

Fire Risk Assessment

Horton St.



**1 – 32, Horton Street
Tipton,
DY4 7JN**

Date Completed: 17/09/2024.

Review Period: 12 months.

Officer: A. Jones Fire Risk Assessor

Checked By: C. Hill Fire Risk Assessor

Current Risk Rating = Tolerable

Subsequent reviews

| <u>Review date</u> | <u>Officer</u> | <u>Comments</u> |
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Section

0

Introduction

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

Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”*.

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

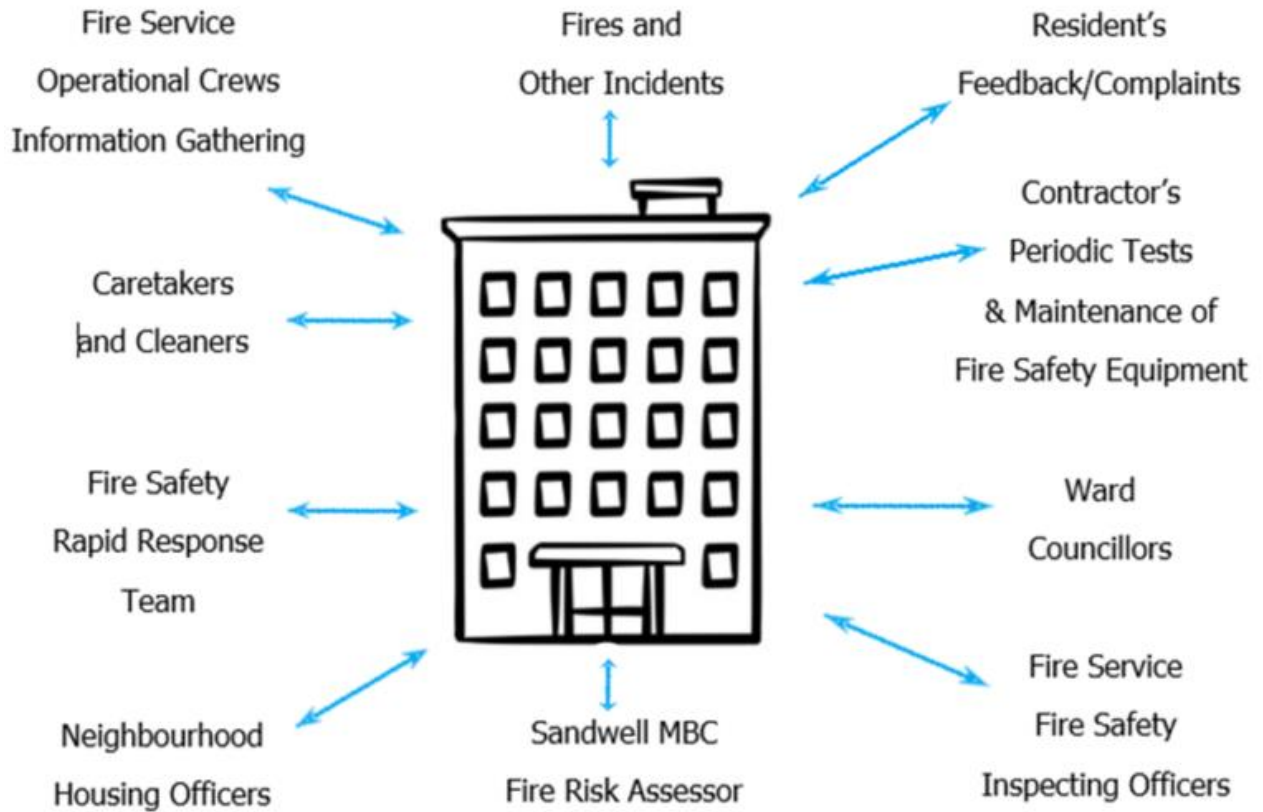
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but the Council will as a minimum review:

