner's storage cupboard, lift lobby on each floor (incorporating access to one flat and one service riser), flat lobby to two further flats (including smoke vent and service riser), and a protected corridor to four flats (floors 1 – 5) decreasing to two flats (floors 6 – 7).

The maximum numbers of persons has been calculated on the basis of an average of three persons per flat, plus additional staff in the office area, giving 145 people in total.

Primary Authority Scheme

From 6 April 2014 Fire and Rescue Services in England and Wales have been able to enter into partnerships with businesses, charities or other organisations, which operate across more than one local authority fire enforcement area - becoming their single point of contact for fire safety regulation advice.

The aim of the Primary Authority Partnership scheme is for Fire and Rescue Services to develop effective partnerships with businesses that achieve a national consistency in delivering fire safety enforcement advice. Midland Heart has entered into a Primary Authority scheme with West Midlands Fire and Rescue Service. Fire Authorities are requested to contact the consultants where possible to discuss issues before taking enforcement action, so that resolution may be achieved as efficiently as possible.

Contact details for West Midlands Fire Service PAP Officer:-

Kieron McGinn
Fire Engineering Team
07973 810 285
Kieron.McGinn@wmfs.net

This report considers the implication of both the Fire Safety Act 2021 and the Fire Safety(England) Regulations 2022.

Midland heart recognises that fire safety is an important consideration. Fire Safety Policy 39.POL.003 outlines responsibilities and aims to ensure that the risk of fire is controlled and minimized wherever possible. Fire Safety Procedure 39.PRC.12 contains information on how Midland Heart will ensure that the risk is controlled

The Midland Heart Fire Team can be contacted at -
Midland Heart,
20 Bath Row,
Birmingham,

	B15 1LZ FRA.management@midlandheart.org.uk.
Date Of Construction:	01 Jan 2011
Primary purpose of use (i.e. Rented, Care Homes)	General Needs Rented
Secondary purpose of use (i.e. Leasehold, Day Centre)	Leasehold
Which fire safety legislation applies to the building?	RRFSO & Housing Act
Which type of Evacuation Strategy is currently applied?	Partial Evacuation / Stay Put
Is the current Fire Evacuation Strategy suitable?	Yes
Category:	Type 3 - Common parts and residents' accommodation (Non-destructive)
Is there a Firefighters 'Drop-Down key' facility for emergency access?	
Additional Information	
Does the premises have Fire Rated windows/glazing installed? (Disregard glazing fitted in existing Fire doors or their surrounds).	Yes
Please state where this glazing is generally found?	At the base of the Stairs and in the windows of the concierge office.



MANAGEMENT INFORMATION

Responsible Person:	Midland Heart
Premises Owner:	Midland Heart
Premises Operator:	Midland Heart
Name of Site Contact:	On Duty Concierge 07799340076

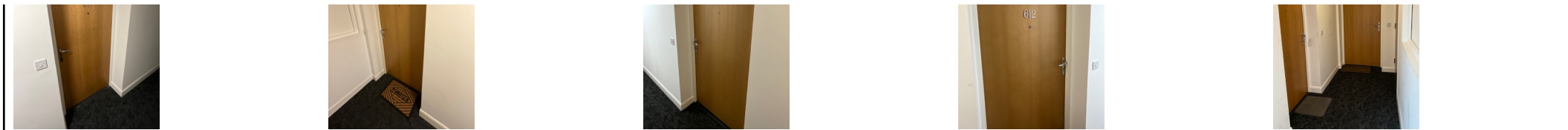
CONSTRUCTION DETAILS

Floor Construction
Wall Construction
Steel frame with brick, concrete or stone infill
Ceiling Construction
Roof Construction

FLAT ENTRANCE FIRE DOORS

Question	Answer	Comments
Question 1. Type of flat entrance doors fitted?	A. Timber Fire Doors	<p>All doors appeared to be well fitted when examined from the communal areas. Flats 712A, 615, 311, 210, 111, 112 and 115 were inspected internally, as access was permitted and they were found to be all nominal FD30s door of circa 44mm. They had 3 CE Marked fire rated hinges with a full compliment of screws, smoke seals and intumescent strips. Overhead closures were all in place and functioned well. They all could be opened from within without the use of a key. Letterbox's are not fitted within these doors as there are mail box's in reception.</p> <p>A selection of the doors displayed BWF certification labels, indicating they were 'FD30s' doors.</p> <p>Spy holes were fitted and appeared to be of a metal type in all front doors.</p> <p>Minor issues were raised as Fire Actions as part of this assessment.</p>





Question 2. Are flat entrance doors certified or nominal?	B. Nominal	Some doors appear to be labelled with BWF certified stickers.
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Question 2B. Are certificates stored on Keystone?	B. N/A - Not Certified	
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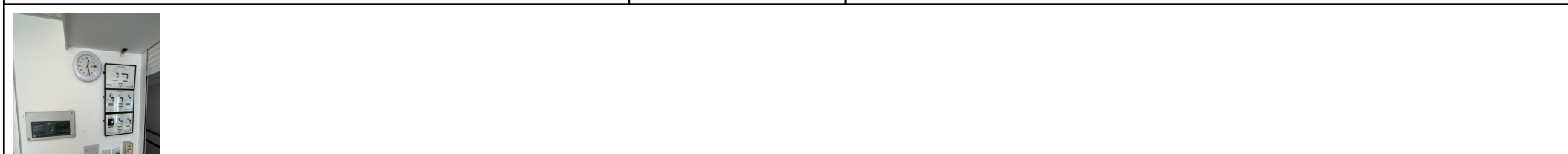
Question 2C. Does certificate cover the full door set or door only?	Not Applicable	
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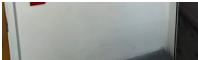


Question 3. Fire rating value of flat entrance fire doors?	A. FD30s	
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Question 4. Are manufacture and model of flat entrance fire doors known?	C. Varied throughout	The doors with stickers appear to have been manufactured by Premdoor, Barnsley.
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Question 5. Is there a Community Fire Alarm installed?	Yes	
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Question 5B. What is the approximate year of install?	2011	
Question 6. Is there Community Escape Lighting?	Yes	
		
Question 6B. What is the approximate year of install?	2011	
Question 7. Is there a Door Entry System?	Yes	
		
Question 7B. What is the approximate year of install?	2011	




OCCUPANCY





How many people in the building at any one time:	145
Describe persons in building:	This is a 'general needs' block and there may be occupants with varying degrees of physical, mental disability in line with the general population. Any issues or information that is shared with Midland Heart through residents is contained in the Premises Information Box.
Maximum number of people sleeping in building:	135



BUILDING INFORMATION

Building Comments:	
Number of Storeys:	8
Number of Staircases:	1
Is a suppression system fitted to all or part of the building?:	None
Describe the sprinkler systems installed in the premises:	NA
Describe the level of coverage and if utilised for compensatory measures:	NA
Are dry risers fitted?:	Yes
Describe the type of emergency lighting system/provision:	Other (state below)
Other:	Self-contained and integrated luminaires.
Are the roof spaces accessible?:	Partial

CROSS CORRIDOR INFORMATION				Number of doors added : 2
Door Type	Number of doors	Vision Panel	Material	Fire Rating
Cross Corridor Fire Door – Single Leaf	26	Yes	Timber	FD30S
Cross Corridor Fire Door – Single Leaf	2	No	Timber	FD30S

FIRE SAFETY MANAGEMENT			
Sub Issue	Explain Findings (optional)	Risk Level	Photograph Evidence
Fire Safety Management	<p>Action/Findings: 1 FIRE LOSS EXPERIENCE</p> <p>Is there any known Fire History?</p> <p>: There was no visible history of fires at the time of inspection in 2024 and no incidents have been reported by the Concierge or recorded on the fire digital record, C365.</p>	Medium	
			
			

<p>Fire Safety Management</p>	<p>Action/Findings: 1 FIRE LOSS EXPERIENCE</p> <p>Is there any known Fire History?</p> <p>: There was no visible history of fires at the time of inspection in 2024 and no incidents have been reported by the Concierge or recorded on the fire digital record, C365.</p>	<p>Medium</p>	
<p>Fire Safety Management</p>	<p>Action/Findings: 2 ELECTRICAL SOURCES OF IGNITION.</p> <p>Are reasonable measures taken to prevent electrical Fires. YES Are fixed installations periodically inspected and tested? YES Is portable appliance testing carried out? YES Is there suitable control over the use of personal electrical appliances? YES Is there suitable limitation of trailing leads and adapters? YES Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service? There are no PV cells provided on this block, the adjoins Townhouse, do have solar panels installed on their roof but would not effect this premises.</p> <p>: This risk assessment covers the communal area and offices on the Ground floor, there are no portable appliances in the communal areas, however, the electrical items in the office all are PAT tested every 2 years.</p> <p>The last portable appliance testing was carried out on the 08/08/23.</p> <p>Periodic inspection and testing of the fixed electrical installations EICR are carried out as part of a planned, preventive maintenance programme. The date of the last test was 10/05/22.</p> <p>The use of electrical extension cables are managed well within the office area and appear to be suitable for their required use.</p> <p>All Plugs and sockets appeared to be in good condition and are solely for the use to carry out house maintenance services.</p>	<p>Medium</p>	  

