

# Fire Risk Assessment

## St Giles Court



**Reservoir Road,  
Rowley Regis  
B65 9PE**

**Date Completed: 09/02/2023**

**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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## 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. 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.

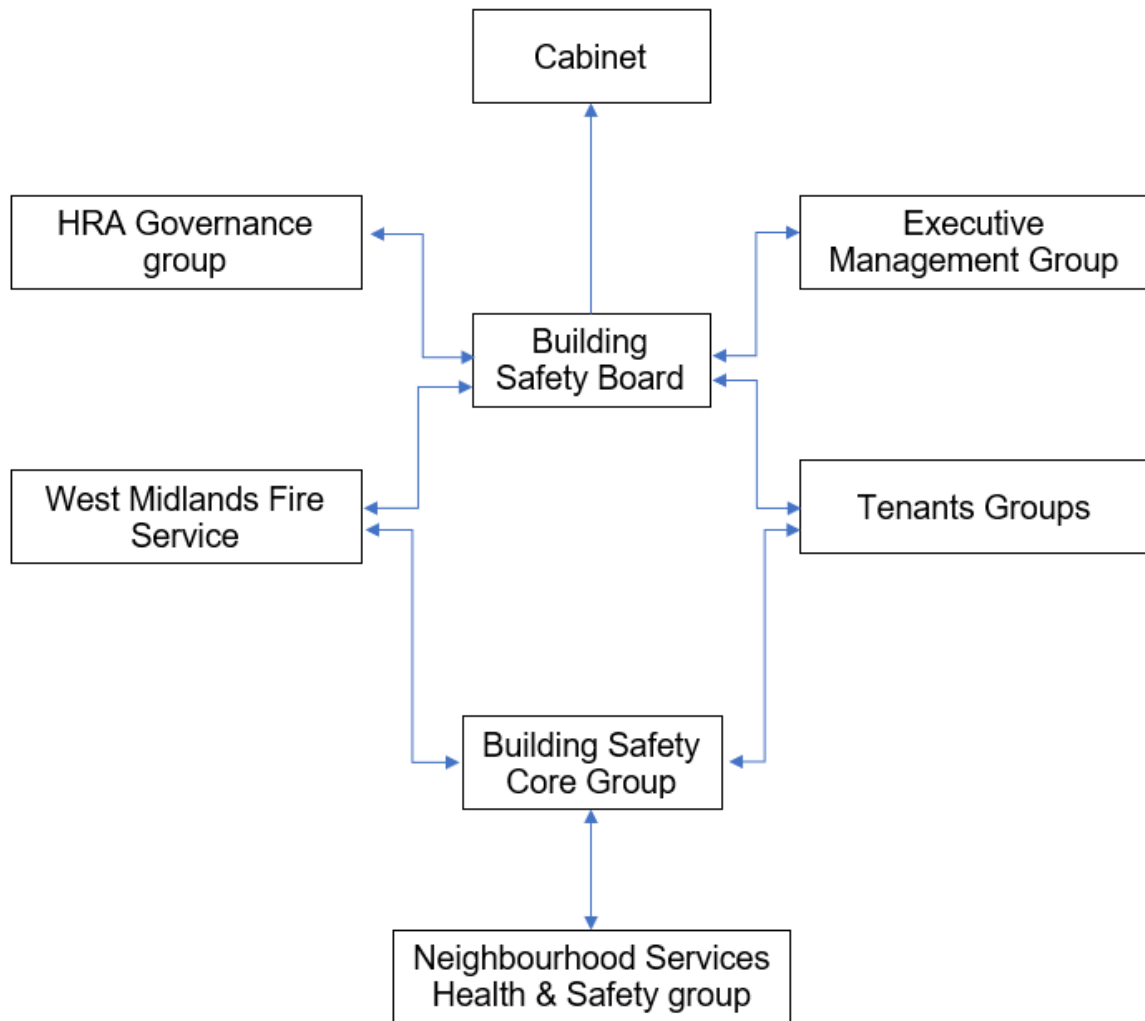
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.

