

# Fire Risk Assessment

## Scott House



**Langdale Road  
Great Barr, B43 5RD**

**Date Completed: 05/12/2023**

**Review Period: 12 months**

**Officer: A. Smith Fire Risk Assessor**

**Checked By: T. Thompson Fire Safety Manager**

**Current Risk Rating = Tolerable**

**Subsequent reviews**

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

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<a href="#">Section 15</a>	<b>Waste Control</b>	
<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b>	
<a href="#">Section 17</a>	<b>Arson Prevention</b>	
<a href="#">Section 18</a>	<b>Storage Arrangements</b>	
<a href="#">Section 19</a>	<b>Additional Control Measures; Fire Risk Assessment – Level 2 Action Plan</b>	
<a href="#">Appendix 1</a>	<b>Significant Hazards on Site and Information to be provided for the Fire Service Risk Rating of Block</b>	

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## Section

# 0

## Introduction

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

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

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

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

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

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

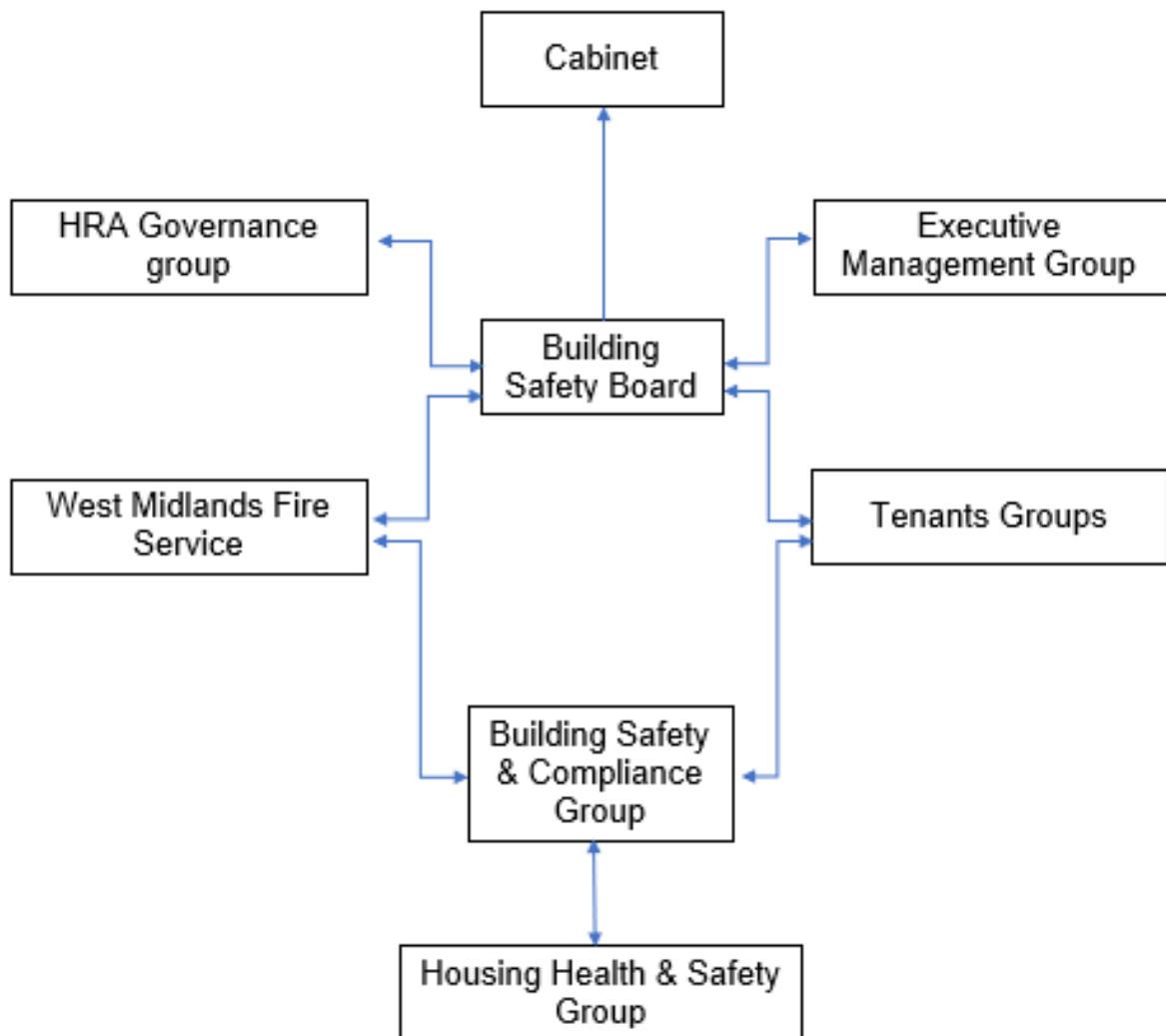
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The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

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

Governance Structure



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

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## Section

## 1

## Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005. Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues. A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring and review of the preventive and protective measures. These are shown in the introduction.