<p>Fire Safety Management</p>	<p>Action/Findings: 2 ELECTRICAL SOURCES OF IGNITION.</p> <p>Are reasonable measures taken to prevent electrical Fires. YES Are fixed installations periodically inspected and tested? YES Is portable appliance testing carried out? YES Is there suitable control over the use of personal electrical appliances? YES Is there suitable limitation of trailing leads and adapters? YES Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service? There are no PV cells provided on this block, the adjoins Townhouse, do have solar panels installed on their roof but would not effect this premises.</p> <p>: This risk assessment covers the communal area and offices on the Ground floor, there are no portable appliances in the communal areas, however, the electrical items in the office all are PAT tested every 2 years.</p>	<p>Medium</p>	
<p>Fire Safety Management</p>	<p>Action/Findings: 3 SMOKING</p> <p>Are reasonable measures taken to prevent fires from Smoking. YES Are "No smoking" signs provided in the common areas? YES Is smoking prohibited in appropriate areas? YES Are there suitable arrangements for those who wish to smoke? YES Did the smoking policy appear to be observed at time of inspection? YES</p> <p>: Smoking is prohibited in the communal areas. Appropriate signage is in place in accordance with the requirements of The Smoke-free (Premises and Enforcement) Regulations 2006. These regulations do not apply to individual flats, where it is foreseeable that some occupants will smoke. This policy appeared to be observed at time of inspection.</p> <p>A smoking area is provided in the courtyard with a smoking disposal receptacle units fixed to the wall. Further signage is provided at the rear entrance to the property.</p>	<p>Medium</p>	

Fire Safety Management

Action/Findings: 4 ARSON

Does basic security against arson by outsiders appear reasonable?
YES

Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders? YES


: Precautions against arson appear to be reasonable as these Blocks have a Concierge from 07:00hrs until 22:00hrs which monitor and address any anti social behaviour, additionally the Block has:

- # CCTV cameras in operation.
- # The main entrance doors to the premises are fitted with secure door entry systems.
- # The main entrance door to the premises was locked at the time of inspection which is monitored by the concierge service.
- # Refuse bins are located in a secure external bin store.
- # The building is well lit.
- # Visiting Staff wear ID badges.
- # Electricity/Gas meter/cupboard Doors were all locked.
- # Unnecessary fire loading is well managed and discouraged in communal areas.
- # The rear car park is secured.

Customers referred may have had convictions relating to arson or mental health issues. Personal risk and needs assessments are carried out to identify any issues and prior to acceptance a special 'arson risk' assessment is carried out before the tenancy is third party approved.

This measures appear to be suitable and adequate to minimise the risk to as low as reasonably practicable.



<p>Fire Safety Management</p>	<p>Action/Findings: 4 ARSON</p> <p>Does basic security against arson by outsiders appear reasonable? YES</p> <p>Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders? YES</p> <p>: Precautions against arson appear to be reasonable as these Blocks have a Concierge from 07:00hrs until 22:00hrs which monitor and address any anti social behaviour, additionally the Block has:</p> <ul style="list-style-type: none"> # CCTV cameras in operation. # The main entrance doors to the premises are fitted with secure door entry systems. # The main entrance door to the premises was locked at the time of inspection which is monitored by the concierge service. # Refuse bins are located in a secure external bin store. # The building is well lit. # Visiting Staff wear ID badges. # Electricity/Gas meter/cupboard Doors were all locked. # Unnecessary fire loading is well managed and discouraged in 	<p>Medium</p>	
<p>Fire Safety Management</p>	<p>Action/Findings: 5 HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS</p> <p>Is there satisfactory control over works carried out in the building? YES</p> <p>Where appropriate, are fire safety conditions imposed on outside contractors? YES</p> <p>Where appropriate, is a permit to work system used (e.g. for "hot work")? YES</p> <p>Are suitable precautions taken by in-house maintenance personnel who carry out works? YES</p> <p>: Internal maintenance staffs are subject to Midland heart procedures for safe systems of work. Contractors are approved by Midland Heart and are required to submit method statements and risk assessments. Control of hot work is via hot works permits. All visitors are required to sign in.</p>	<p>Medium</p>	

Fire Safety Management

Action/Findings: 6 PORTABLE HEATERS AND HEATING AND VENTILATION INSTALLATIONS.

Is there satisfactory control over the use of portable heaters? YES
Are fixed heating and ventilation installations subject to regular maintenance? YES

: Heating is not provided within the communal area. The tenants' flats are fitted with individual gas central heating systems. Periodic inspection and testing of the gas appliances are carried out as part of a planned, preventive maintenance programme (annually).

As the building is modern there doesn't appear to be a need for portable heaters, unless there is a significant issue with the heating system, which will be risk assessed and managed accordingly.

All boiler and plant rooms have adequate fire protection including heat detectors and are located within Fire compartmented rooms.

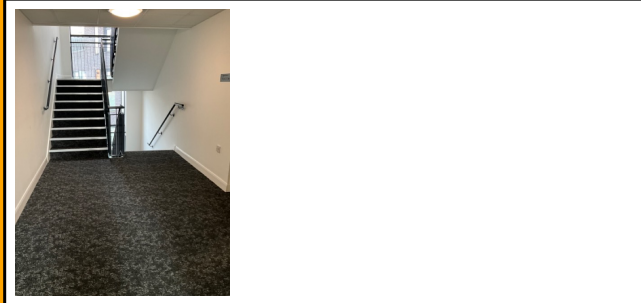
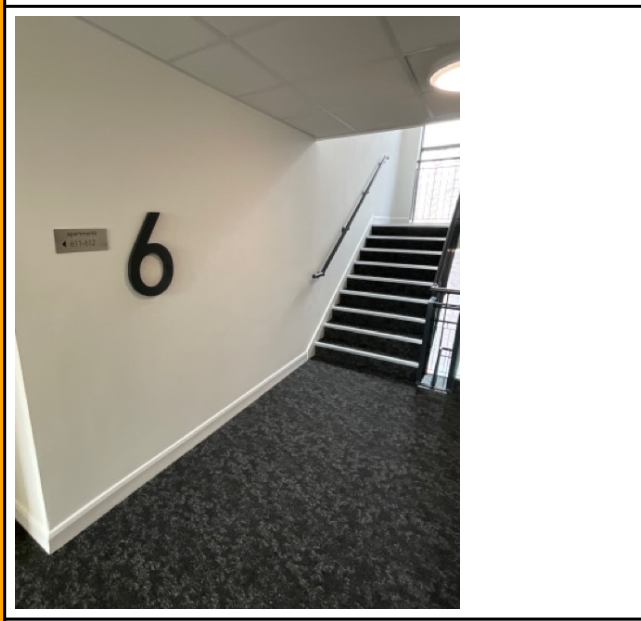
The date of the last Gas Servicing varies from flat to flat, but all gas appliances in rented properties will be in date. Midland Heart's gas compliance team achieves a 100% compliance record, year on year.

The owners of leasehold properties are responsible for ensuring gas safety checks are carried out on their own gas appliances.

A gas boiler is provided in the cupboard room, off meeting room 2, on the ground floor. This is also serviced annually.

Lightning protection is provided and tested in accordance with recommendations of British Standard 62305-3. Date of last test was 25/5/2023. The Certification covers all 3 Blocks (X,Y & Z.)

Medium



Fire Safety Management

Action/Findings: 7 HOUSEKEEPING

Medium

Is the standard of housekeeping adequate. YES
 Do combustible materials appear to be separated from ignition sources? YES
 Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided? YES
 Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials? YES

: It is important that the common parts that form escape routes from the building are kept free of combustible materials and ignition sources. Midland Heart recognises the importance of this and adopts a 'managed' approach. It seeks to communicate this with tenants and residents. The situation is monitored by the concierge team during regular housekeeping inspections.