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The above processes and procedures are overseen by the Fire Safety, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.



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 or smoke.

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b> Each fascia of the building comprises of traditional brick masonry alongside a rendered finish.</p> <p>There is also ventilated blockwork to the rear elevation and powder coated aluminium louvred vents to the front elevation.</p> <p>All communal windows are powder coated aluminium with flat windows being UPVC double glazed units.</p> <p>Balconies to flats are constructed of concrete with steel &amp; glazed railings.</p>	Tolerable

	<p>Combustible screening installed to 4 individual flat balconies.</p> <p>Pest control netting to ventilated blockwork.</p>	
<p><a href="#">Section 7</a></p>	<p><b>Means of Escape from Fire</b></p> <p>The block has a single staircase that provides a sufficient means of escape with 2 final exit doors at ground level.</p> <p>Some communal FD30s doors require replacement cold smoke seals.</p> <p>Some communal FD30s doors require adjustment to self-closer.</p> <p>25mm doorstop requires re-fixing on some communal doors to enclose gaps.</p> <p>Hose Reel signage to be removed from all riser cupboards.</p> <p>Some service cupboard / dry riser doors require attention to locks.</p> <p>Hole in fan light to 8<sup>th</sup> floor chute room requires boarding over.</p> <p>Flat 28 entrance door requires adjustment to self-closer and replacement letter box plate.</p>	<p>Tolerable</p>
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b></p> <p>Smoke / Fire detection to individual flats is to LD2 standard.</p> <p>Detection and deluge system is installed to the bin storage room.</p>	<p>Trivial</p>



<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b>                  The premise has sufficient emergency/escape lighting system in accordance with BS 5266</p> <p>The centrally powered 24v units are provided to the communal landings, stairs and lift motor room.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b>                  The block has sufficient compartmentation with all doors being FD30s rated fire doors within communal areas and individual flat entrances.</p> <p>Service &amp; dry riser cupboard doors are 30-minute notional doors.</p>	<p>Trivial</p>
<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b>                  The dry riser inlet is located within the ground floor main entrance lobby.</p> <p>Outlets are on all floors above.</p> <p>Maintenance contracts are in place to service the valves twice per year.</p> <p>A portable fire extinguisher (CO2) is located within the lift motor room and is serviced annually.</p>	<p>Trivial</p>
<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b>                  Appropriate mandatory and safety signage is in place.</p>	<p>Trivial</p>
<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b>                  All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>

<a href="#">Section 14</a>	<p><b>Sources of Ignition</b> The fixed electric tests should be done every 5 years, last test date could not be identified.</p>	<p>Tolerable</p>
<a href="#">Section 15</a>	<p><b>Waste Control</b> Regular checks by Caretakers minimise risk of waste accumulation.</p>	<p>Trivial</p>
<a href="#">Section 16</a>	<p><b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
<a href="#">Section 17</a>	<p><b>Arson Prevention</b> A door entry system prevents unauthorised access &amp; perimeter lighting is in place.  CCTV system has been installed.</p>	<p>Trivial</p>
<a href="#">Section 18</a>	<p><b>Storage Arrangements</b> Residents instructed not to bring L.P.G cylinders into block.  There are no storage facilities for residents within the communal areas.</p>	<p>Trivial</p>

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Slight Harm  Moderate Harm  Extreme Harm

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

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

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

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

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

Trivial  Tolerable  Moderate  Substantial  Intolerable

## Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the normal fire hazards that have been highlighted within the risk assessment.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being a Stay Put Unless policy and sufficient compartmentation to include FD30s rated fire doors to flat entrances & communal doors, combined with suitable smoke detection to LD2 standard within flats. There is natural ventilation by means of louvre vents to the communal corridors and chute rooms on all upper floors and in addition, dry riser cupboards and service cupboards doors are notional 30-minute fire doors.