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

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

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

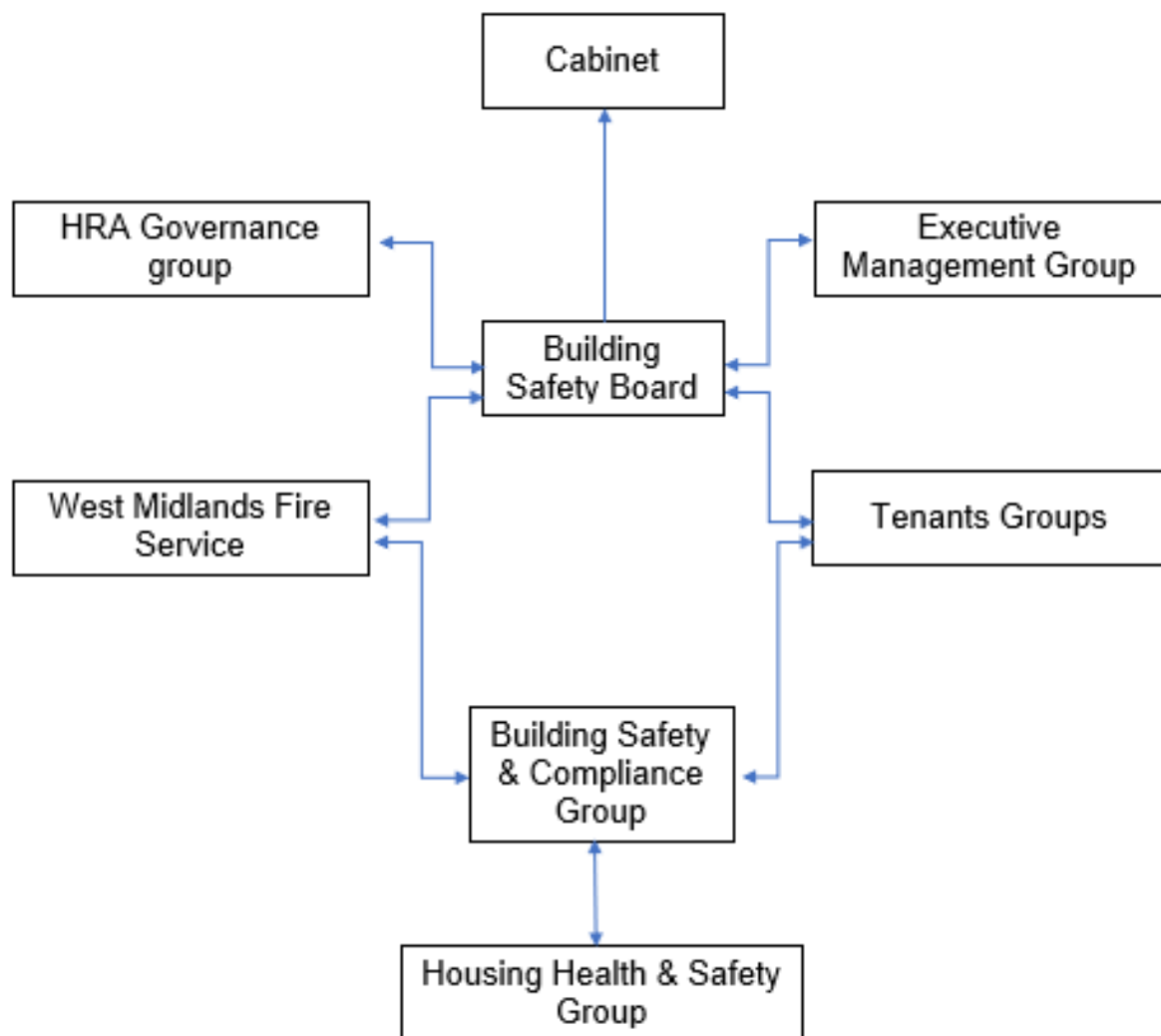
Fire Risk Assessment



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

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

Governance Structure



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

Section

1

Significant findings

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

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

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

Significant findings

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

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

| Section number | Section Area | Individual Risk Level |
|---------------------------|---|-----------------------|
| Section 6 | <p>External Envelope Side elevations have Wetherby mineral wool silicone render system – A2 fire classification.</p> <p>Masonry finish to the front and rear.</p> <p>Individual balconies to flats are cantilevered concrete with a steel and glass balustrade.</p> <p>Exterior window frames are powdered coated aluminium.</p> | Tolerable |

| | | |
|----------------------------|--|-----------|
| | Flats 3, 9 and 32, have installed combustible screening within the balcony area, this should be removed. | |
| Section 7 | <p>Means of Escape from Fire</p> <p>There are 2 protected staircase's that provide a sufficient means of escape.</p> <p>All communal doors along the means of escape are self-closing notional fire doors upgraded with combined intumescent strips / cold smoke seals.</p> <p>There are 2 final exit doors.</p> <p>Flat 28 requires a self-closer to be fitted.</p> | Tolerable |
| Section 8 | <p>Fire Detection and Alarm Systems</p> <p>Fire detection within flats is installed to a combination of LD2 & LD3 standard.</p> <p>Automatic opening vents are installed to the rear stairwell on the 7th floor only.</p> <p>Louvre vents provide natural ventilation to all landings of the front staircase.</p> <p>A deluge system is provided to the bin store.</p> | Trivial. |
| Section 9 | <p>Emergency Lighting</p> <p>The premises have a sufficient emergency / escape lighting system.</p> | Trivial |
| Section 10 | <p>Compartmentation</p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts.</p> <p>All doors are FD30s doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> | Tolerable |

| | | |
|----------------------------|--|-----------|
| | <p>Minor works are required to rectify two service cupboard doors, this is due to missing cold smoke seals and intumescent strips.</p> | |
| Section 11 | <p>Fire Fighting Equipment There is a fire hydrant adjacent the front main entrance.</p> <p>The dry riser serves all floors.</p> <p>There is a C02 fire extinguisher within the lift motor room.</p> <p>There is a deluge system in the bin store.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p> | Trivial |
| Section 12 | <p>Fire Signage Generally, signage is adequate throughout the building. However, on the ground floor the exit signage was non-compliant due to no directional arrow being displayed.</p> | Tolerable |
| Section 13 | <p>Employee Training All staff receive basic fire safety awareness training.</p> | Trivial |
| Section 14 | <p>Sources of Ignition The fixed electric tests should be done every 5 years. The last test date was 27/08/20</p> | Trivial |
| Section 15 | <p>Waste Control Regular checks by Caretakers minimise risk of waste accumulation.</p> <p>Refuse containers are secured within the bin store.</p> | Trivial |
| Section 16 | <p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p> | Trivial |

| | | |
|----------------------------|--|---------|
| Section 17 | Arson Prevention A door entry system prevents unauthorised access. Perimeter lighting is in place. | Trivial |
| Section 18 | Storage Arrangements There are no storage facilities for residents within the communal areas. Residents instructed not to bring L.P.G cylinders into block. | Trivial |

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

Slight Harm Moderate Harm Extreme Harm

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

Slight harm Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial Tolerable Moderate Substantial Intolerable

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment, including the installation of combustibile screening to some balcony's and the requirement for self-closing device to 1 flat entrance door.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm.

This is due to there being sufficient compartmentation to include FD30s composite doors to flat entrances, notional 30 minute fire doors upgraded with intumescent strips and cold smoke seals to communal doors and the majority of service cupboards, combined with suitable smoke detection to LD2 & LD3 standard within flats.

There are two protected staircases, automatic smoke ventilation, and a Stay Put – Unless policy.

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

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

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

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

Section

2

People at Significant Risk of Fire

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

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

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

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly. With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

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

Section

3

Contact Details

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

The Chief Executive has put a structure in place to support the management of the site. This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

Chief Executive

Shokat Lal

Directorate of Place

Alan Lunt

Assistant Director Building Compliance

Phil Deery

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Adrian Jones

Anthony Smith

Carl Hill

Louis Conway

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Lee Miilo

Housing Office Manager

Rushpal Dhaliwal

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

Section 4

Description of Premises

1-32 Horton Street
Tipton
West Midlands
DY4 7JW

Description of the Property

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

The enforcing authority is West Midlands Fire Service.

This high-rise block was constructed in approximately 1960 of Waites concrete/brick construction surmounted by a flat concrete roof. The side elevations were clad with a Wetherby mineral wool, silicon render system, fire classification A2 during a 2009 refurbishment. The front and rear elevations are traditional masonry with no cladding.

With regard to the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council.



The block consists of 8 storeys (inclusive of the ground floor) with 4 number dwellings to each floor.



The block has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation.



Both entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter door override switch by use of a drop latch key.



There are two protected staircases and a single lift car that serve all floors.



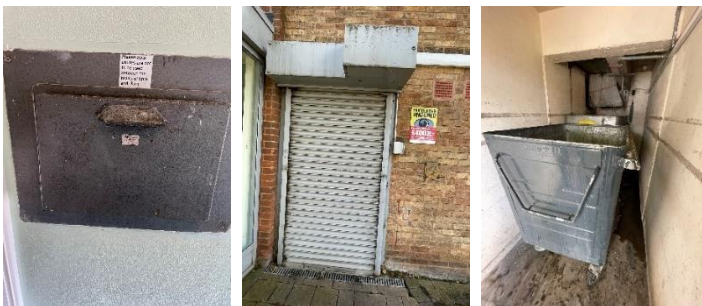
Access to the lift motor room is obtained via a ceiling hatch from the 7th floor lobby. The access ladder is stored within the 7th floor dry riser cupboard. Keys to the riser cupboard & the padlocks on the ceiling hatch are in the firefighter's white box.



Access to the flat roof is via a door within the lift motor room.



There is a single waste disposal chute accessed on all floors within the front staircase. The bin store is right of the main entrance. Key is stored in the firefighter's white box.