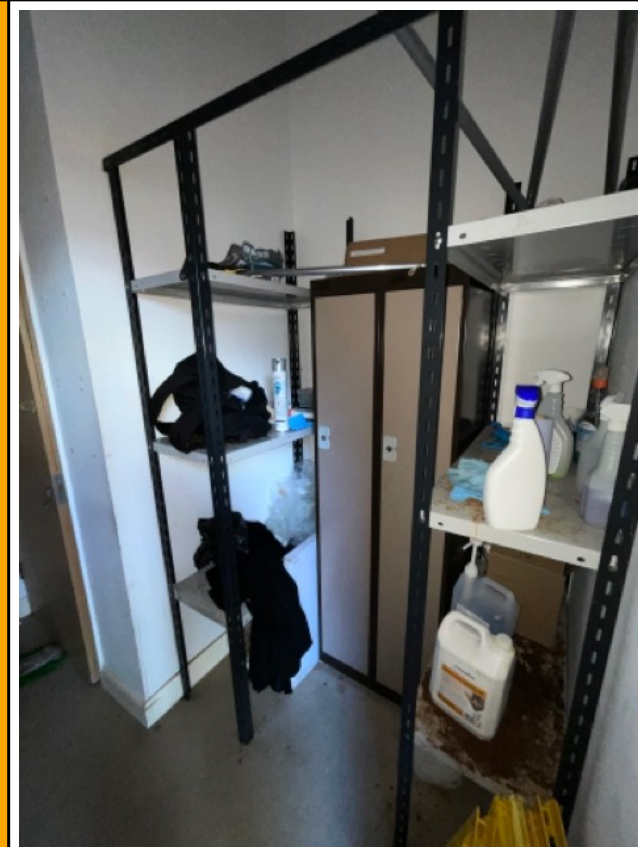
Door mats and plants in common parts are not generally a problem, unless they become an obstruction to means of escape or add significantly to the fire load.

Motorised wheelchairs and mobility scooters are not permitted to be stored in the communal areas. The use of mobility scooter is controlled in accordance with Midland Heart Policy 39.POL.006 – mobility scooters and powered vehicles.

All stored items were within designated rooms, managed well and did not present a significant risk. There were no hazardous materials noted.

All plant rooms were generally free from combustible storage or controlled, which is best practice.

All escape routes were clear at the time of the assessment. The standard of housekeeping on site was exemplary again in 2024.



<p>Fire Safety Management</p>	<p>Action/Findings: 7 HOUSEKEEPING</p> <p>Is the standard of housekeeping adequate. YES Do combustible materials appear to be separated from ignition sources? YES Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided? YES Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials? YES</p> <p>: It is important that the common parts that form escape routes from the building are kept free of combustible materials and ignition sources. Midland Heart recognises the importance of this and adopts a 'managed' approach. It seeks to communicate this with tenants and residents. The situation is monitored by the concierge team during regular housekeeping inspections.</p> <p>Door mats and plants in common parts are not generally a problem, unless they become an obstruction to means of escape or add significantly to the fire load.</p> <p>Motorised wheelchairs and mobility scooters are not permitted to be stored in the communal areas. The use of mobility scooter is controlled in accordance with Midland Heart Policy 39.POL.006 – mobility scooters and powered vehicles.</p> <p>All stored items were within designated rooms, managed well and did not present a significant risk. There were no hazardous materials noted.</p> <p>All plant rooms were generally free from combustible storage or controlled, which is best practice.</p> <p>All escape routes were clear at the time of the assessment. The standard of housekeeping on site was exemplary again in 2024.</p>	<p>Medium</p>	
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Fire Safety Management

Action/Findings: 8 Cooking

Are reasonable measures taken to prevent fires as a result of cooking? NA
More specifically, are filters cleaned or changed and ductwork cleaned regularly? NA

: Each flat is provided with its own kitchen. There are two small designated kitchenettes in the office area of the ground floor building for staff use only. These do not contain anything other than small electrical domestic appliances, (no cooking facilities, only microwave for food warming) and therefore form part of the normal electrical risk.
Detectors are located in these area which are linked to the Communal Fire Alarm.

Medium



Fire Safety Management

Action/Findings: 9 FIRE SAFETY SIGNS AND NOTICE

Medium

Where necessary are the escape routes, fire exits and firefighting equipment indicated by signage. YES





: Adequate signage is provided where necessary to indicate all escape routes, firefighting equipment, fire resisting doors and other fire safety items. All electrical cupboards have warning signs and all Automatic Opening Vents are clearly marked. Gas isolation valves are indicate externally by signs.




The lift installed is a 'Firefighters lift' and could be used in the event of fire by fire service personnel. The lift was tested and performed as expected. It has communication points on all floors and the 'Peek-a-Boo' facility functioned correctly.

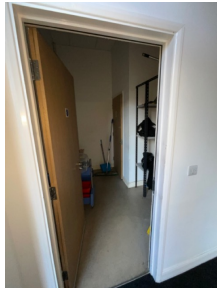
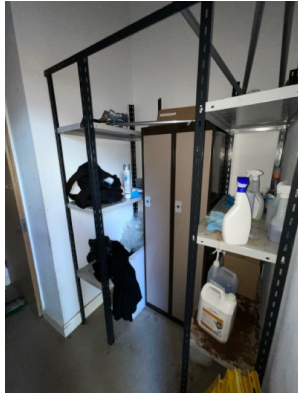

Fire doors required to be kept locked, shut have mandatory blue notices displayed.

All floors have Wayfinding signage that is visible from the lift and stair.



<p>Fire Safety Management</p>	<p>Action/Findings: 9 FIRE SAFETY SIGNS AND NOTICE</p> <p>Where necessary are the escape routes, fire exits and firefighting equipment indicated by signage. YES</p> <p>: Adequate signage is provided where necessary to indicate all escape routes, firefighting equipment, fire resisting doors and other fire safety items. All electrical cupboards have warning signs and all Automatic Opening Vents are clearly marked. Gas isolation valves are indicate externally by signs.</p> <p>The lift installed is a 'Firefighters lift' and could be used in the event of fire by fire service personnel. The lift was tested and performed as expected. It has communication points on all floors and the 'Peek-a-Boo' facility functioned correctly.</p> <p>Fire doors required to be kept locked, shut have mandatory blue notices displayed.</p> <p>All floors have Wayfinding signage that is visible from the lift and</p>	<p>Medium</p>	 
<p>Fire Safety Management</p>	<p>Action/Findings: 10 FURNITURE & TEXTILES.</p> <p>Does all all Furniture and textiles appear Fire Resistant? YES Is the furniture and textiles in good condition? YES</p> <p>: There are two sofas in the main reception lobby. These are in good condition and they were displaying labels to confirm that the materials and liners used in construction were match and cigarette resistant. Access to the building is well controlled, and this part of the premises operates a full evacuation policy.</p> <p>The true means of escape for occupants is via the final exit door from the stairs and therefore occupants do not need to pass these items to ultimate safety.</p> <p>No other furniture is located in any of the communal residential areas, which is best practice.</p> <p>The offices have a selection of chairs, tables etc which all appeared in a good condition. Furniture is not stalled in any other locations.</p>	<p>Medium</p>	 

<p>Fire Safety Management</p>	<p>Action/Findings: 10 FURNITURE & TEXTILES.</p> <p>Does all all Furniture and textiles appear Fire Resistant? YES Is the furniture and textiles in good condition? YES</p> <p>: There are two sofas in the main reception lobby. These are in good condition and they were displaying labels to confirm that the materials and liners used in construction were match and cigarette resistant. Access to the building is well controlled, and this part of the premises operates a full evacuation policy.</p> <p>The true means of escape for occupants is via the final exit door from the stairs and therefore occupants do not need to pass these items to ultimate safety.</p> <p>No other furniture is located in any of the communal residential areas, which is best practice.</p> <p>The offices have a selection of chairs, tables etc which all appeared in a good condition. Furniture is not stalled in any other locations.</p>	<p>Medium</p>	  
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<p>Fire Safety Management</p>	<p>Action/Findings: 11 DANGEROUS SUBSTANCES & OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION.</p> <p>Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? YES</p> <p>For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents. Small quantities with negligible impact on the appropriate fire precautions need not be taken into account</p> <p>: This risk assessment only considers the impact of the use or storage of dangerous substances to the extent necessary to determine the adequacy of the general fire precautions required under the Order to ensure the safety of relevant persons in the event of fire. However, there were no dangerous substances noted during this fire risk assessment. It is unlikely given the normal use of the premises that dangerous substances would ever be present on these premises.</p> <p>There is a small cupboard on the lower ground floor that is utilised by the Cleaner, there are small quantities of cleaning products etc that are all controlled by COSHH regs. THIS ROOM IS KEPT LOCKED.</p>	<p>Medium</p>	  
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Fire Safety Management

Action/Findings: 12 MEANS FOR GIVING WARNING IN CASE OF FIRE.

Medium

Means of raising the alarm in the event of fire, description of the Fire Warning System.

Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary - Yes to operate devices only and to alert Concierge staff.

If there is a communal fire detection and fire alarm system, does it extend into the dwellings? YES

Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition? YES

Is a reasonable fire detection and fire alarm system provided? YES

Is there remote transmission of alarm signals? YES

Is a zone plan displayed? YES

: Smoke detection is only provided on the seventh floor of the stairwell. This activates the smoke vent above at the head of the staircase.

Additional smoke detection is provided on each floor lobby/corridor, where AOV's are located to instigate its operation, which will maintain the escape routes to be used in the event of fire. Their operation do not raise an audible alarm locally and only raises a signal at the fire panel.