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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:

<b>Risk level</b>	<b>Action and timescale</b>
<b>Trivial</b>	No action is required, and no detailed records need be
<b>Tolerable</b>	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**

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**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 is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

Where this is known and PEEPs have been completed, it will be captured in this fire risk assessment along with any building layout or working practices placing people at significant risk of fire.

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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

**Director of Housing**

Gillian Douglas

**Assistant Director - Compliance (Building Safety Manager)**

Phil Deery

**Fire Safety, Facilities and Premises Manager**

Tony Thompson

**Team Lead Fire Safety and Facilities**

Jason Blewitt

**Fire Risk Assessor(s)**

Pardeep Raw

Anthony Smith

Carl Hill

Louis Conway (Trainee)

**Resident Engagement Officer - Fire Safety**

Lee Mlilo

Abdul Monim Khan

**Housing Office Manager**

Prabha Patel

*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

St Giles Court  
Reservoir Road  
Rowley Regis  
B65 9PE

### Description of the Property

The high-rise block was constructed in 1965. The block consists of 15 storeys (inclusive of the ground floor and basement).



Each of the floors from the 1<sup>st</sup> to 13<sup>th</sup> floors inclusive contain 6 number dwellings (3 each side). The ground floor contains three number dwellings and a further flat accessed at the rear of the block.



The ground floor also contains: two community rooms, both of which have a final exit door that leads to ultimate safety. There is also a laundry room, caretakers office and server room.



## Fire Risk Assessment

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The Firefighters white box is located on the front elevation right-hand side of the main block. The location of the fire hydrant and service isolation points for gas are detailed on a plan located within the firefighter's white box.



The block has a main entrance to the front elevation and a further entrance / exit located to the right of the main entrance. The main entrance has a door entry system and both entrances have a fob reader installed.



There are two lift cars that serve alternate floors, the capacity for each lift is 8 persons or 600kg. The Firefighter control switch for each lift is located externally to the left-hand side of the main entrance.

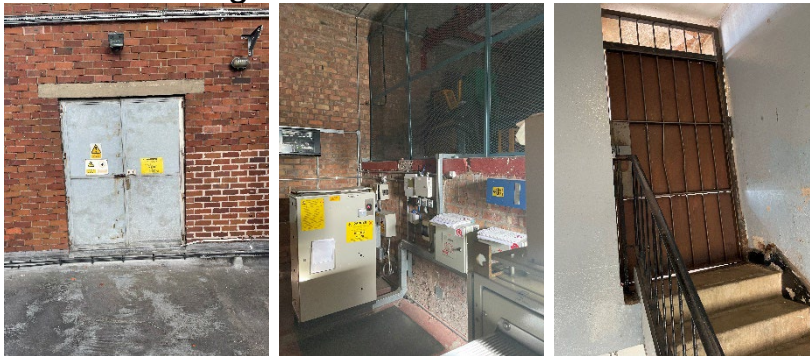
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## Fire Risk Assessment

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The lift motor room is located on the roof and is accessed via a steel door secured with a mortice lock. Access to the roof is via a full height steel gate secured with a mortice lock from the communal stairs / landing, the door to the motor room is secure by cylinder type lock, key stored in firefighter's white box.



The basement is accessed from the rear of the block and contains the electrical intake, the control panel for the bin store deluge system and the 24 volt centrally powered emergency lighting system. The basement key is stored in Firefighters white box.



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.

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The enforcing authority is West Midlands Fire Service.