**Significant findings**

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

The escape strategy is '**Stay Put Unless**'. This means in the event of a fire in your 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
<a href="#">Section 6</a>	<p><b>External Envelope</b> Brick to side elevations.</p> <p>Mineral wool render to front and rear elevations.</p> <p>Timber screening to balconies: 12, 14, 16 and 18.</p>	Tolerable
<a href="#">Section 7</a>	<b>Means of Escape from Fire</b>	Tolerable

	<p>There are two protected staircase that provides a suitable means of escape.</p> <p>All communal doors along the means of escape are self-closing nominal fire doors with combined intumescent strips / cold smoke seals &amp; vision panels.</p> <p>There are 2 final exit doors.</p> <p>External letter plate required to Flat 34.</p> <p>Flat entrance door 31 not positively closing.</p> <p>Flat entrance door 33 not positively closing.</p>	
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b></p> <p>Fire detection within flats is installed to LD2 standard with smoke detectors to the hall / lounge and a heat detector within the kitchen.</p> <p>Automatic opening vents are installed to the stairwell.</p> <p>A deluge system is provided to the bin store.</p>	<p>Trivial</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b></p> <p>The premises have a sufficient emergency / escape lighting system.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b></p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance.</p> <p>All doors are minimum 30-minute nominal fire doors with intumescent strips &amp; cold smoke seals, including those in 1-hour rated walls.</p>	<p>Trivial</p>



<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b></p> <p>The dry riser serves all floors from Ground to the 8<sup>th</sup> floor.</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
<a href="#">Section 12</a>	<p><b>Fire Signage</b></p> <p>Sufficient signage is displayed throughout the building.</p>	Trivial
<a href="#">Section 13</a>	<p><b>Employee Training</b></p> <p>All staff receive basic fire safety awareness training.</p>	Trivial
<a href="#">Section 14</a>	<p><b>Sources of Ignition</b></p> <p>The fixed electric tests should be done every 5 years, last test date: 31/07/2021.</p> <p>Evidence of incense sticks within communal areas.</p>	Tolerable
<a href="#">Section 15</a>	<p><b>Waste Control</b></p> <p>Regular checks by Caretakers minimise risk of waste accumulation.</p>	Tolerable

	Refuse container at front of building overflowing.	
<a href="#">Section 16</a>	<p><b>Control and Supervision of Contractors and Visitors</b></p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
<a href="#">Section 17</a>	<p><b>Arson Prevention</b></p> <p>A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p>	Trivial
<a href="#">Section 18</a>	<p><b>Storage Arrangements</b></p> <p>Residents instructed not to bring L.P.G cylinders into block.</p>	Trivial

### Risk Level Indicator

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

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

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

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Low       Medium       High

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

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

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

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

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

Slight Harm       Moderate Harm       Extreme Harm

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

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

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

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

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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 evidence of incense sticks within communal areas.

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 nominal 30 minute fire doors with intumescent strips and cold smoke seals to flat entrances, communal doors and service cupboards, combined with suitable smoke detection to LD2 standard within flats, automatic smoke ventilation system to the staircase 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.

<b>Moderate</b>	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.
<b>Substantial</b>	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.
<b>Intolerable</b>	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.)***

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## Section

# 2

## People at Significant Risk of Fire

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

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

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

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

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.

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**Section**

**3**

**Contact Details**

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

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

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

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

**Chief Executive**

Shokat Lal

**Interim Director of Housing**

Dean Epton

**Assistant Director Building Compliance**

Phil Deery

**Fire Safety Manager**

Tony Thompson

**Team Lead Fire Safety**

Jason Blewitt

**Fire Risk Assessor(s)**

Carl Hill

Louis Conway (Trainee)

Anthony Smith

**Resident Engagement Officer - Fire Safety**

Lee Mlilo

Abdul Monim Khan

**Housing Office Manager**

Lisa Ellis

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

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## Section 4

# Description of Premises

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Scott House  
Langdale Road  
Great Barr  
B43 5RD

### Description of the Property

The high-rise block was constructed in 1967. The block consists of 9 storeys (inclusive of the ground floor). Each of the floors contains 4 number dwellings.



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

The fire fighters' white box is located to the left-hand side of the front main entrance.



The location of service isolation points for gas, electricity and water are detailed on a plan located in the fire fighter's white box.