The detection outside the flats activates the AOV's in that area, the detection in the stairwell activates the roof AOV on the top floor, and it is understood from the M & E manager and the on-site staff that activation of the panel is relayed back to the main panel in the central block. This is linked to the monitoring centre (performed by Southern Monitoring).

A concierge is on site Monday to Saturday from 0700 to 2200 and is on hand to investigate fire alarm activations.

Detection is provided within the front entrance and office area to facilitate a full evacuation with sounders from communal office areas. Manual Call Points are located next to final exits.

The main fire alarm panel is situated adjacent to the reception area in the entrance lobby. The concierge staff test the fire alarm weekly



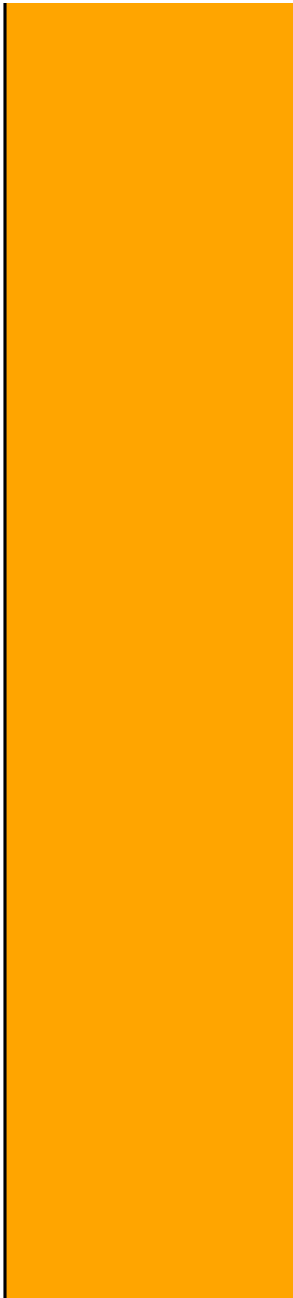
on a rolling programme. A detailed zone plan is displayed.

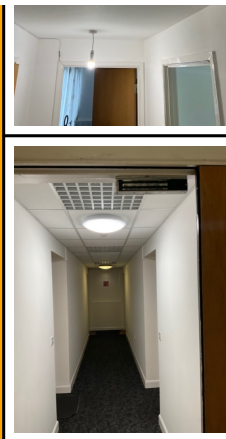
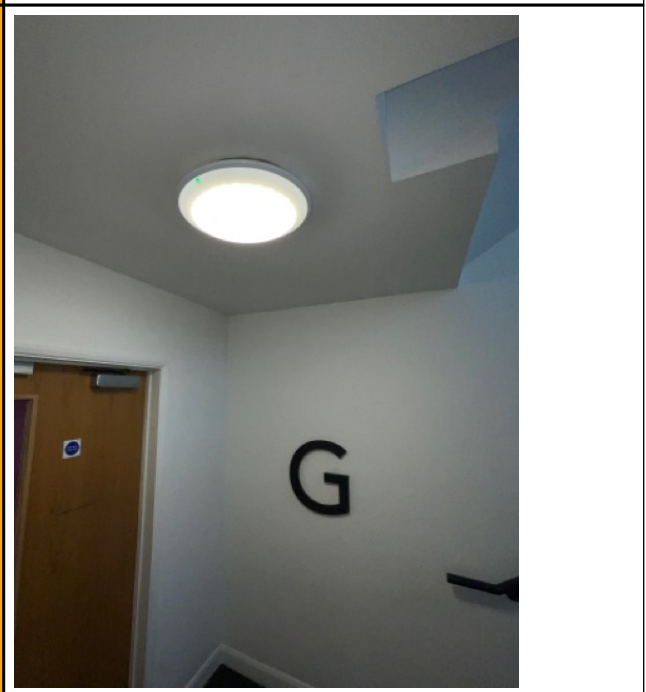
The detection appears to be BS5839 part 1, Grade A, L1 coverage in the communal office areas, with a L5 system in the residential communal parts of the building to operate AOV's, lift and door release devices.

Each flat has its own BS 5839 part 6 system, Grade D1: LD2/3. The flats have a smoke alarm in the corridor/lobby and heat detection in the kitchen/diner areas. There is no detection in the bedrooms. It is the tenants responsibility to test their smoke alarms monthly.

Any actuations, including Blocks X & Z are signalled to this main panel for investigation.

The Fire Alarm is tested weekly and serviced Quarterly. Records are kept locally and on the electronic data base - 'Keystone', which are available for inspection.



			
<p>Fire Safety Management</p>	<p>Action/Findings: 13 EMERGENCY ESCAPE LIGHTING</p> <p>Are all escape routes covered by an acceptable form of emergency lighting? YES Has a reasonable standard of emergency escape lighting been provided? YES Does the emergency escape lighting extend to the external areas? NO</p> <p>: Emergency escape lighting is installed throughout the building in all communal routes, cupboards and toilets. The system comprises of what appears to be maintained integrated luminaires with an operating duration of three hours. In addition, bulkheads are provided in certain rooms which are not accessible by the customers or public.</p> <p>All four toilets in the office area on the ground floor are equipped with emergency lighting.</p> <p>Midland Heart does not provide emergency lighting above external exits if there is effective borrowed light. In this instance, there appears to be adequate borrowed light to the front and rear of the premises.</p>	<p>Medium</p>	

Fire Safety Management

Action/Findings: 13 EMERGENCY ESCAPE LIGHTING

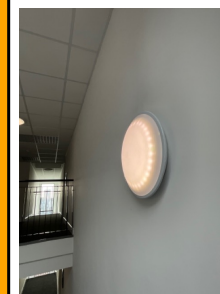
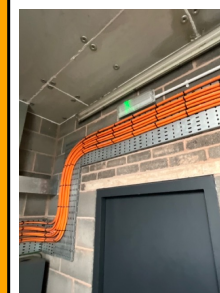
Medium

Are all escape routes covered by an acceptable form of emergency lighting? YES
 Has a reasonable standard of emergency escape lighting been provided? YES
 Does the emergency escape lighting extend to the external areas? NO

: Emergency escape lighting is installed throughout the building in all communal routes, cupboards and toilets. The system comprises of what appears to be maintained integrated luminaires with an operating duration of three hours. In addition, bulkheads are provided in certain rooms which are not accessible by the customers or public.

All four toilets in the office area on the ground floor are equipped with emergency lighting.

Midland Heart does not provide emergency lighting above external exits if there is effective borrowed light. In this instance, there appears to be adequate borrowed light to the front and rear of the premises.



Fire Safety Management

Action/Findings: 14 MEANS OF ESCAPE

Medium

: This is a purpose-built block of flats, measuring at 20.8m to the upper floor level, in line with ADB diagram 4, with 8 Storeys and it is understood that the building is designed to the principles embodied in the Building Regulations, applicable at the time of the construction of 2011.

It has a single protected stair providing access to all floors.

In the event of a fire within an individual flat, the occupants would be expected to alert others in the flat, make their own way out of the building, using the common escape routes, and summon the fire and rescue service.

In the event of a fire in the common areas or offices, any occupants in these areas would be expected to make their own way out of the building, operate a Manual Call Point (MCP) and summon the fire and rescue service. Consistent with purpose-built blocks of flats of this type, all other occupants of other flats, not directly affected by a fire, would be safe to 'stay put', if they feel safe to do so, until directed to evacuate, if required, by the fire and rescue service.

The travel distances from the flat entrance doors to the nearest protected staircase or final exit are not excessive and do not exceed 10m, reasonable dead-end conditions exist and corridors are subdivided by self-closing fire doors. Dead end conditions are separated from other corridors or the stair by fire doors and have AOV's installed within the protected route.

It was not possible to ascertain the level of fire protection between flats, however, compartmentation appears adequate between communal areas and flats and between flat to flat from a visual inspection carried out in numerous flats on this occasion.

The staircases and nosings were in good condition. Handrails are fitted either side which is best practice.

Way Finding numbers are located on all floors and are visible from the top step on each floor and outside the lift Car.

An automatic opening vents are provided within each corridor greater than 4.5m and also at the head of the protected staircase. The building design incorporates a single flat within the lift lobby area of all floors, this section does not have AOV protection. This is



a deviation from guidance but with only a small area, circa 4m, to pass through for escaping residents, it does not pose a significant risk. In mitigation there are nominal, good quality, FD30s Fire doors on all flat front doors, the lift lobby is only circa 4m in length, there is a Stay Put policy in place and the neighbouring corridor and stair both have this facility. The design would be compliant, were it not for the cross corridor door separating this corridor and it is felt that this cross-corridor door is more beneficial in keeping the travel distances short outweighs this absence. Therefore this design is not considered to place anyone at significant risk.

The number, distribution and widths of emergency routes and exits have been assessed for the use of the buildings and likely numbers of occupants and it is considered that they are suitable for the likely number of occupants.

The assembly point is located at Porchester Street Church Car Park and is provided on all Fire Action notices.