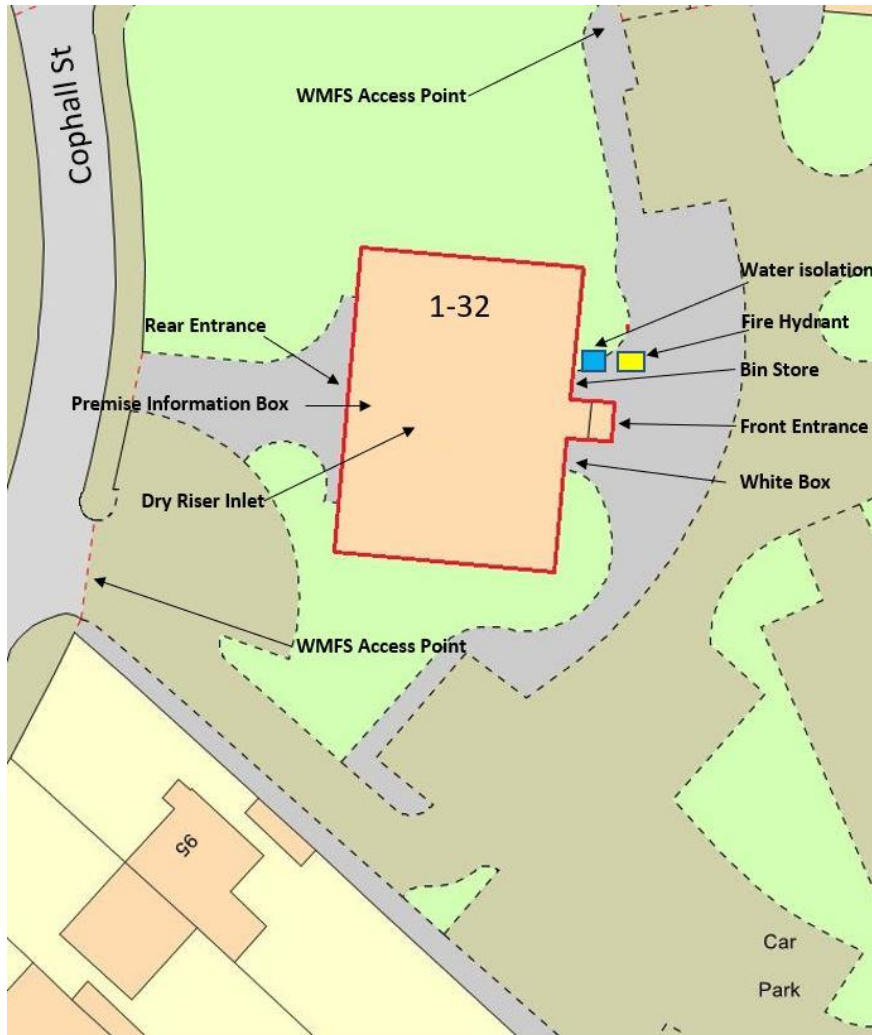
The building safety notice is displayed in the ground floor lobby.



Service cupboards containing resident's electricity meters are in each lift lobby.



On arrival Information (for WMFS)



There is a firefighter's white box externally to the left-hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock.



Access is gained via the firefighter's door override switch utilising the drop latch key in the white box.



There is a Secure Premise Information Box (PIB) located in the ground floor rear entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).



There is a firefighter's lift override switch to the right-hand side of the lift car. This is operated by the drop latch key.



The dry riser inlet is next to the ground floor lift car. Accessed is gained utilising the suited 54 key, also contained in the white box.



Dry riser outlets are available on each floor within the secured cupboards next to the lift car. Each outlet is secured in the off position by cable tie.



Automatic opening vents are installed to the 7th floor rear staircase. The override switch is on the 7th floor landing wall.



Natural ventilation is employed to the front staircase via a louvred vents on all floor landings.



Fire Risk Assessment

| | | | |
|--|--|-------------------------|------------------------|
| Address: Block 1- 32 Horton Street DY4 7LA | | Survey date: 18/09/2024 | ON ARRIVAL INFORMATION |
| BUILDING LAYOUT | | | |
| Building height | 21.6 metres | | |
| Construction | Wates, concrete brick | | |
| Number of floors | 8 including ground floor | | |
| Layout | <p>The block consists of 8 storeys (inclusive of the ground floor). Each of the floors contains 4 number dwellings, Lift granting access up to the 7th floor, aluminium ladders stored in the 7th floor storage cupboard grants access to the lift motor room via a trap door. A full height door then grants access to the main roof.</p> <p>2 sets of staircases granting access to all 8 floors of the block located at the front and rear of the block.</p> <p>Corridors and stairs are protected by FD30s doors.</p> <p>2 sets of ingress / egress points to the block with the override switch, FWB and fire hydrant located nearest the MAP (main access point)</p> | | |
| Lifts | 1 | | |
| Types of entrance doors | Individual flat doors are FD30s of composite construction. Communal doors within the block are notional timber FD30s | | |
| Rubbish chutes/ bin rooms | Yes | | |
| Common voids | No | | |
| Access to roof/ service rooms | Aluminium ladder (stored in dry riser) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof. | | |
| Occupants | Approx. 68 based on an average of 2 occupants per flats (32 flats) | | |
| Evacuation strategy | Stay Put Unless- The escape strategy is 'Stay Put Unless'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke | | |
| Fire alarm/ evacuation alarm | Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats. | | |
| Caretaker/ concierge | Caretaking/cleaning service that conducts regular checks of the building. | | |
| FIREFIGHTING SYSTEMS | | | |
| Water supplies | Fire hydrant is located at the entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans. | | |
| Fire mains | The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock. | | |
| Firefighting shafts | No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter lift control switch is located within the ground floor lobby | | |
| Smoke control vents | Automatic smoke ventilation is employed to the head of the rear staircase, <u>There</u> is master reset / control switch located on the 7 th floor rear staircase landing. The front staircase is naturally ventilated by louvres to all floors. Communal windows (other than smoke vents) can be opened without the need for a key. | | |
| Sprinkler system | A water suppression system is provided to the refuse chute bin store | | |
| DANGEROUS SUBSTANCES | | | |
| Location, type, and quantity | <p>ALL BALCONIES – RAINWATER PIPE – CEMENT- SEALED – PRESUMED – CHRYSOTILE</p> <p>FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES – BITUMINOUS</p> | | |
| SERVICES | | | |
| Electricity | Electric meter cupboards located on each floor of the block | | |
| Gas | Gas isolation points located on the orientation plan | | |

| | |
|---|--|
| High/Low Rise | High |
| Number of Floors | 8 |
| Date of Construction | 1960 |
| Construction Type | Wates Concrete / Brick |
| Last Refurbished | 2009 |
| External Cladding | Front and rear elevations have no cladding (still original brickwork. Gable walls have Wetherby Mineral wool silicone render system (fire rating A2) |
| Number of Lifts | 1 |
| Number of Staircases | Two |
| Automatic Smoke Ventilation to communal area | Yes – 7 th floor rear staircase. Louvre vents to front staircase. |
| Fire Alarm System | No |
| Refuse Chute | Yes |
| Access to Roof | Aluminium ladder (stored in dry riser) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof |
| Equipment on roof (e.g. mobile phone station etc) | No |

Persons at Risk

Residents / Occupants of 32 flats,
 Visitors,
 Sandwell MBC employees,
 Contractors,
 Service providers (e.g. meter readers, delivery people etc)
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance.