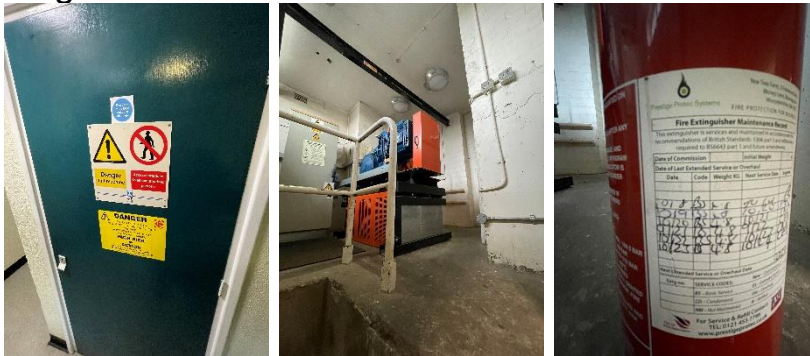
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There is one lift car that serves the floors but only goes to floor 7. Access to the 8<sup>th</sup> floor is via a staircase.



The motor room is located on the 8<sup>th</sup> floor; access to motor room via full height door from the 8<sup>th</sup> floor landing, full height timber door into motor room from landing with 2 number small vertical ladders leading to a half height timber door out on to the roof.



The communal areas are subject to the Regulatory Reform (Fire Safety) Order 2005.

The enforcing authority is West Midlands Fire Service.

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High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1967
Construction Type	Wates
Last Refurbished	2007
External Cladding	Brickwork to side elevations. The front and rear elevations are insulated Rockwool render
Number of Lifts	One
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Full height timber door into motor room from landing with 2 number small vertical ladders leading to a half height door out on to the roof
Equipment on roof (e.g. mobile phone station etc)	No

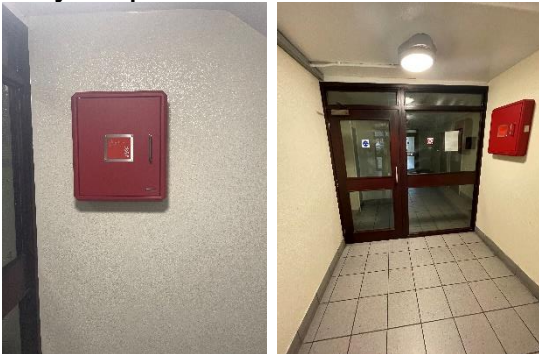
The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front entrance has a firefighter override by use of a drop latch key.



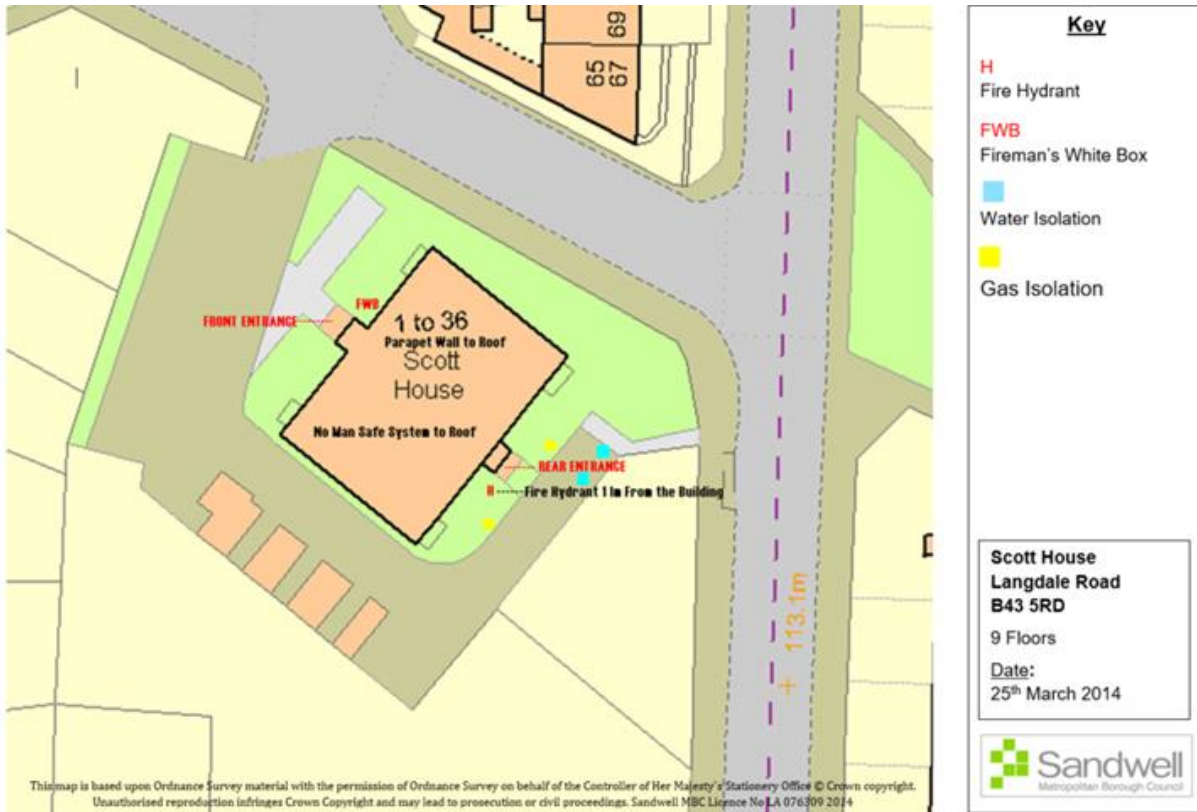
There is a firefighter's white box externally to the right-hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock.