The main office areas consists of 3 inner offices, with facilities, on the ground floor. Additional large office/ conference room has an additional final exit. This exit has a security shutter fitted which is lowered when the room is not in use. This exit is only required when the room is occupied. In considering all the travel distances in these areas and using the HM Government Guide Fire Safety Risk Assessment Offices and Shops - (18 metres) it is not deemed necessary to have this exit permanently available for staff who work elsewhere.

All the office rooms are considered as Inner rooms and therefore protected by detection/vision panels in the outer room/kitchenette area with a full evacuation policy in place.

All doors open in the direction of escape where necessary with the exception of the front door. In mitigation, it is unlikely that the numbers exiting the front of the building would be high enough for this to cause an issue as the main escape route is via the final exit at the base of the protected stairs, leading to the rear of the premises.

All routes are provided with either borrowed lighting or emergency lighting.

All remaining doors that are required for means of escape are easily and immediately openable in the direction of escape.

All Flat front doors are now annually inspected and recorded with communal cross corridor doors being inspected monthly. Midland Heart utilises an App called 'Homechecker' that all staff use when completing fire door inspections.

The resident flats, which were inspected, all had thumb twist devices fitted to the internal side of their front doors to allow immediate escape with out the use of a key.

Where doors are fitted with electronic security locks it has now been confirmed that they fail safe when the power supply is interrupted and/or the fire alarm is actuated. This was tested by the 'fish tail' switch connected to the Emergency Lighting.

Green break glass unit are not considered necessary as this would adversely affect security of this block.



			
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Fire Safety Management

Action/Findings: 15 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

Medium

Following extensive measures to limit the spread and development of fire, it has now been confirmed that compartmentation provided is to a good standard. Any service penetrations have been addressed and suitably 'made good' with ablative batt, intumescent graphite or fire mastic. The compartment walls adequately and appropriately protect the building and its occupants to achieve the desired 'Stay Put' evacuation policy which is in place.

Suspended ceiling are in place and these are for aesthetic purposes only. There is a circa 300mm void above these suspended ceilings where services run. Detection in the communal areas are located on the suspended ceiling which operate the Automatic Opening Vents (AOV) only, there is no sound produced. Where the AOV's are located in the roof space of the upper floor, suitable grids are fitted to allow the free flow of air/smoke.

Fire doors throughout the premises have been serviced and corrected to ensure good quality of fitting is provided and are fully functional.

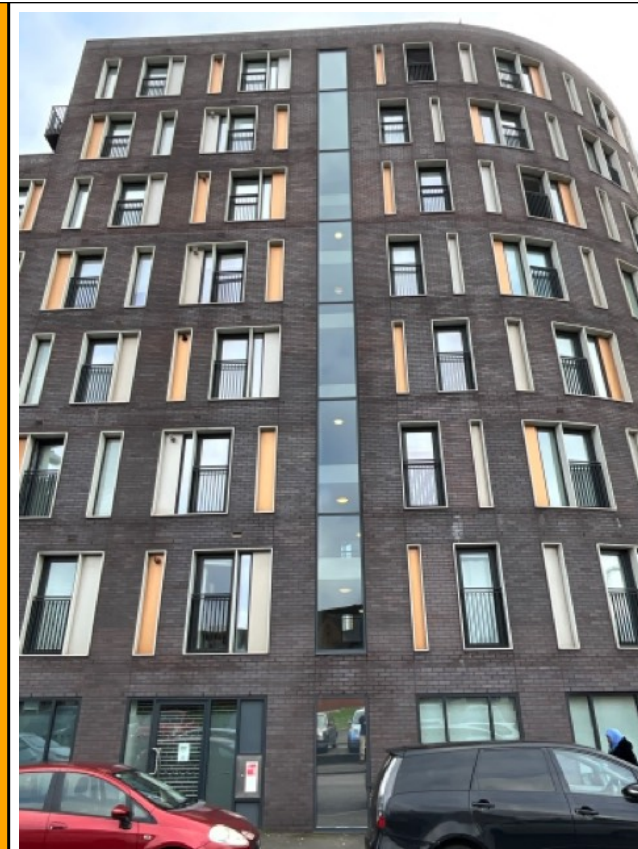
Some minor/low risk work is required, see Actions raised. All communal doors inspected had effective self-closing devices, close fitting in their frames and fitted with intumescent strips and cold smoke seals. Some riser cupboard doors and cross corridor doors, where required, have been fitted with drop down seals at the base.

The 'Fire Fighter Lift' is located in a lobby area with one residential flat, on all floors, opening into this area. There is also a service riser cupboard in the lobby area fitted with a suitable fire door and good fire compartmentation within. In line guidance the lift is less than 7.5m away from the head of the stairs. The stairs have the necessary lobby or corridor approach protection required providing the two door protection.

The 'Dry Riser outlet' is located opposite the head of each flight of stairs and is visible in the event of fire.

All fire door and fire compartmentation work has been carried out by competent contractors who have proven training and experience to complete the work to a certified standard.

It was not possible to examine all flat entrance doors. However, a selection of doors were examined. The doors were found to



conform with the current FD30S standard, some with British Wood Federation certification labels attached. The fire doors inspected are provided with an overhead self-closer, intumescent strips and seals, three CE marked hinges, adequate rebates and each door has a thumb twist device internally. The remaining flat entrance doors are believed to conform to the same standard as they are similar in condition and appearance.

The surface linings on the designated means of escape appeared to be of class 0 / B-s3,d2 with a plaster and emulsion finish and are in good condition.

In the ground floor reception lobby, there is a counter with a manual shutter which appears to be fire rated. Access to this area is via the concierge office. The concierge office has twin windows to view the reception area. The viewing glass is confirmed as fire resistant glazing.

The office areas are separated by a fire compartmented wall providing safe passage for staff or residence utilising the main entrance as means of escape. Minor fire compartmentation works are required above the suspended ceiling within these areas to maintain the required Fire compartmentation following, what appears, M&E works. These involve small holes making good. Action Raised.

The travel distance from any of the rooms within the office area are short and acceptable, The evacuation policy for the office areas is 'Full Evacuation'. Fire drills are carried out to practice this procedure.

The larger conference/meeting room has an alternative MOE as it is provided with an separate Final Exit.

A passive gas vent is supplied at the top of the service risers, where gas pipes are installed, venting direct to air is via the roof. Some fire stopping between floors, in these cupboards, have been carried out and therefore a Gas detection system has been installed within the cupboards on all floors to detect any gas leaks.

The bin store, meter cupboards, and some parking facilities are located under parts of block X, Y and Z. These areas generally have a relatively high roof and ventilation. All ceilings are lined with fire resistant material, and it is noted that the edges have been sealed with an appropriate fire rated sealant or mastic to ensure that the integrity of the ceiling is maintained.

It is anticipated that the high standard of housekeeping will be continually managed by the concierge service. In addition, the current high standard of fire stopping will prohibit the spread of smoke and flame into the building.

RELEVANT FIXED SYSTEMS AND EQUIPMENT (Relevant to Life Safety)

- Dry rising main and Outlets, on all floors, provided.
- Automatic smoke vents in corridors and at the head of the stairs.
- A Firefighting lift serves all floors.

External wall construction.

Following a site intrusive survey and meeting with West Midland Fire Service on the 7th January 2022, the following was agreed and noted:

Initial Risk Assessment of the External Wall System.

Following a joint inspection, including consulting the 'As Built' plans, an intrusive survey of the External Wall System (EWS) has been carried out. It was confirmed that the Panels (Bronze and Puta) are Alucobond 4mm ACM cladding (circa 2000mm x 450mm) with a 40 mm Celotex insulation with a 10 mm air cavity. There is, at the base and head 10mm vents to allow air circulation. The Celotex is installed on an OSB board, stated as 9mm. The ACM panels are chemically fixed (Glued) on to 50mm x 38mm batten frame. Consulting the 'As Built' Plans, the horizontal sections of the compartments are believed to have 'Mineral wool fire Stopping to fill cavity' acting as fire cavity barriers. Additionally, the area behind each ACM panel has circa 100-140mm rockwool insulation installed to the entire wall section that each panel backs onto. Panels do not cross a compartment boundary. The aesthetic design of the spaced panels do not provide continuous vertical or horizontal sections. They have a separation of c1000mm horizontally and c600mm vertical (minimum) spacing between each panel. It is estimated that the panels only make up a maximum of 10% of the external wall. The panels appear to be sufficiently remote, and set back, so that fire and smoke spread into the building is unlikely but If this was to occur it is unlikely that occupants would be unduly harmed from secondary fires before leaving their flat and exiting the premises. It is highly unlikely that the communal Means of Escape (MOE) would be compromised in



such a way that occupants could not safely use them to escape in the event of fire, if required to leave the premises.

The Occupancy is classed as 'General Needs' with a concierge service between 07:00hrs and 22:00hrs daily (except Sunday). The Evacuation Strategy is a 'Stay Put' policy and continues to remain a 'Stay Put' policy following consultation with the Local Fire Service after a joint site visit being carried out to consider the perceived fire risk the current EWS presents.