High/Low Rise	High Rise
Number of Floors	15
Date of Construction	1965
Construction Type	Wimpy
Last Refurbished	N/A
External Cladding	None
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	Yes- Ground floor only
Refuse Chute	Yes-one
Access to Roof	Steel gate on 14 <sup>th</sup> floor stairwell.
Equipment on roof (e.g. mobile phone station etc)	No

### Persons at Risk

Residents / Occupants of 82 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)

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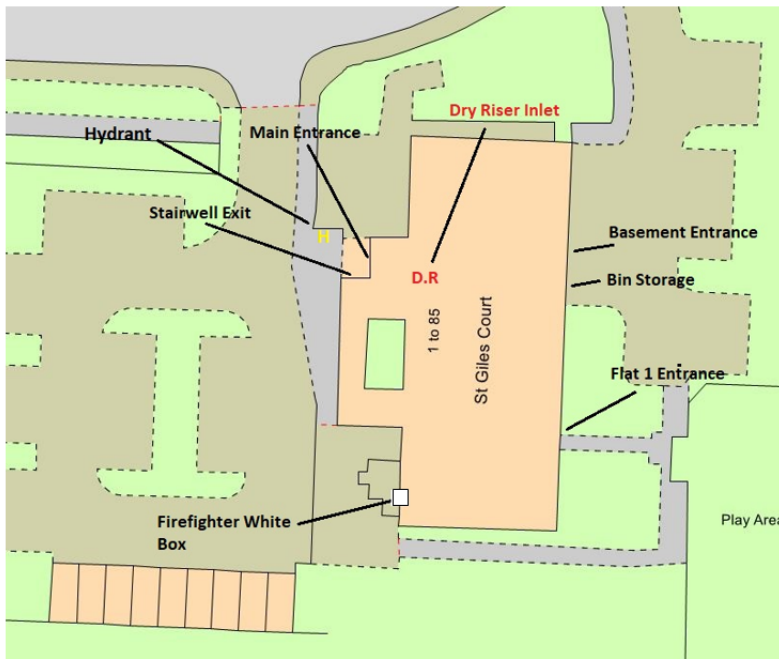
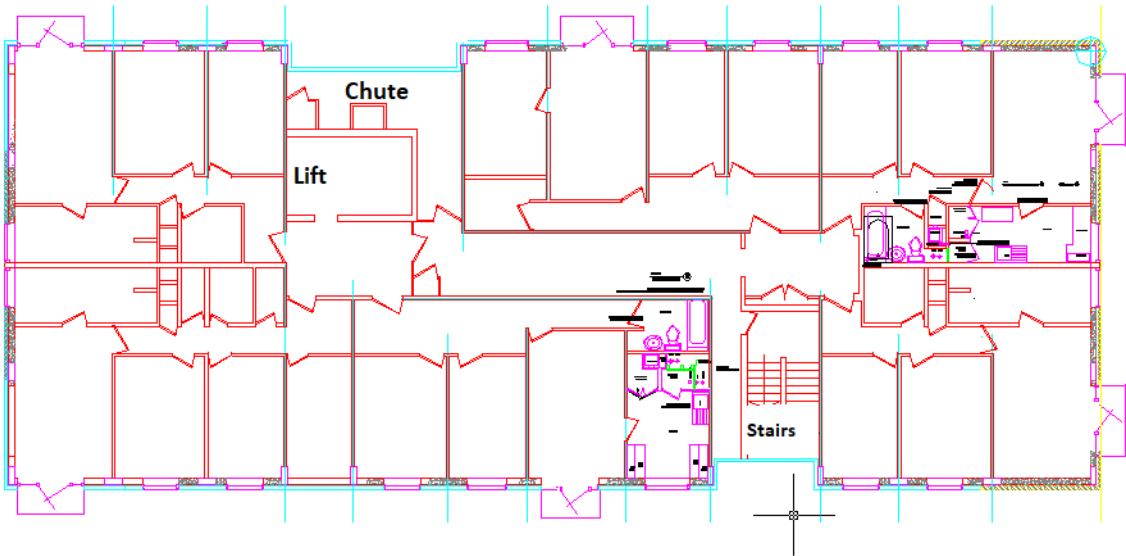
## Section 5

## Building Plan


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A typical floor layout showing horizontal lines of compartmentation.