There is a Secure Premise Information Box (PIB) located in the front ground floor staircase. 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).



## Orientation Plan



## Fire Risk Assessment

### On arrival Information (for WMFS)

Address: Scott House, Langdale Road, Great Barr, B43 5RD		Survey date: 13/02/2023	ON ARRIVAL INFORMATION
<b>BUILDING LAYOUT</b>			
Size: Width, depth and height			
Construction	Concrete brick construction. Brickwork to side elevations. The front and rear elevations are insulated Rockwool render		
Number of floors	9 including ground floor		
Layout	<p>The block consists of 9 storeys (inclusive of the ground floor). Each of the floors contains 4 number dwellings, Lift granting access up to the 7<sup>th</sup> floor then use staircase to access the 8<sup>th</sup> floor and the lift motor room that is also located on this floor.</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>2 smoke extraction vents located on both staircases on floors 4 and 7 with the control panel located within the lobby area nearest the main access point.</p>		
Lifts	1		
Types of entrance doors	Individual flat doors are FD30s rated Mansel made up of composite construction. Communal doors within the block or timber FD30s doors.		
Rubbish chutes/ bin rooms	Yes		
Common voids	No		
Access to roof/ service rooms	The motor room is located on the 8th floor; access to motor room via full height door (secured with a suited 54 mortice lock) from 8th floor landing, with further fixed steel ladder's leading up to the FD30s rated fire door into the roof area.		
Occupants	Approx. 72 based on an average of 2 occupants per flats (36 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 wire or battery smoke alarms within each of the resident's flats.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building		
<b>FIREFIGHTING SYSTEMS</b>			
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 control switch is located within the ground floor lobby		
Smoke control vents	Automatic smoke ventilation is employed on both sets of staircases on floors 4 and 7 with the control panel located within the lobby area nearest the main access point. Lower vents located atop the staircase on the 8 <sup>th</sup> floor		
Sprinkler system	A water suppression system is provided to the refuse chute bin store		
<b>DANGEROUS SUBSTANCES</b>			
Location, type, and quantity	<p>ALL STAIR WELLS TEXTURED COATING – PAINTED, PRESUMED, CHRYSOTILE</p> <p>ALL CEILINGTEXTURED COATING –<del>PAINTED</del>, PRESUMED, CHRYSOTILE</p> <p>ELECTRICAL SWITCH GEAR IN CUPBOARDS PAPER/FLASH GAURDS –<del>UNSEALED</del>, PRESUMED, CHRYSOTILE</p> <p>ALL LANDING WALLS AND CEILINGS TEXTURED COATING –<del>PAINTED</del>, PRESUMED, CHRYSOTILE</p>		
<b>SERVICES</b>			
Electricity	Electric meter cupboards located on each floor of the block		
Gas	Gas isolation points located on the orientation plan		

## Persons at Risk

Residents / Occupants of 36 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)