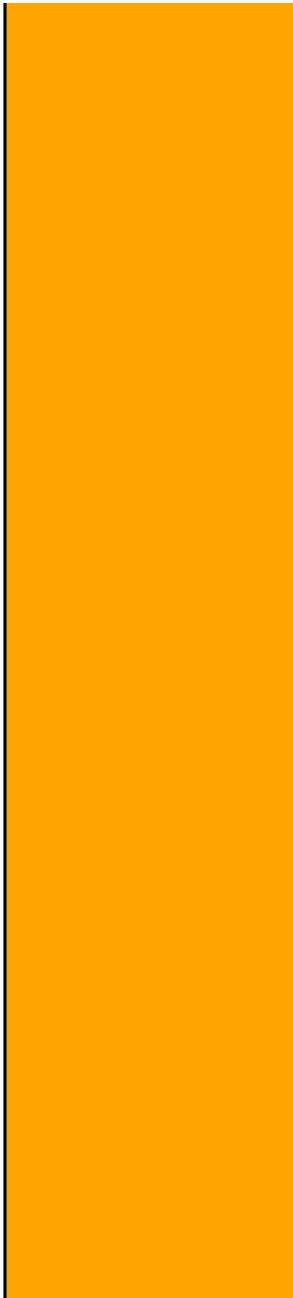
The building has a Single protected staircase with lobby or corridor approach with travel distances less than 15m. All communal corridors off the main protected stair have Automatic Opening Vents (AOV) with AOV in the staircase head. The design of the AOV's is considered not to compromise the effectiveness of the system or to allow a route for fire spread into the building as the Vents are through internal smoke shafts.

A selection of Flats have balconies, these have a wooden base topped with concrete slabs. All vertical balustrades are of a metal construction and would not support fire spread. There is a strict managed approach which does not allow BBQ's or significant fire loading to occur within the balcony areas. This policy seemed to be well managed at the time of the 2024 FRA.

The compartmentation, given within the 'As Built' plans indicates that horizontal and vertical separation around fire compartments are installed and would afford 1hr Fire resistance to individual Flats. All communal areas have previously had an intrusive Compartment Survey carried out and defects remediated to a high, 3rd party accredited, standard.

There is Fire Detection and a Fire Alarm System installed within the Communal areas, Grade A L1 system, linked to a monitoring centre (ARC) to ensure that any fires are detected swiftly and has a rapid response. This system extends into each flat, providing a Heat Detector in the hall way. Each Flat has its own BS 5839 Pt 6 Smoke alarm system to a Grade D1:LD2/3 standard. (Detection is provided in the Hall/Lobby area and a Heat detector in the Kitchen/dinner facility. (No detection provided in the Bedrooms). There is good access for Fire Fighting Vehicles, including Hydraulic Platforms that would reach to the upper most levels, to support operational firefighting duties.

There is parking facilities provided adjacent to the building, via the



public road, with additional parking on site.

West Midlands Fire Service is a whole time Fire Service with stations based throughout the city. There is an expected attendance time of less than 5mins for a 'Life Threatening Incident'.

The Premises has been inspected by the Local Fire Service as part of the Building Risk Review required by Government. The External Wall report provided to the West Midland Fire Service has also been accepted and confirmed that Midland Heart have provided sufficient information as the Fire Safety (England) Regulations 2022, Reg 5(1) and (2).

Following the site survey with Fire Engineers from West Midlands Fire Service, Andrew Davis MIFireE, issued the following report:-

Executive Summary

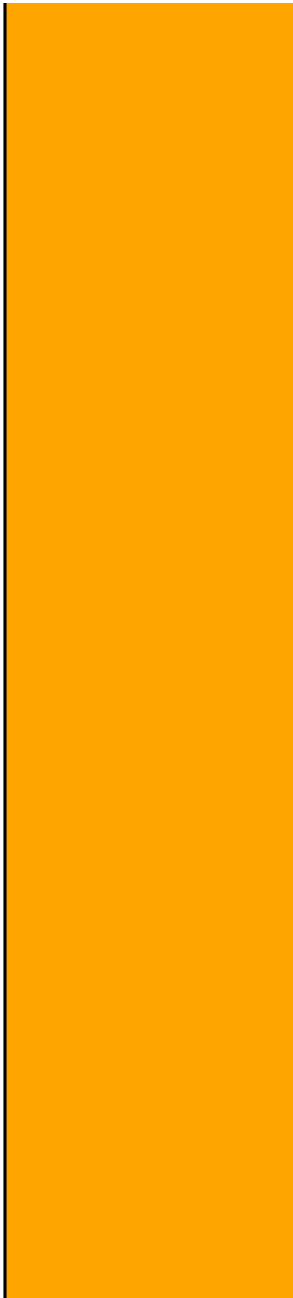
A joint inspection was conducted on 7th January 2022 at Crocodile Works, attended by David Hodgkins from Midland Heart (MH), David Brookfield and Andrew Davis from West Midlands Fire Service (WMFS). The purpose was to assess the likelihood and severity of a fire affecting the external wall system (EWS) and the risk to relevant persons.





The risk was deemed to be low, based on the information available at the time, and the following factors:

- The limited extent of the panels,
- The method of fixing,
- Compensatory features within the premises,
- The guidance contained within PAS 9980:2022 (1).

The report produced by David Hodgkins provides the details of the building, the panels in question, and compensatory features. The report should be read in conjunction with this document.

(These documents are stored within Midland Heart's Property Digital Record (PDR) for this premises)



Fire Safety Management

Action/Findings: 16 MANUAL/AUTOMATIC FIRE EXTINGUISHING APPLIANCES (Including wet/Dry Risers) and RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS .

Is the quality, type and location of fire fighting equipment adequate. YES

What type(s) of appliances are provided? Foam & Co2

Are all fire extinguishing appliances readily accessible? YES

: The provision of Fire Extinguishers and other forms of fire-fighting equipment in common parts for use by residents is problematic. It is not expected that residents should need to tackle a fire in their flats to make their escape. Indeed, to obtain a fire extinguisher located in the common parts for this purpose would involve the person leaving their flat in the first place. This does not preclude residents providing their own fire extinguishers and fire blankets. Provision of fire extinguishers is not normally considered necessary, other than in plant room, community facilities, staff rooms and so forth.

Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. Therefore, in Midland Heart general needs flats; portable fire extinguishers will only be provided in

- Plant rooms and similar ancillary accommodation,
- Community facilities,
- Staff rooms,
- Places where people are employed to work, who are trained and so forth.

The firefighting equipment provided comprise of one CO2 in each electricity meter cupboard on the ground floor, and one foam and one CO2 in the office area.

As the dry riser is classed as 'Essential fire fighting equipment' if this becomes unusable for more than 24hr, the local fire service will be informed.

The number and distribution of fire extinguishers provided is adequate for the risk and identified by signage. Extinguishers are serviced in accordance with British Standard 5306 and the manufacturer's instructions annually by a competent person.

Medium



Fire Safety Management

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Fire Safety Management

Action/Findings: 17 RECORDS, TESTING & MAINTENANCE

Medium

: All records of monthly inspections carried out by the concierge team are kept electronically. The inspection comprises of a daily check s of:
Internal/external escape routes,
Door opening devices,
Lift,
Visual inspection of the fire alarm, AOV, and escape lighting system.

Tests carried by specialist contractors are kept electronically.

Monthly flick tests of E/L were in date, the last discharge test was 20/3/2024.

The fire warning system was last serviced on 26/10/23, and it is require that a weekly test is carried out.

The smoke vent was last serviced on 10/05/23.

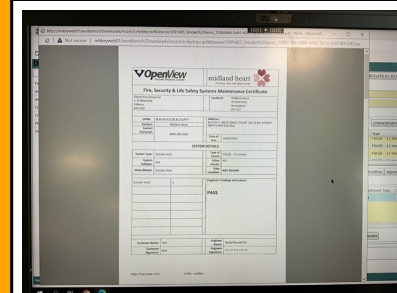
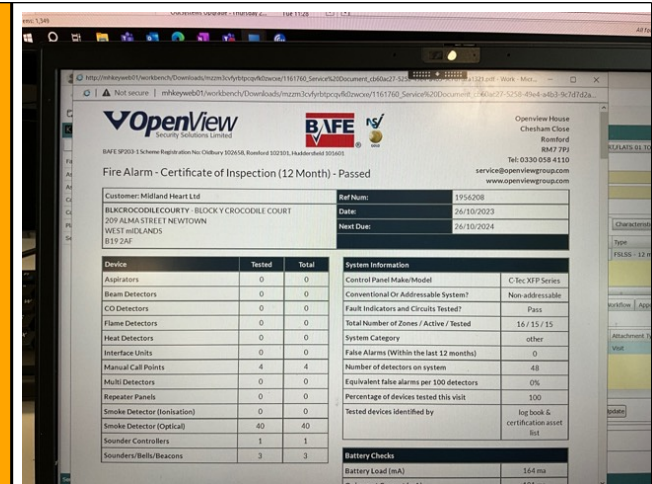
The dry riser was last serviced on 22/02/24.