Section 5

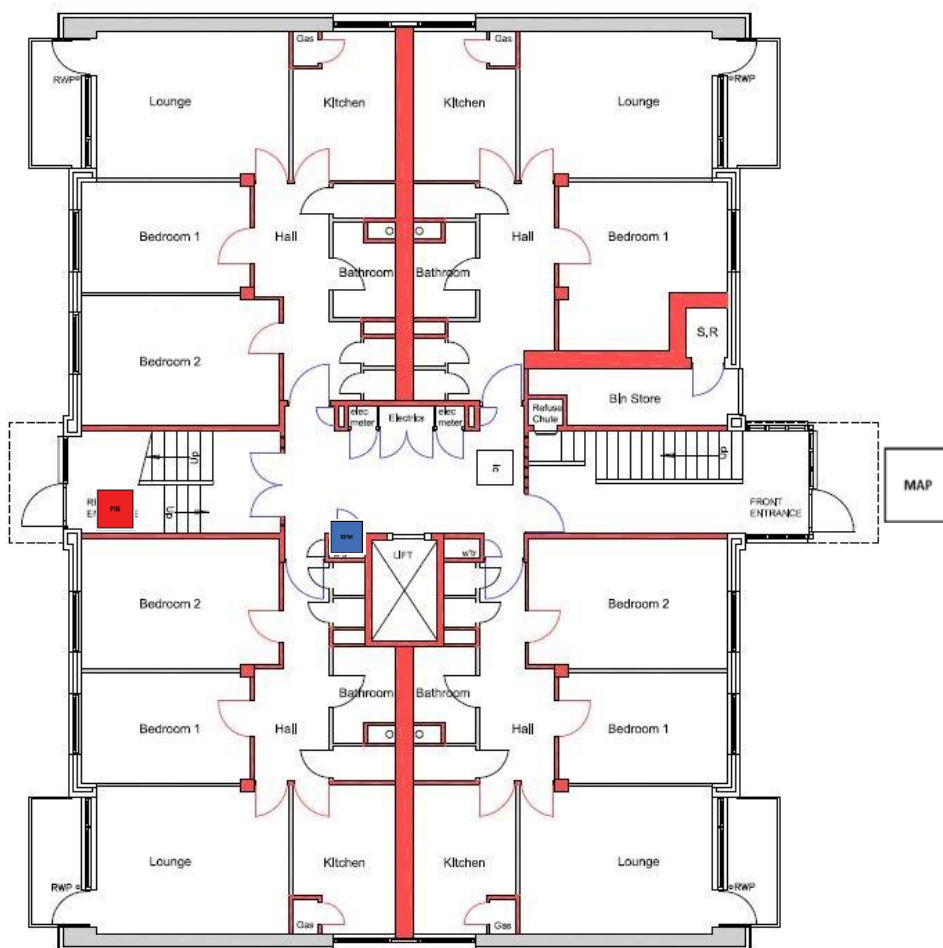
Building Plan

A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

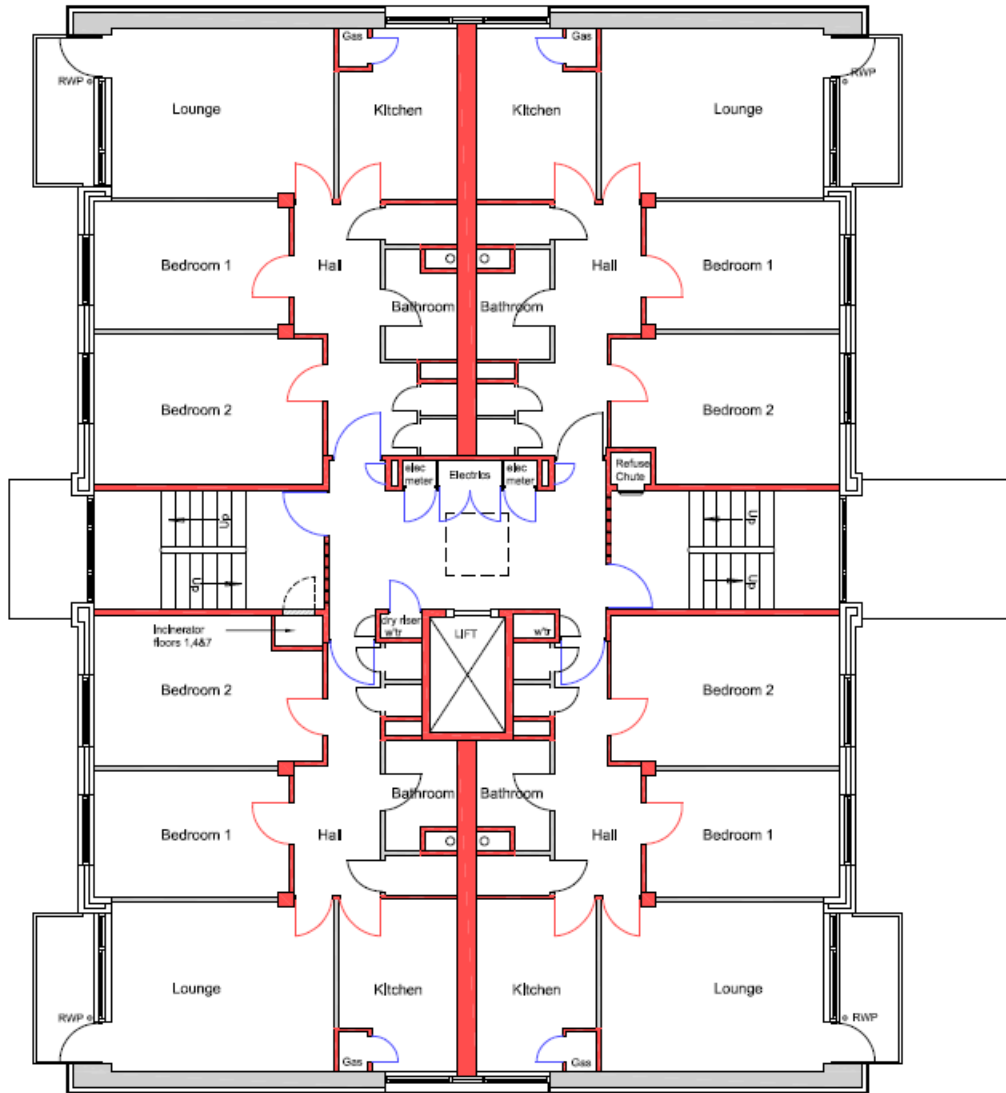
The plans have been shared with WMFS electronically via their portal.