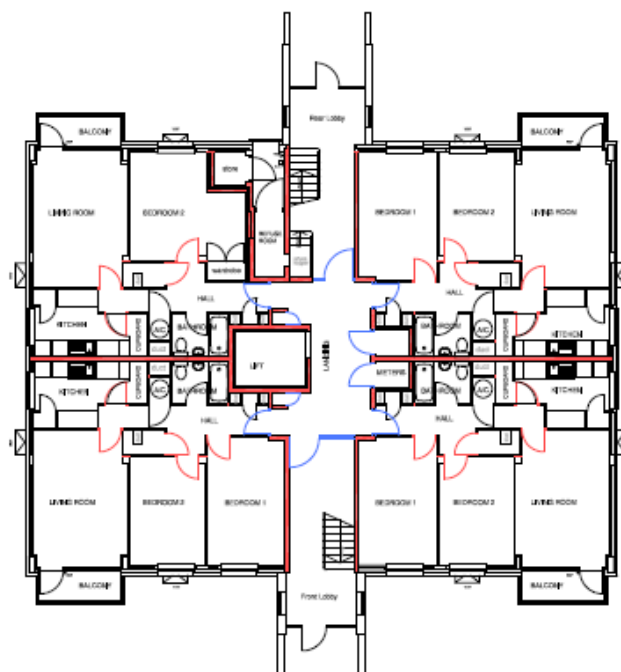
## Section

# 5

## Building Plan

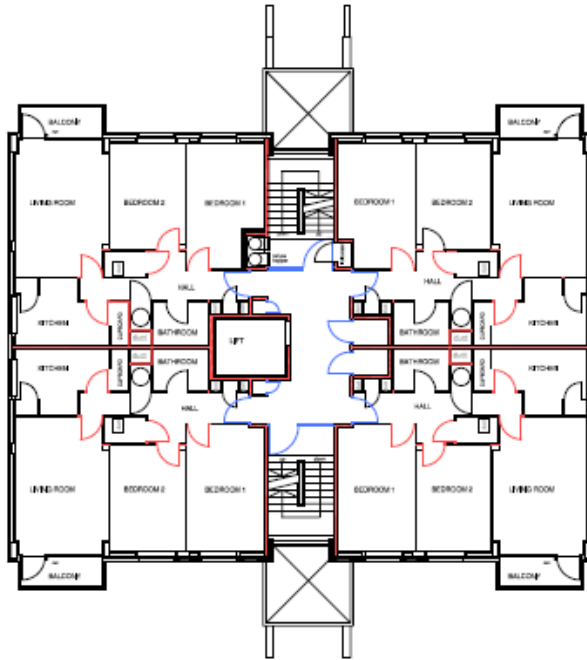
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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

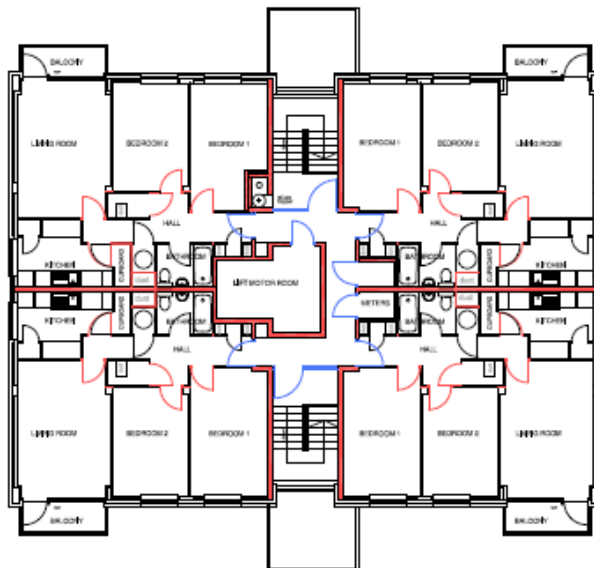


Ground Floor Plan  
**Scott House**

# Fire Risk Assessment



Floors 1 - 7



Floor - 8

**Section**

**6**

**External envelope**

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

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

Provide a breakdown of the materials used and whether these or their combination or application present an acceptable level of fire risk.

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

- 1) Scott House has 2 separate areas of cladding consisting of;
  - Brickwork (Non-combustible) to both side elevations.





- Alumasc mineral wool render (Fire Classification A2)



- 2) Flats: 12, 14, 16 and 18 were noted to have timber screening to balconies. This should be removed as it has the potential to support fire spread on the external façade.



- 3) All windows are double glazed units housed in aluminium frames.



**Section**

**7**

**Means of Escape from Fire**

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- 1) The premise has two staircases that provides a means of escape.



- 2) All corridors are of adequate width (at least 0.95 M) 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 self-closing 44mm nominal timber 30-minute fire doors with vision panels & 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. 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) Communal windows can be opened without the need for a key and have restrictor devices fitted.



- 11) Communal areas are kept free of flammable items. The communal areas are checked on a daily 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.

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



- 13) Dry riser cupboard doors are FD30s rated, kept locked / secured with type 54 suited mortice lock(s).



- 14) The dry riser inlet is located in the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock



- 15) Electric meter cupboard doors are FD30s rated, secured with a type 138 suited mortice lock. Residents have been provided with a key for access to their electricity meters.



- 16) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them, or they are asked to leave by the emergency services.
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- 17) Individual flat doors are FD30s rated. Door 34 requires an external letter plate.



- 18) Flat entrance door 33 is not shutting correctly. Self-closer to be adjusted.



- 19) Flat entrance door 33 has screws missing from hinges.



- 20) Flat entrance door 31 is not shutting correctly. Self-closer to be adjusted.

- a) Flat entrance door 31. Tenant indicated thumb turn not working correctly.
  - b) Flat entrance door 31 has screws missing from hinges.
-

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

## Section

# 8

## Fire Detection and Alarm Systems

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

Flat 33 – Detector to hall, one in lounge, kitchen (Heat)LD2  
Flat 31 – Detector to hall, one in lounge, kitchen (Heat) LD2  
Flat 30 –Detector in hall, one in lounge, kitchen (Heat) LD2( as confirmed by resident)

*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
-

**Section**

**9**

**Emergency Lighting**

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- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.