Fire extinguishers were last serviced on 12/01/24.

The lightning conductor was last serviced on 25/05/23.

The Fire Fighter Lift monthly inspection was last carried out on 08/02/24 and the LOLER 6monthly was carried out on the 13/03/24.

Tests carried by specialist contractors are kept electronically.



Fire Safety Management

Action/Findings: 17 RECORDS, TESTING & MAINTENANCE

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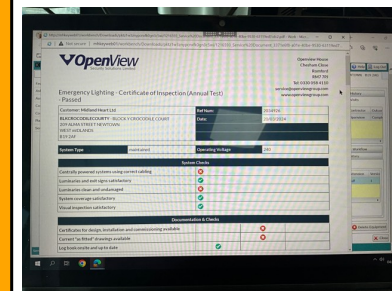
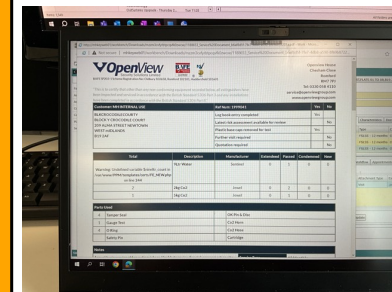
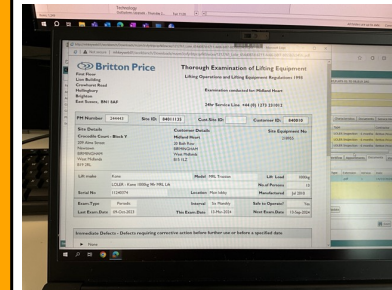
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Fire Safety Management

Action/findings :18 Engagement with Residents / Evacuation Policy

Medium

Has information on fire procedures been disseminated to residents?
Yes
Is fire safety information disseminated to residents? Yes
Is there an appropriate written evacuation plan in place? Yes

Are there continuing arrangements for engagement with residents?
Yes

The premises has a 'full and simultaneous' evacuation policy in the Office area and a 'Stay Put' evacuation strategy, within the residential flats. These strategies are appropriate for the construction of the premises.

Suitable Full Evacuation notices are displayed on the ground floor around the Office locations with further Fire action notices, indicating Stay Put throughout the remainder of the premises. Relevant fire information is contained in a Resident's Handbook issued to all new residents.

Midland Heart has a dedicated Web site containing information for residents regarding Fire Safety at:-

<https://www.midlandheart.org.uk/my-home/keeping-my-home-safe/fire-safety/>

Information on fire procedures, how to inspect your flat front door and fire safety in general are issued to all residents, including leaseholders annually.

An Annual Building Safety Survey is carried out each year with tenants to ensure they feel safe in their homes.



For a door closer to work, it needs to be heavy enough to overcome any resistance from things like flooring or carpeting.

Some people may find the heavy doors a nuisance when they use them each day, but it's really important that the doors are not changed, removed or propped open. They are put in place for your safety and the safety of your neighbours.

Never make changes to your door closer. If you are struggling with opening the door, please speak to us.

What if I need to replace carpets?
New carpets can lead to fire doors not working as they should, because they might be thicker and stop the doors from closing properly. If you replace carpets, please make sure no changes are made to your fire door and the door is still closing as it should.

How do I check my fire door?
Every year we write to you to explain how to check your fire door. It's important to do this regularly.

The Government advises us to:

1. Check that there is no sign of damage to either side of the door. Check the door, the door frame, hinges and overhead closing device.
2. Open the door fully and release it. Without you shutting the door, the door should shut fully into the doorframe when you let go of the handle.

If you think there is damage to your fire door or it isn't operating properly, please give us a call on 0345 60 20 540 and we'll send someone round to check it for you.

Compartment walls
What is a compartment wall?
In blocks of flats, each apartment is thought of as a 'compartment'. This means that if a fire starts in the compartment, it will be contained in there for a specified period of time whilst the fire is tackled by the fire service.

When the building is constructed, the walls around a compartment (i.e. your apartment walls) are made using material that prevents smoke and fire from getting into the communal areas and escape routes.

Changes to compartment walls
You should never make changes to compartment walls. We might make changes to the compartment walls in communal areas, when we do works like installing new lighting systems. In these cases, we use only certified fire-stopping products and qualified and accredited operatives.

If you notice damage to any compartment wall, either in your apartment or in communal areas, you should immediately report this to us so that we can make sure it will still work in a fire.

Smoke alarms
Why are smoke alarms so important?
Detecting fire plays a really important role in keeping your home and the whole building safe. And this is where smoke alarms come in.

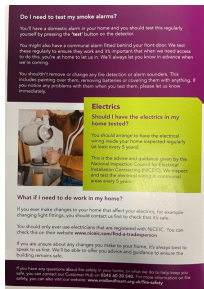
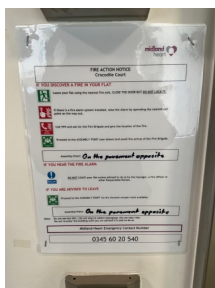
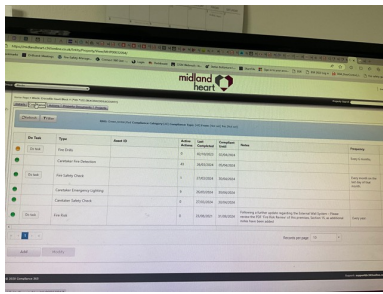

They give all buildings occupants an early warning of a fire. This then means that the alarm can be raised more widely and emergency procedures can be followed.

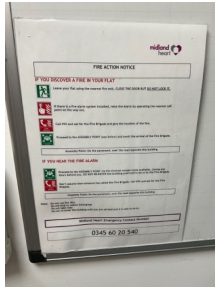
Fire doors
What is a fire door?
Fire doors make sure that smoke and fire cannot get into escape routes (such as stairs) and that they are strong enough to hold up for a set period of time in the event of a fire. They are designed to be a certain strength and are made of a certain material. They are not to be changed by a domestic electrician, DIY enthusiast, carpenter and joiner.


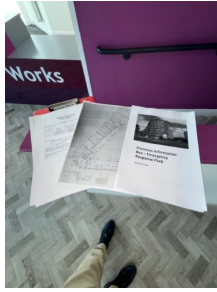


It's important to check that they, the door handle and door closers are working properly. Some products may be advertised as fire doors but do not meet the requirements. You should never change your fire door or the handle or door closer, or have any work done on the door, unless the work is done by a qualified fire door installer.


Every fire door door that comes with an escape route or escape route door in the door.

It is important that the door closes?
Door closers are a vital part of your fire door. A door closer is a self-closing device which ensures that the door closes by itself in an emergency, and so helps to prevent the fire spreading. It is important to check that the door closes properly and that the door is not damaged.

<p>Fire Safety Management</p>	<p>Action/findings :18 Engagement with Residents / Evacuation Policy</p> <p>Has information on fire procedures been disseminated to residents? Yes Is fire safety information disseminated to residents? Yes Is there an appropriate written evacuation plan in place?Yes</p> <p>Are there continuing arrangements for engagement with residents? Yes</p> <p>:The premises has a 'full and simultaneous' evacuation policy in the Office area and a 'Stay Put' evacuation strategy, within the residential flats. These strategies are appropriate for the construction of the premises. Suitable Full Evacuation notice are displayed on the ground floor around the Office locations with further Fire action notices, indicating Stay Put throughout the remainder of the premises. Relevant fire information is contained in a Resident's Handbook issued to all new residents.</p> <p>Midland Heart has a dedicated Web site containing b information</p>	<p>Medium</p>	 
<p>Fire Safety Management</p>	<p>Action/Findings: 19 TRAINING AND DRILLS</p> <p>Is staff training up to date: YES Are Fire Drills carried out and up to date: Yes</p> <p>: All Midland Heart staff who visit and all working members of staff receive an induction and refresher training via an e-learning package, which covers all the essential fire, health, safety and welfare issues. Fire marshals are trained in the use of firefighting equipment in accordance with Midland Heart Health & Safety Policy. The concierge confirmed at the time of this inspection that all concierge staff are trained as Fire Marshalls. Fire Drills are carried out twice yearly with the next drill scheduled for April 2024. The drill involves the office areas only as the rest of the premises is a Stay Put.</p>	<p>Medium</p>	 