Ground floor

-  premise information box
-  main access point
-  dry riser



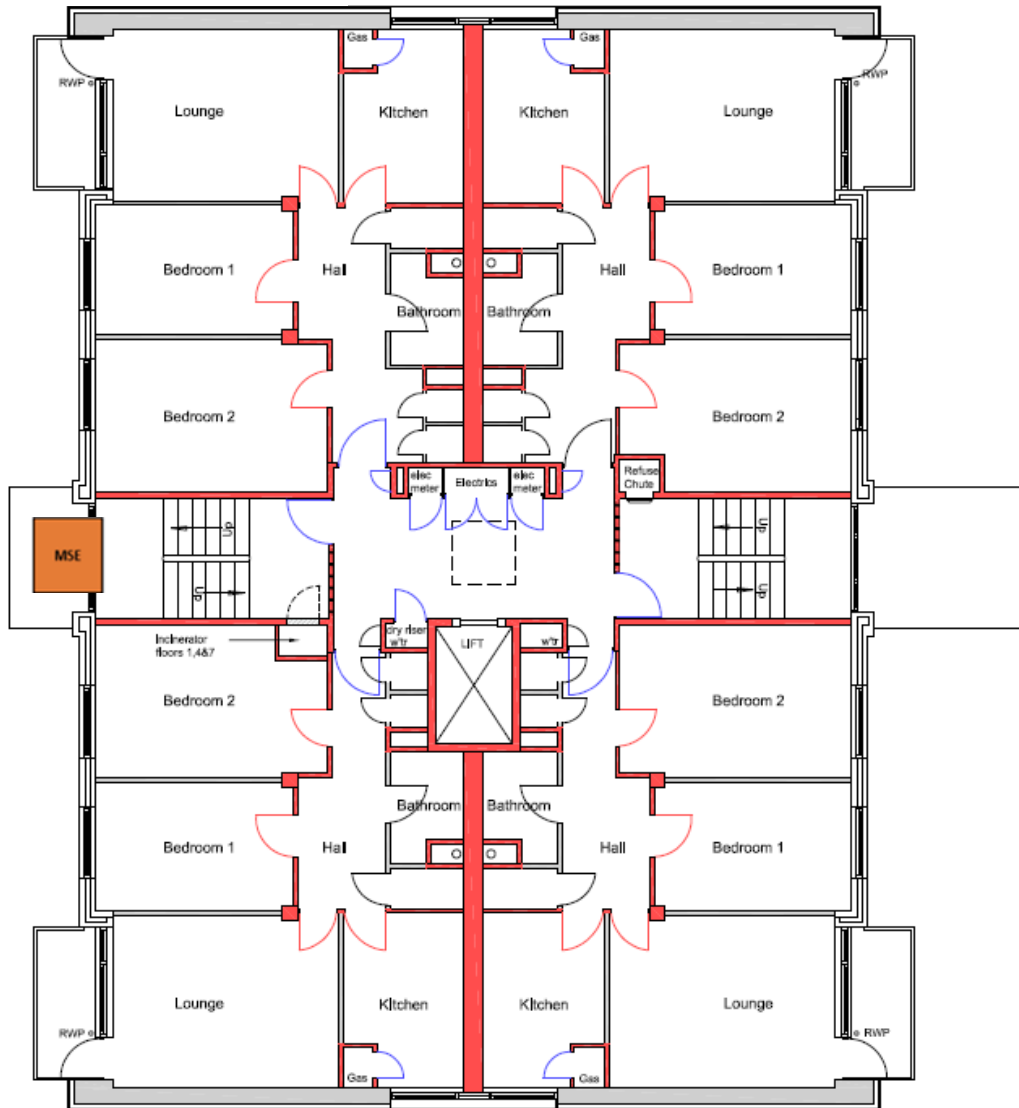
Floors 1-6



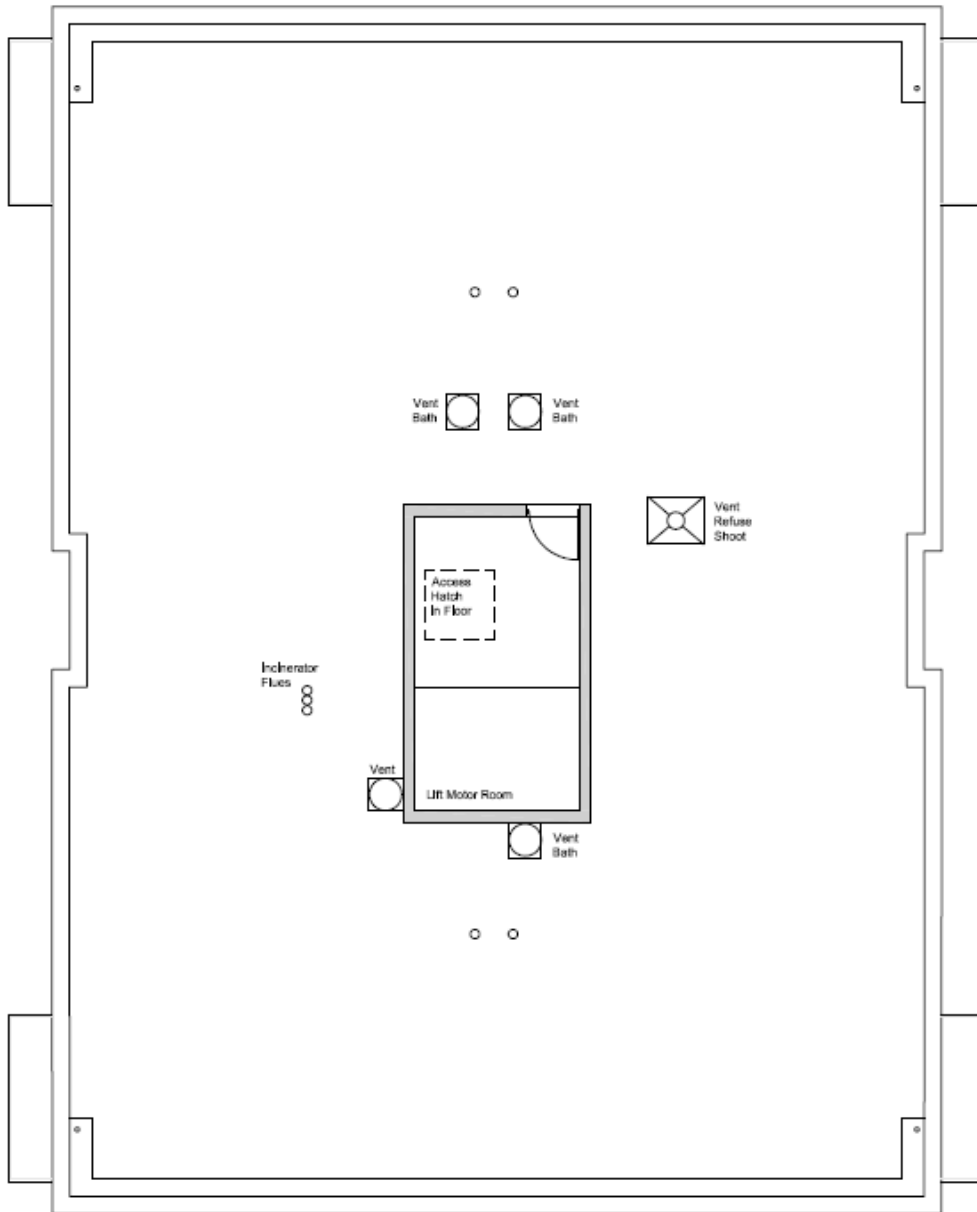
Floor 7



mechanical smoke extraction



Roof



Section

6

External envelope

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

Details of the external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022

With regard to the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

A breakdown of the materials used and whether these or their combination or application present an acceptable level of fire risk has been recorded below.

The addition of combustible screening / netting to some balconies could potentially support the surface spread of flame in that area which is an unnecessary risk. Once this is removed the level of risk presented by materials present to the external envelope of this building would become acceptable.

- 1) The front and rear elevations are traditional masonry.



- 2) The side elevations were clad with a Wetherby mineral wool, silicon render system, fire classification A2 during a 2009 refurbishment.



- 3) Each flat within the block has access to an individual balcony. These are cantilevered concrete with a steel and glass balustrade.

- a) Flat 3 decorative screening installed to balcony.**



- b) Flat 9 screening installed to balcony.**



c) Flat 32 screening installed to balcony.



- 4) Communal windows are single glazed units housed in powder coated aluminium frames.



- 5) Flat windows are double glazed units housed in timber frames with an external powder coated aluminium face.



- 6) The front and rear entrances to the building have powder coated aluminium doors.



Section 7

Means of Escape from Fire

- 1) The site has 2 protected staircases that provide a sufficient means of escape. Each staircase in width is 986mm from handrail to wall.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) None of the corridors that form part of the means of escape are dead ends
- 4) The means of escape are protected to prevent the spread of fire and smoke.
- 5) The communal landing / staircases are protected by use of notional & nominal self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with intumescent strips / cold smoke seals.



- 6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

- 7) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



- 9) Automatic smoke ventilation is employed to the head of the rear staircase. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks are twice per year (April and October) of each calendar year.



- 10) There is a master reset switch located on the 7th floor rear staircase landing. The switch is operated by a key which can be found in the firefighter's white box.



- 11) The waste disposal chutes are located on each landing to the front staircase. Hoppers are 1.5 hour fire rated to BS 476 part 8.



- 12) Communal windows are lockable however, windows were unlocked and open at the time of the assessment.

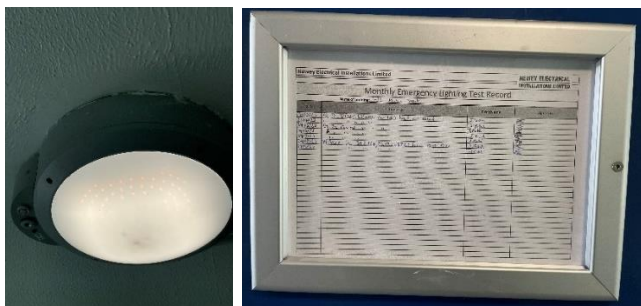


- 13) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be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

- 14) Individual floor mats were noted outside some flats. Fire rating of these mats is unknown but deemed to be of low risk.



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



- 16) Dry riser inlet / outlets on lobbies are housed in cupboards with FD30s doors and secured by suited 54 key mortice locks. All outlet valves are secured in the closed position by cable tie.



- 17) Service cupboards are 44mm nominal fire doors with intumescent strips and cold smoke seals, secured with type 138 suited mortice locks to allow residents access to their electricity meters.



- 18) The surface coatings to the communal areas are Class 0 rated.
- 19) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them, or they are asked to leave by the emergency services.
-

20) Individual flat doors are FD30s composite doors with the majority being manufactured by Permadoor. Flats 12 & 28 have nominal timber flush fire doors with intumescent letterbox liners however, access was not gained for further inspection.



21) 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.