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**Key**

- H**  
Fire Hydrant
-   
Firefighters White Box
- D.R**  
Dry riser inlet

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**St Giles Court**  
**Reservoir Road**  
**B65 9PE**  
 14 Floors  
 Date:  
 08<sup>th</sup> March 2023

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 **Sandwell**  
 Metropolitan Borough Council

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**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.

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.

In addition, it appears a temporary repair has been undertaken to the balcony of flat 36 with the installation of timber guarding to cover a defective glazed panel. The temporary repair in these circumstances is considered acceptable prior to a permanent repair.

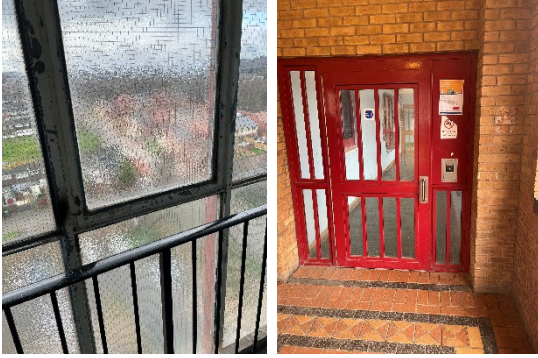
1. All elevations consist of traditional brick alongside a rendered finish.



2. All flat windows and balcony doors are UPVC double glazed units.



3. All communal windows to the protected staircase and single storey final exit are powder coated aluminium single glazed units.
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4. Individual flat balconies are constructed of a concrete slab with steel and glazed railings.



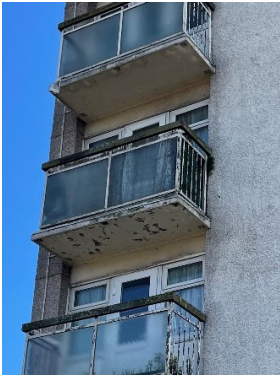
5. Flat 6, Ground floor has installed decorative trellis.



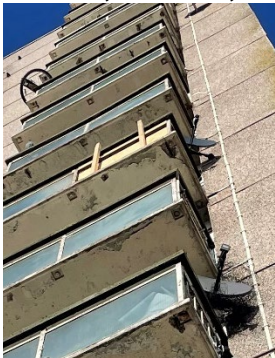
6. Flat 16, second floor, plastic screening to balcony.



7. Flat 21, Third Floor, bamboo screening to balcony.
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8. Flat 36, Floor 5, timber guarding to balcony.



9. Ventilation panels to the front elevation consist of powder coated aluminium louvre vents.



10. The ventilated block work to the chute rooms on the rear elevation have been externally covered with pest control netting. The netting will be permanently removed during significant refurbishment works that are anticipated to begin in the near future.



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**Section**

**7**

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**Means of Escape from Fire**

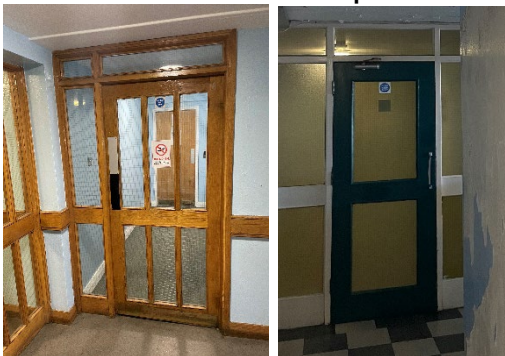
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- 1) The site has a single staircase that provides a means of escape and is 1050mm in width.
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- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) Corridors forming the means of escape from the 1<sup>st</sup> to the 13<sup>th</sup> floors provide a single direction of travel towards the protected stairwell. The maximum travel distance from the furthest flat is no more than 15 metres. Each flat on these floors is no more than 4.5 metres from a permanently ventilated corridor and an FD30s compartment door.
- 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 FD30s fire doors with vision panels.



- 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) 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.
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- 8) Automatic smoke ventilation is not employed. Ventilation of the communal stairwell is via two ventilation panels to the head of each side of the stairwell.