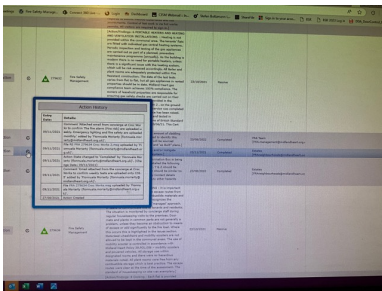

<p>Fire Safety Management</p>	<p>Action/Findings: 19 TRAINING AND DRILLS</p> <p>Is staff training up to date: YES Are Fire Drills carried out and up to date: Yes</p> <p>: All Midland Heart staff who visit and all working members of staff receive an induction and refresher training via an e-learning package, which covers all the essential fire, health, safety and welfare issues. Fire marshals are trained in the use of firefighting equipment in accordance with Midland Heart Health & Safety</p>	<p>Medium</p>	
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<p>Fire Safety Management</p>	<p>Action/Findings: 20 ACCESS, WATER SUPPLIES & PREMISES INFORMATION BOX.</p> <p>Is access, water supplies and information for the fire service adequate: YES Is there a Premises information Box: YES</p> <p>: Good access is provided to the front elevation of the property. All flats can be reached within 45m of the anticipated fire appliance parking point. Fire Appliances could enter the rear car park, under the undercroft if required as the height is sufficient to allow this.</p> <p>Dry risers are provided to assist internal firefighting immediately adjacent to the stairwell. Outlets ensure that hose laying distances to the entire footprint are within 45m. The inlet can be seen from the main road and access within 18m of the expected parking point.</p> <p>A firefighting lift is supplied for operational use. A wash-out is provided directly in front of the main entrance, and a fire hydrant can be found by the Lidl opposite.</p> <p>There are security boxes on the external walls that provide keys for the Fire Service access. The codes have been surrendered. A Premises Information Box is installed next to the lift in block Y for Blocks X,Y and Z which house relevant information including:</p> <p>Plans ERP FRA PEEPS Emergency Contact details Isolation Points Security codes Other hazards pertinent to all 3 Blocks.</p>	<p>Medium</p>	   
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<p>Fire Safety Management</p>	<p>Action/Findings: 20 ACCESS, WATER SUPPLIES & PREMISES INFORMATION BOX.</p> <p>Is access, water supplies and information for the fire service adequate: YES Is there a Premises information Box: YES</p> <p>: Good access is provided to the front elevation of the property. All flats can be reached within 45m of the anticipated fire appliance</p>	<p>Medium</p>	
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SIGNIFICANT FINDINGS

Issue	Findings	Risk Level	Assign Action	Completed on Site?	Issue Outstanding?	Photograph Evidence
Other Fire Safety Issues	Action/Findings: The Service risers have numerous Gas pipes rising from ground to the top seventh floor. Please carry out an inspection to confirm Riser cupboards are compliant with gas regs.	Low (3 Month)	Compliance	Yes	Completed	
Other Fire Safety Issues	Action/Findings: Due to there being vertical wooden decking balconies of up to 7 floors in height, it is required to write to all residents in Block X,Y & Z (with a balcony), to remind them that they must keep items stored on the balcony to a minimum and BBQ's and other flame producing activities are not permitted. Failure to comply may lead to breaches of tenancy agreement. Concierge Officers to monitor on there daily checks.	Low (3 Month)	Estates	Yes	Completed	
Other Fire Safety Issues	Action/Findings: Due to a small amount of cladding next to each window, it is required to identify this product to update the FRA. This will be sourced through the original data sheets and 'as Built' plans.	Low - Planned (12 Month)	FRA Team	Yes	Completed	


<p>Detection & Warning</p>	<p>Action/Findings: Please confirm and/or instigate weekly testing of the fire alarm system.</p>	<p>Low (3 Month)</p>	<p>Estates</p>	<p>Yes</p>	<p>Completed</p>	
<p>Other Fire Safety Issues</p>	<p>Action/Findings: A Premises information Box is being installed next to the lift, once installed the following information relevant to BLOCK X, Y & Z should be placed within it. This information should be similar to:</p> <p>Plans ERP FRA PEEPS Emergency Contact details Isolation Points Security codes Any other hazards pertinent to all 3 Blocks.</p>	<p>Low - Planned (12 Month)</p>	<p>Estates</p>	<p>Yes</p>	<p>Completed</p>	

Other Fire Safety Issues	Action/Findings: Please fit a Premises information box, (PIB) next to Ground floor lift, above the plan on the wall, near the Firefighter lift control box. PIB should be able to be secured shut with a combination padlock to allow access by the Fire Service. This PIB should contain info for blocks X, Y, and Z.	Low (3 Month)	Repairs PC East	Yes	Completed	
Other Fire Safety Issues	Action/Findings: The domestic Gas Boiler in the cupboard, in Office 2, on the ground floor, electronic Keystone records are not showing a current certification. Please confirm and update Keystone and/or carry out an annual service.	High (5 Week)	Compliance	Yes	Completed	
Other Fire Safety Issues	Action/Findings: Nosing on 5th step from the top, leading to the 5th floor requires fixing as it is loose	High (5 Week)	Repairs PC East	Yes	Completed	
Other Fire Safety Issues	Action/Findings: Please place "no smoking" signs at the rear entrance on main door leading into the premises.	Low (3 Month)	Estates	Yes	Completed	

Other Fire Safety Issues	Action/Findings: Please place 3 intumescent collars on the white flue/extractor (c120mm) ducting leaving the flats on the ground floor, that exit into the underneath car port area to the rear of block X and Y.	Low (3 Month)	Fire Doors	Yes	Completed	 
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FURTHER SIGNIFICANT FINDINGS FOUND - During this review the following actions have also been identified

Issue	Findings	Risk Level	Assign Action	Completed on Site?	Photograph Evidence
Fire Resisting Structure	Please carry out minor fire stopping works above suspended ceiling in concierge corridor/kitchen area (where tea making facilities are located) and within the concierge office where wiring has been fed through fire compartment walls but not fire stopped sufficiently. Please note and make good area above door leading to the reception area, areas above main door and above glass windows in concierge office. Please inspect the entire Fire Compartmentation wall between suspended ceiling tiles and concrete slab and make good any further minor works.	Low (3 Month)	Fire Doors	New	

<p>Fire Resisting Structure</p>	<p>Please carry out minor fire stopping works above suspended ceiling in concierge corridor/kitchen area (where tea making facilities are located) and within the concierge office where wiring has been fed through fire compartment walls but not fire stopped sufficiently. Please note and make good area above door leading to the reception area, areas above main door and above glass windows in concierge office. Please inspect the entire Fire Compartmentation wall between suspended ceiling tiles and concrete slab and make good any further minor works.</p>	<p>Low (3 Month)</p>	<p>Fire Doors</p>	<p>New</p>	
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<p>Fire Resisting Structure</p>	<p>Please repair fire mastic 'bleeding' within cross corridor door leading to flat 712a and within cross corridor door next to flat 412, on 6th floor and please ensure doors maintain nominal FD30s standard.</p>	<p>Low (3 Month)</p>	<p>Fire Doors</p>	<p>New</p>	
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SUMMARY & RISK RATING

The Risk Assessment Findings section identifies the fire hazards, persons at risk and the current control measures (if any). It also identifies the level of risk or residual risk that is present in association with the findings of the risk assessment. Where control measures are found to be adequate and satisfactory, no risk will be recorded. However, where improvements, inadequacies, issues and problems are identified with fire safety controls a risk will be recorded. Where there is a need to reduce the risks then the Action Plan section is used.

The significant findings section identifies the actions required to reduce the risks to the lowest level reasonably practicable.

The significant findings also contains the department responsible for the actions. It is critical that the allocation of responsible persons and target dates are completed, as assessments that have not been completed in this way, do not provide compliance with the legal requirements, or assist in the reduction of fire risk to the organisation. To complete the cycle, the risks, (when the additional control measures have been put into place) are re-assessed. The assessment is then complete, until its review date, or when any significant alterations (e.g. building alterations, change of process or number of persons on site) render the assessment no longer valid.

Please note that persons reading this risk assessment should do so in conjunction with accessing C365Cloud where the ongoing management of the significant findings takes place. To access the system please use midlandheart.c365online.co.uk

The fire risk rating calculator matrix is used to determine the risk category. This is calculated as:

The Likelihood of Fire Outbreak X Harm Potential Rating = The Fire Risk rating

The Probability of Fire depends on the number and nature of ignition sources, the extent of and any fire prevention measures and the nature and actions of the occupants. The Probability and Extent of Harm should a fire occur depends on the quality of the means of escape, number of storeys, complexity of the premises and mobility of the occupants.

		HARM POTENTIAL		
		SLIGHT HARM	MODERATE HARM	SERIOUS HARM
LIKELIHOOD OF FIRE OUTBREAK	HIGHLY UNLIKELY	Low Risk	Low Risk	Medium Risk
	UNLIKELY	Low Risk	Medium Risk	High Risk
	LIKELY	Medium Risk	High Risk	High Risk

Immediate	Urgent	High Risk within:	Medium Risk within:	Low Risk within:	Low Risk - Planned	No Risk / Not Applicable
24 Hours	7 Days	5 Weeks	2 Months	3 Months	12 Months	

- **Immediate Priority (application of interim fire safety measures and or controls to be completed on site)**