a) Flat 21 – Entrance door is correct.



b) Flat 24 – Entrance door is correct.



c) Flat 26 - Entrance door is correct.



d) Flat 28 – Entrance door was missing self-closer.



22) Most trunking for power cables in communal areas is of metal construction and contain intumescent pads or pillows.



23) However, a small amount of plastic trunking was visible, it is understood that this trunking provides telecommunications cables for flats.



Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to a combination of LD2 & LD3 standard.

Flat 21 – LD3 Hallway, Living room & Kitchen.

Flat 26 – LD3 Hallway only.

Flat 28 – LD2 Hallway, Living room & Kitchen.

Flat 24 – LD3 Hallway only.

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place
- 4) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. The control panel for the system is located in the ground floor lobby service cupboard.



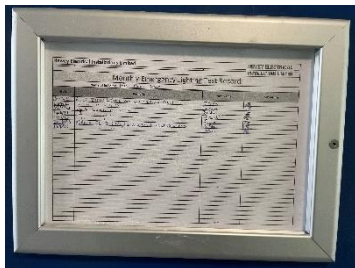
**Section
9**

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs and lift motor room.



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



Section

10

Compartmentation

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
- 3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 4) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 5) All service cupboards to communal landings are locked with suited 138 mortice locks. Residents have been provided with a key for access to their electricity metres.



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



- 7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 9) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.



- 10) Individual flat doors are FD30s composite doors with the majority being manufactured by Permadoor. Flats 12 & 28 have nominal timber flush fire doors with intumescent letterbox liners, however access was not gained for further inspection.



Refer to the sheet below.

| | | |
|---|-------------|------------|
| 1-32 Horton Street;Tipton;West Midlands;; | | |
| 1 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 2 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 3 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 4 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 5 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 6 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 7 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 8 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 9 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 10 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 11 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 12 Horton Street;Tipton;West Midlands;; | Timber Door | Not glazed |
| 13 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 14 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 15 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 16 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 17 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 18 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 19 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 20 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 21 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 22 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 23 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 24 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 25 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 26 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 27 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 28 Horton Street;Tipton;West Midlands;; | Timber Door | Not glazed |
| 29 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 30 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 31 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |
| 32 Horton Street;Tipton;West Midlands;; | Permadoor | Not glazed |

- 11) The communal landing & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels.

It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door install however, because they were installed at the time of the buildings construction and to the standard of that time they are deemed as acceptable so long as the doors are free of damage and function as they were intended to do so.