- 2) The self-contained units are provided to the communal landings, stairs and lift motor room and meeting room at ground floor.
  - 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.
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**NEWHEY ELECTRICAL INSTALLATIONS LIMITED** **EMERGENCY LIGHTING MONTHLY SERVICE REPORT**  
 Certificate Number: 20/ELMSR/23776

**1 DETAILS OF THE CLIENT**  
 Client: Sandwell MBC  
 Address: Direct 2 Industrial Estate, Rowley Lane, Oldbury, B69 3ES

**2 DETAILS OF THE INSTALLATION ADDRESS**  
 Installation: Scott House, B43 5RD  
 Address:

**3 EXTENT AND LIMITATIONS OF THE INSTALLATION**  
 Extent of the installation and limitations of the inspection and testing:  
 All emergency lights and systems

4 EMERGENCY LIGHTING TESTS					
No.	Lamp Normal State	LED Visible	Lamp Emergency State	Battery Time In Minutes	Comments
1	Pass	Pass	Fail	<15	Systems x12 Emergency lights, (2,7 fail) failed, rest passed.

**5 ADDITIONAL COMMENTS**  
 N/A

**6 DETAILS OF THE CONTRACTOR**  
 Trading Title: Newey Electrical Installations Ltd  
 Address: Hingley House, 98-99 Reddial Hill Road, Cradley Heath, West Midlands, Postcode: B64 5JR  
 Registration Number (if applicable): 014846  
 Telephone Number: 01384 566668

For the Testing and Inspection of the emergency lights:  
 Name: Engineer 20 (Joshua) Position: Electrician Signature: [Signature] Date: 29/11/2023  
Typsoft EasyCart - Copyright Typsoft 2022. Page: 1 of 1

**Section 10**

**Compartmentation**

This section should be read in conjunction with Section 4

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure

fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.

- 3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 4) All 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 54 mortice locks.



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

Floor No	Dry Riser						Electrical Cupboard Left Side						Electrical Cupboard Right Side						Comms Riser						Lift Motor Room						Floor No							
	Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials													
	Supelux	Inru Batt	Inru Sponge	Inru AM Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool	Supelux	Inru Batt	Inru Sponge	Inru AM Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool	Supelux	Inru Batt	Inru Sponge	Inru AM Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool	Supelux	Inru Batt	Inru Sponge	Inru AM Mastic	Graphite Filler	Inru Pads	Inru Pillows	Inru Wraps	Rockwool		
B																																						B
G	✓			✓						✓		✓	✓							✓		✓	✓															G
1	✓			✓						✓		✓	✓							✓		✓	✓														1	
2	✓			✓						✓		✓	✓							✓		✓	✓														2	
3	✓			✓						✓		✓	✓							✓		✓	✓														3	
4	✓		✓	✓						✓		✓	✓							✓		✓	✓														4	
5	✓		✓	✓						✓		✓	✓							✓		✓	✓														5	
6	✓		✓	✓						✓		✓	✓							✓		✓	✓														6	
7	✓		✓	✓						✓		✓	✓							✓		✓	✓														7	
8	✓		✓	✓						✓		✓	✓							✓		✓	✓														8	
3																																						3
10																																						10
11																																						11
12																																						12
13																																						13
14																																						14
15																																						15
16																																						16
Communal door free from defects						Communal window free from defects						Flat door free from defects						Communal cupboards locked and secure						Communal area free from non-authorized items						Communal area free from repair materials								
✓						✓						✓						✓						✓														
<b>Foam Removal &amp; Enhancement Record</b>																		<b>Foam, Enhancements &amp; Other Comments:</b>																				
Foam Present But Not Removed This Visit																		✓																				
Foam Present & Partially Removed This Visit																																						
Foam Present & Fully Removed This Visit																																						
No Foam Present																																						
No Enhancement Carried Out This Visit																		✓																				
Enhancement Carried Out This Visit																																						

- 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) Individual flat doors are FD30s rated.

Refer to door sheet below

Scott House 1-36 (o&e)	Scott House 1-36 (o&e);Langdale Road;Great Barr;Birmingham;		
Scott House 1-36 (O&E)	1 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	2 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	3 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	4 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	5 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	6 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	7 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	8 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	9 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	10 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	11 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	12 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	13 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	14 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	15 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	16 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	17 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	18 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	19 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	20 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	21 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	22 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	23 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	24 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	25 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	26 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	27 Scott House;Langdale Road;Great Barr;Birmingham	Permadoor	Not glazed
Scott House 1-36 (O&E)	28 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	29 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	30 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	31 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	32 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	33 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	34 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	35 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed
Scott House 1-36 (O&E)	36 Scott House;Langdale Road;Great Barr;Birmingham	Manse Masterdoor	Not glazed

- 10) Glazing between the ground floor flatted accommodation and the staircase is in close proximity. Compensatory measures should be considered for a future works programme such as a sprinkler system to the flats.



# Section 11

## Fire Fighting Equipment

- 1) The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock.