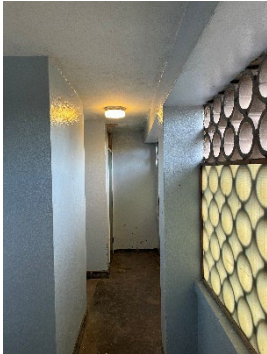
- 9) The communal windows to the stairwell are fixed and not openable.



- 10) The communal corridors have natural ventilation by means of louvre vent adjacent the communal door to the stairwell.



- 11) The chute room area on each floor has natural ventilation by means of block work.



- 12) 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.

	Mon	Tue	Wed	Thur	Fri
Operative		AM			
Supervisor		DT			
Operative					
Supervisor					
Operative					
Supervisor					
Operative					
Supervisor					

- 13) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.
- 14) Dry riser cupboard doors are FD30 rated, kept locked / secured with budget type lock.
- 15) Electrical service cupboards have FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. It is recommended that all service cupboard doors are uprated to FD30s during the upcoming building refurbishment works.
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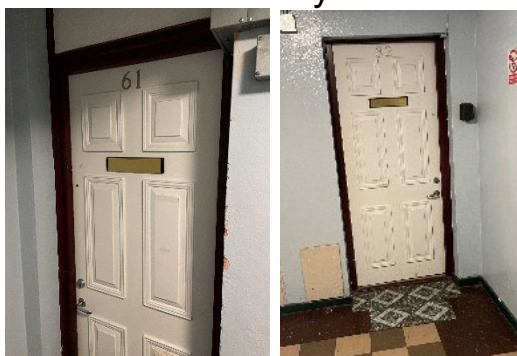


16) The surface coatings to the communal areas are Class 0 rated.

17) 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.



18) Individual flat doors are FD30s rated composite doors sets manufactured by: Permadoor, IG or Nationwide. Flats: 70, 54, 51, 47, 28, 13 and 9 are timber flush door sets. Flat 1 which is accessed externally on the rear elevation is a UPVC type door.



19) 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.

Doors sampled were 79, 78, 31, 30 & 28.

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There were no signs of tampering with any of the flat entrance doors accessed, however there were findings with flat entrance doors to 79 & 28. These findings have been recorded below in floor number order within section 7.

20) The fire rating of individual door mats outside flat entrances is unknown.

21) Access panels to stop taps are fixed to masonry and bedded on intumescent material.

**Panel located within corridor of floor 13 requires replacing.**



22) 13<sup>th</sup> floor staircase door was not adequately shutting at time of inspection due to grit under door. Grit removed and issue resolved.



23) **13<sup>th</sup> floor. Section of trunking missing by stairs.**

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**24) 13<sup>th</sup> floor. Fire Door, separating lobby from corridor, by electrical cupboard, does not shut as self-closer requires refixing.**



**25) 13<sup>th</sup> floor. Dry riser cupboard door difficult to open as catching on floor.**

**26) Firefighting signage, on all dry riser doors, indicating the presence of a hose reel should be removed as the hose reel is now obsolete.**





**27) 13<sup>th</sup> Floor. Fire door to chute room. No cold smoke seal to top of door.**



**28) 12<sup>th</sup> Floor. Fire door separating lobby from corridor, by staircase, requires cold smoke seal on leading edge.**



**29) 12<sup>th</sup> Floor. Glazing to side of fire door separating lobby from corridor, by staircase is slightly cracked.**



**30) 12<sup>th</sup> floor . Flat entrance door, number 79, does not positively close against latch.**

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**31) Metal trunking partially missing outside of dry riser cupboard.**



**32) 12<sup>th</sup> Floor. Fire door separating corridor and lift lobby has no cold smoke strips top and side.**



**33) 12<sup>th</sup> Floor. Chute Room. Hopper on floor. Resolved by caretaker.**

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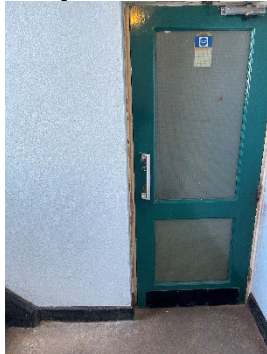




34) 12<sup>th</sup> Floor. Small section of trunking missing from lift lobby.