It has been recognised that all of the landing / staircase notional doors in this block have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards.



- 12) It was noted that the double communal doors to the ground floor lobby are replacement 30-minute nominal fire doors.



- 13) The hatch to the lift motor room is a 54mm 60-minute nominal fire door with combined intumescent strips & cold smoke seals.



- 14) The electrical cupboard doors on floor seven has partial missing cold smoke seal, these will need to be rectified.



- 15) The electrical cupboard doors on floor three has partial missing cold smoke seal, this will need to be rectified.



**Section
11**

Fire Fighting Equipment

- 1) There is a fire hydrant adjacent the front main entrance.



- 2) The dry riser inlet is located in the ground floor lift lobby.



- 3) There is a dry riser outlet on each floor above to the right hand side of the lift car.



- 4) The dry riser is checked regularly as part of the Caretakers duties.
 - 5) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
-

- 6) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year.



- 7) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly. The control panel is in the ground floor lift lobby service cupboard.



Section 12

Fire Signage

- 1) All fire doors display “Fire Door Keep Shut” where appropriate.



- 2) Fire Action Notices are displayed throughout the building.



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



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



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



- 6) Signage depicting floor level and flat numbers are fitted to the wall of each floor lobby.



- 7) Generally, directional escape signage has been installed correctly through most parts of the building. However, on the ground floor the exit signage was non-compliant.



Section 13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers located are within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to Level 4 Diploma in Fire Safety.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Building safety and evacuation notices are displayed in common areas and lift cars.



- 7) Fire safety information has been provided as part of tenancy pack. Information regarding the Stay Put Unless fire evacuation strategy is provided to tenants.



- 8) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high rise blocks.

| <u>BUILDING SAFETY INFORMATION</u> | 1-32 HORTON STREET | <u>FIRE SAFETY INFORMATION</u> |
|--|---|---|
| TO KEEP YOU SAFE WE DO THIS (green background) | TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background) | SAVE LIVES, DON'T DO THIS (red background) |
| Mains electrical system is tested every 5 years | FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE | Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005 |
| Gas supply tested annually | | Stairs and corridors are escape routes and <u>must</u> be kept clear |
| Water supplies checked in line with water hygiene regulations | | Emergency lighting comes on in the event of power failure and is checked monthly |
| There is a 4 yearly check of the structural condition | | Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance |
| An asbestos survey has been completed and available on request | | Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS |
| This building has protection against lightning strikes. The system is checked annually | | Smoke and heat detector/alarms are in resident's flats only |
| There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly. | THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <i>UNLESS</i> AFFECTED BY FIRE OR SMOKE. | Smoke detectors in common areas are to open automatic vents and not to raise the alarm. |
| The external façade is brick and Wetherby mineral wool insulated render (fire classification A2) | Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee.milo@sandwell.gov.uk Abdulmonim.Khan@sandwell.gov.uk | Bin rooms have sprinkler protection activated by smoke alarms |

Section

14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years. The date of the most recent inspection is 27th August 2020 where the install was deemed as satisfactory.



- 5) Electrical installations and dry risers are contained within dedicated service cupboards that are secure and protected by means of nominal 44mm timber fire doors with intumescent strip & cold smoke seals.

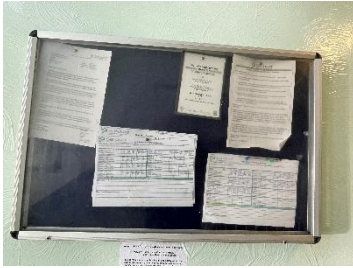
- 6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) The purpose of an external lightning protection system is to intercept, conduct and disperse a lightning strike safely to earth. Earth pads were noted in several locations at the base of the building.
- 8) Portable heaters are not allowed in any common parts of the premises.
- 9) 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 supply pipework is internal to the building.



**Section
15**

Waste Control

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



- 2) Refuse containers are located in the bin store which is to the right-hand side of the main entrance. Access is via a motorised roller shutter, key is stored in the firefighter's white box. All refuse containers are emptied regularly.



- 3) Regular checks by Caretakers minimise risk of waste accumulation.
 - 4) 'Out of Hours' service in place to remove bulk items.
-

**Section
16**

Control and Supervision of Contractors and Visitors

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

**Section
17**

Arson Prevention

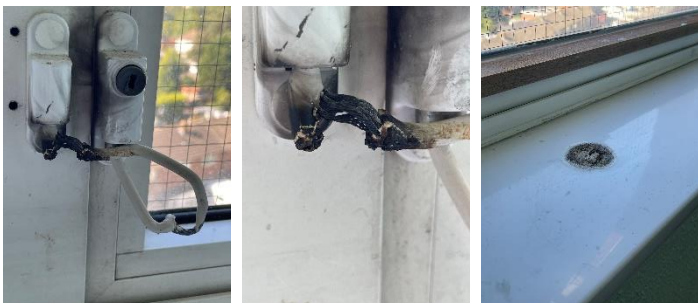
- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.



- 3) The perimeter of the premises is well illuminated.



- 4) Evidence of Arson was noted on the stairwell of floor six where burning seemed apparent to a windowsill and window restrictor. (Email sent to Housing Manager).



- 5) There has been one reported incident that required an emergency response since the previous Fire Risk assessment in October 2023. This was due to an incident in a residents flat. WMFS attended the incident, which was a reported gas leak due to the resident using a 19kg propane cylinder that had been connected to a portable cooker.

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.



- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) All store cupboards are kept locked.
 - 5) There are no flammable liquids or gas cylinders stored on site.
-

**Section
19**

Additional Control Measures; Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

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

Trivial Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Action Plan




Name of Premises or Location:

1-32 Horton St.

Date of Action Plan:

20/09/2024

Review Date:





| Question/ Ref No | Required Action | Supporting photograph | Priority | Timescale and Person Responsible | Date Completed |
|---------------------|---|---|----------|---|-------------------|
| 6/3a | Flat 3 - Remove combustible screening from balcony. |  | P2 | Within 1-3 months. Housing Manager | |



Fire Risk Assessment



| | | | | | |
|-------|--|---|----|---|--|
| 6/3b | Flat 9 - Remove combustible screening from balcony. |  | P2 | Within 1-3 months. Housing Manager | |
| 6/3c | Flat 32 - Remove combustible screening from balcony. |  | P2 | Within 1-3 months. Housing Manager | |
| 7/21d | Flat 28 – Fit a self-closer on entrance door. |  | P2 | Within 1-3 months. Fire Rapid Response | |

Fire Risk Assessment



| | | | | | |
|-------|---|---|----|---|--|
| 10/14 | Floor 7 - Replace partial cold smoke seals missing on electrical cupboard door. |  | P2 | Within 1-3 months. Fire Rapid Response | |
| 10/15 | Floor 3 - Replace partial cold smoke seals missing on electrical cupboard door. |  | P2 | Within 1-3 months. Fire Rapid Response | |
| 12/17 | Replace non-compliant exit signage on the ground floor. Replace with |   | P3 | Within 3 - 6 months. Fire Rapid Response | |

Fire Risk Assessment

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 | |
|--|--|
| Some notional communal landing doors show signs of wear and tear due to age. Consideration should be given to upgrade with certified FD30s door sets & combination frames. |  |
| Consideration should be given to install FD30s certified composite door set to flats 12 & 28 as part of a future door programme. |  |

Signed

| | | |
|--|-------------------------|------------------|
|  Adrian Jones | Fire Risk Assessor | Date: 20/09/2024 |
|  | Quality Assurance Check | Date: 23/09/2024 |

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



Name of property: 1-32 Horton St, Tipton.