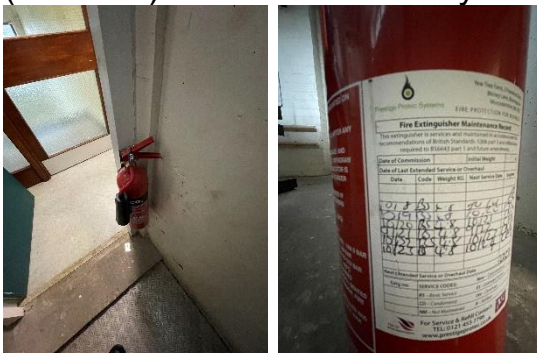


- 2) There is a dry riser that serves the building. The outlets are contained within the dry riser cupboard that is secured with a type 54 suited mortice lock. The door has signage depicting dry riser.



- 3) Maintenance contracts in place to service the valves twice per year (April and October) with hydraulic test undertaken annually (October) to comply with the requirements of BS9990.

- 4) 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.



# 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) Signage depicting floor level are fitted to wall of each floor on both communal staircases.



- 6) Floor indicator numbers are fitted adjacent to the lift car on each floor.



*Please note that the Wayfinding signage will be replaced with Photoluminescent signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022.*

---

## 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) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Building safety and evacuation notices are displayed in common areas and lift cars.





8) Information regarding use of fire doors is provided to residents





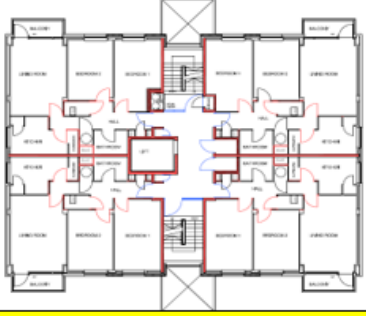

















9) Information regarding the Stay Put unless fire evacuation strategy is provided to residents



10) 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.

# Fire Risk Assessment

<b>BUILDING SAFETY INFORMATION</b>		 <b>SCOTT HOUSE</b>	<b>FIRE SAFETY INFORMATION</b>	
<b>TO KEEP YOU SAFE WE DO THIS</b> <small>(green background)</small>		<b>TO KEEP YOURSELF AND OTHERS SAFE DO THIS</b> <small>(blue background)</small>	<b>SAVE LIVES DON'T DO THIS</b> <small>(red background)</small>	
	Mains electrical system is tested every 5 years	<b>FIRE ALARMS DO NOT CONNECT TO FIRE SERVICE IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE</b>		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 <b>must</b> 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 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. <b>DO NOT REMOVE DOOR CLOSERS</b>
	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 <b>monthly</b> .			Smoke detectors in stairs and lobbies are to open automatic vents and not to raise the alarm.
	Cladding materials are Brick and Mineral Wool Insulation Render. All materials are classified as A2 or above which means no significant contribution to fire growth.			Bin rooms have sprinkler protection activated by smoke alarms
		<b>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.</b>		
		 <p>Fire safety advice</p>	<p>Further information available at <a href="http://www.Sandwell.gov.uk">www.Sandwell.gov.uk</a> your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000</p> <p><a href="mailto:lee_millo@sandwell.gov.uk">lee_millo@sandwell.gov.uk</a></p> <p><a href="mailto:Abdulmonim.Khan@sandwell.gov.uk">Abdulmonim.Khan@sandwell.gov.uk</a></p>	 <p>Sandwell Fire Risk Assessments</p>

Section

14

Sources of Ignition

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



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.

- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 31/07/2021.

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT	
Requirements For Electrical Installations (BS 7671:2018)	
Report Reference: E1/2021/0029	
<b>1. DETAILS OF THE PERSON ORDERING THE REPORT</b>	
Client:	Sandwell MBC
Address:	Direct 2 Industrial Estate, Rowley Lane, Oldbury, B69 2ES
<b>2. REASON FOR PRODUCING THIS REPORT</b>	
Reason for producing this report:	Assess the condition of the fixed wiring in accordance with BS7671
Date(s) on which inspection and testing was carried out:	31/07/2021
<b>3. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b>	
Installation Address:	SPSC Commercial Supply - Scott House, Langdale Road, Birmingham, B43 5RD
Estimated age of wiring system:	12 years
Evidence of additional alterations:	No. If yes, estimated age: years
Installation records available (Regulation 653.3):	N/A
Date of last inspection:	01/04/2018
<b>4. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b>	
Extent of the electrical installation covered by this report:	All distribution and fixed wiring final circuits within the property where accessible
Agreed limitations including the reasons (see Regulation 653.2):	100% visual 20% accessories removed where accessible
Agreed with:	Client
Operational limitations including the reasons:	Unable to remove LED lights under canopy without possibility of damage
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (2018 Wiring Regulations) as amended to 2020. It should be noted that observations on hidden routing and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, cannot be tested. Unless specifically agreed between the client and inspector prior to the inspection, an inspection should be made within an accessible roof space housing other electrical equipment.	
<b>5. SUMMARY OF THE CONDITION OF THE INSTALLATION</b>	
See page 2 for a summary of the general condition of the installation in terms of electrical safety.	SATISFACTORY
Overall assessment of the installation in terms of its suitability for continued use:	SATISFACTORY
If an unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified:	
<b>6. RECOMMENDATIONS</b>	
When the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', it is recommended that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.	
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.	
Subject to the necessary remedial action being taken, the recommended period is 5 Years or change of tenant/owner.	
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.	
This form is based on the model shown in Appendix 6 of BS 7671:2018.	
Page: 1 of 14	

- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal 44mm timber fire door with intumescent strip & cold smoke seal.
- 6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) **At the time of the FRA incense sticks were noted outside Flats: 21 and 33. They were not burning at time of inspection. To be removed.**



Section  
**15**

**Waste Control**

- 1) There is a regular Cleaning Service to the premises.
- 2) A water suppression system is provided to the refuse chute bin store. An approved contractor maintains the system. The panel is located in the ground floor service cupboard. The frequency for the maintenance checks are twice per year (April and October) of each calendar year.



- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service in place to remove bulk items.
- 5) At the time of the FRA the refuse bin at the front of the building was overflowing and waste accumulating on the ground. The Bin should also be secured away from the building. Please see email to Serco.



**Section  
16**

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## **Control and Supervision of Contractors and Visitors**

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- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
  - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 3) 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**

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## Arson Prevention

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



- 3) There is no CCTV system in place.
  - 4) There is no current evidence of arson.
  - 5) The perimeter of the premises is well illuminated.
  - 6) There have been no reported fire incidents since the last FRA.
-

## Section 18

## Storage Arrangements

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- 1) Residents instructed not to bring L.P.G cylinders into block.  
(Notice displayed in lifts see point)



- 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 - Level 2  
Action Plan**

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Significant Findings

**Action Plan**

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

Trivial       Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work

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# Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:


Scott House

Date of Action Plan:




07/12/2023

Review Date:

<Insert date>


Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/2	Flat 12,14,16 and 18. Timber screening to balconies to be removed.		P2	Housing Manager 1-3 Months	

Fire Risk Assessment

07/17	Flat 34- External letter plate required.		P3	Fire Rapid Team 3-6 Months JM:12745033	04/01/2024
07/18	Flat 33. Self-closer to be adjusted as door not positively closing.		P3	Fire Rapid Team 3-6 Months JM:12745111	04/01/2024
07/19	Flat 33. Screws missing from hinge. Further screws required.		P3	Fire Rapid Team 3-6 Months JM:12745279	04/01/2024

Fire Risk Assessment

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07/20	Flat 31. Self-closer to be adjusted as door not positively closing.	No image	P3	Fire Rapid Team 3-6 Months JM:12745521	04/01/2024
07/20/A	Flat 31. Thumb turn not working correctly. Issue to be established and rectified.	No image	P3	Fire Rapid Team 3-6 months JM:12745544	04/01/2024
07/20/B	Flat 31. Screws missing from hinge. Further screws required.	No image	P3	Fire Rapid Team 3-6 months JM:12745608	04/01/2024
14/8	Flat 21 and 33. Incense sticks to be removed from corridor.		P2	Housing Manager 1-3 Months	

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).

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**Observations**

Section 10/10. As part of a future works programme a sprinkler installation to the flats should be considered due to proximity of glazing to staircase at ground floor.



**Signed**

<i>A. Smith</i>	Fire Risk Assessor	Date: 07/12/2023
<i>@Thompson</i>	Quality Assurance Check	Date: 07/12/2023

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

Name of property: Scott House

Updated: 12/06/2023

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
PEEPS	Refer to Secure Premise Information Box
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still <a href="tel:01215695077">Tel:- 0121 569 5077</a> ). <i>Include survey</i>

# Fire Risk Assessment

Sample Locations	Property Address	1-36 SCOTT HOUSE, LANGDALE ROAD, GREAT BARR, B43 5RD						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LABOUR?	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								
GROUND FLOOR COMUNAL WALLS	TEXTURED COATING	-	SEALED	DS 9802 001	NON-DETECTED	-	-	-
COMUNAL STAIR WALLS	TEXTURED COATING	-	SEALED	DS 9802 002	NON-DETECTED	-	-	-
1 <sup>ST</sup> FLOOR COMMUNAL WALLS	TEXTURED COATING	-	SEALED	PA 442	NON-DETECTED	-	-	-
4 <sup>TH</sup> FLOOR COMMUNAL WALLS	TEXTURED COATING	-	SEALED	PA 442	NON-DETECTED	-	-	-
8 <sup>TH</sup> FLOOR COMMUNAL WALLS	TEXTURED COATING	-	SEALED	PA 442	NON-DETECTED	-	-	-
ELECTRICAL SWITCH GEAR IN CUPBOARDS	PAPER/FLASH GAURDS	-	USEALED	PRESUMED	CHRYSOTILE	NO		
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			
INSIDE WALLS IN ALL CUPBOARDS ON LANDINGS	BARE BLOCK OR BRICK							
ALL LANDING CUPBOARD TRANSOMS	SUPALUX							