Updated: 23/06/2023

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

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

| | | | | | | | |
|---|--|---------------------------------|--|--|--|---|--|
| Asbestos Survey | | Property Address | | 1-32 Horton Street, Great Bridge, Tipton, DY4 7JW. | | ✓ Office use | |
| Surveyed by | | W Colbourne | | Date | | 26/02/2014 | |
| Reason for request | | HSG 264 - Survey Report Type | | Checked by | | DEREK STILL | |
| Investment Void | | Refurbishment Survey | | Date | | 31/03/2014 | |
| Investment Tenanted | | Management Survey | | HIGH RISE 7 STOREY | |  | |
| R & M Void | | SHAPE Interrogated. | | | | | |
| R & M Tenanted | | No Existing SHAPE Data. | | | | | |
| Medical / Emergency - Heating Works | | Existing SHAPE Data. | | | | | |
| Communal Areas | | ✓ Refurb Surveys Interrogated ? | | Year Built | | 1946 | |
|  | | | | Notes / including details of similar property surveys completed. Revised By G.Carrington – 23/06/2022 | | | |
| Building Surveyors 0121 569 5077 | | | | Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES | | | |

Fire Risk Assessment

| Sample Locations | Property Address | 1-32 Horton Street, Great Bridge, Tipton, DY4 7JW. | | | | | | |
|--|------------------|--|-------------------|----------------------|-------------|------------|----------|-----------------------------------|
| LOCATION | MATERIAL | QTY | SURFACE TREATMENT | SAMPLE REF | RESULT | HSE NOTIFY | Labelled | ACTION TAKEN ON CONTRACT |
| IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE | | | | | | | | |
| FLOORS 1-7 WALLS | TEXTURED COAT | 100m ² + | SEALED | BB3338 | NONASBESTOS | NO | NO | |
| FLOORS 1-7 CEILING | TEXTURED COAT | 100m ² + | SEALED | BB3338 | NONASBESTOS | NO | NO | |
| GROUND FLOOR WALLS | TEXTURED COAT | 60m ² | SEALED | BB3338 | NONASBESTOS | NO | NO | |
| LIFT MOTOR ROOM | NO ACM'S FOUND | | | | | | | |
| ALL BALCONIES – RAIN WATER PIPE | CEMENT | - | SEALED | PRESUMED | CHRYSOITILE | NO | - | - |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES | BITUMINOUS | - | - | - | - | - | - | REQUEST SAMPLE IF TO BE DISTURBED |
| ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S. | | | | | | | | |
| LOCATION DESCRIPTION | MATERIAL | LOCATION DESCRIPTION | MATERIAL | LOCATION DESCRIPTION | MATERIAL | | | |
| LIFT MOTOR ROOM CEILING | PLASTERBOARD | | | | | | | |
| FLOOR 7 DRY RISER CEILING | PLASTERBOARD | | | | | | | |
| ALL LANDING DUCT COVERS UNLESS STATED ABOVE | SUPALLIX PLYWOOD | | | | | | | |
| GROUND FLOOR TRANSOM PANEL OVER INNER DOOR | SUPALLIX PLYWOOD | | | | | | | |
| GROUND FLOOR HIGH LEVEL BOXING TO TRUNKING NEXT TO FRONT ENTRANCE DOOR | SUPALLIX | | | | | | | |

About the Report

All Survey Methodology is based upon HSE document HSG 264 - Asbestos: The Survey Guide. All surveyors are experienced British Occupational Hygiene Society (BOHS) P402 qualified surveyors with extensive Surveying & Refurbishment Project experience specific to Sandwell Homes' managed housing stock.

The person or persons using this report to programme refurbishment work on site are assumed to be competent & experienced in the field of domestic refurbishment projects & have suitable & sufficient asbestos awareness to understand the scope of this report & apply it to the project. All trade operatives working on site are also expected to have relevant asbestos awareness training & experience. IF IN DOUBT STOP & ASK!

SHAPE: Sandwell Homes' integrated ICT solution holds the Company Asbestos Register. The Asbestos Register is interrogated when completing the asbestos survey report to ensure that ACM's in similar properties are considered where relevant. The Register holds details of all suspected or confirmed ACM's identified during Refurbishment & Demolition programmes as well as Repairs activities for the past 11 years. If potential ACM's have been identified within difficult to survey areas such as Cavity Walls, Floor Voids etc these will be highlighted within the report. The interrogation of the Company Asbestos Register complements the survey & report process it does not substitute the Refurbishment & Demolition Survey.

Void Properties – The Building Surveying team who undertake Refurbishment & Demolition Asbestos Surveys also undertake Domestic Energy Assessment Surveys, ~~Borescope~~ Surveys for Thermal Insulation & Fire Integrity Assessments to a representative percentage of the void turn over.

Site Overview Page 2 – This section is included to aid surveying & to ensure comprehensive survey information is detailed.

| Term | Explanation |
|-------------------------------|---|
| Property Address | Specific Property to which survey relates. |
| Surveyed by | Relates to P402 trained surveyor. |
| Blank | Blank |
| Type of Work to be undertaken | Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken. |
| ACM | Asbestos Containing Material. |
| HSE Notify | This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY. |
| Bulk Sample | Sample of potential ACM that is representative of the whole. |
| Request Sample | The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting. |
| Awaiting Results | If no results have been detailed then you must not work on these items until you receive further confirmation. |
| Extent | An estimate of quantity will be given where possible to aid work planning & valuation. |
| Labels | Materials will be labelled where practical. Labelling will be not be undertaken on low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Asbestos" where possible. All sampled materials will be labelled with an "Asbestos Sampled" label. |

| Term | Explanation |
|--|---|
| Photo's | These will usually be provided for the front elevation of the property to aid identification. |
| Sampled by | P402 trained surveyor. |
| Checked by | P402 trained surveyor who checks report prior to issuing. |
| Survey Report Type | Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken. |
| Refurbishment Survey | HSG 264 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include: New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetypal information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. |
| Management Survey | A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. |
| Cavity Walls / Floor Voids or similar. | Will be assessed at survey stage & desktop assessment of similar archetypes. |
| SP | Strong Presumption that material contains asbestos. Used to qualify possible false negative laboratory results. |
| Photo's | Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary. |