35) 11<sup>th</sup> Floor. Staircase door not adequately closing at time of inspection. Self-closer to be adjusted.



36) 11<sup>th</sup> Floor. Excessive gap between electrical cupboard doors.



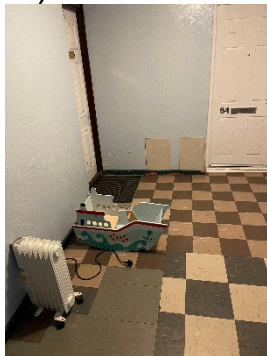
37) 11<sup>th</sup> Floor. Chute Room. Hopper on Floor. *1<sup>st</sup> March 2023 resolved.*



38) Floor 10. Staircase door not adequately shutting fully into frame.



39) Floor 10. Lift lobby. Rubbish on floor. *1<sup>st</sup> March 2023 resolved.*



40) Floor 10. Chute Room. Hopper on floor. *1<sup>st</sup> March 2023 resolved.*



- 41) Floor 9. Cold smoke seal required to leading edge of staircase door.



- 42) Floor 9. Door Frame to staircase. Door stop, to leading edge of door, to be re-nailed to enclose gaps.



- 43) Floor 9. Staircase door not adequately shutting at time of inspection. Grit removed from under door. Issue resolved.

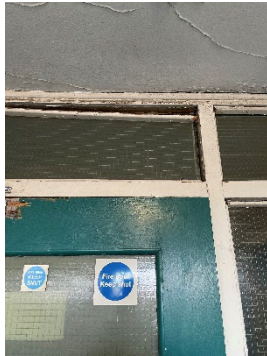


44) Floor 9. Electrical cupboard. Unable to access as lock is defective.



45) Floor 9. Chute room. Glazed entrance panel is loose and requires fixing at floor level.

46) Floor 9. Chute Room. Beading loose to fan light above fire door.



47) Floor 9. Chute Room. Hopper found on floor. *1<sup>st</sup> March 2023 resolved.*



**48) Floor 8. Dry Riser Cupboard. No Lock.**



**49) Floor 8. Chute Room. Fire door not adequately shutting.**



**50) Floor 8. Chute Room. Beading to fire door side panel requires refixing.**



**51) Floor 8. Chute Room. Hole in boarded fan light.**

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52) Floor 7. Staircase door. Tape to be removed from door. Removed at time of inspection.



53) Floor 7. Staircase door frame. Stop to be re-nailed.



54) Floor 7. Corridor door into lift lobby not fully closing into frame.





55) Floor 7. Chute room. Tape to be removed from Fire door .  
Removed at time of inspection.



56) Floor 7. Chute room. Hopper on floor. *1<sup>st</sup> March 2023 resolved.*



57) Floor 6. Staircase door not adequately shutting. Tape to be  
removed from door. Removed at time of inspection.



58) **Floor 6. Cover to stop tap, flat 40, has become detached.**



**59) Floor 5. Staircase door is not positively closing fully into frame.**



**60) Floor 5. Corridor door into lobby, by staircase, has a damaged cold smoke seal.**



**61) Floor 5. Broken bolt lock to top of door to electrical cupboard.**



**62) Floor 5. Corridor Fire door by dry riser requires repair as crack evident.**





**63) Floor 5. Door 32 has had a suitable temporary repair . Flat not accessible at time of FRA to conduct further assessment (Jm 8225114)**



**64) Floor 4. Dry riser. Unable to operate lock to open dry riser door.**



**65) Floor 4. Chute room. Hopper on floor. *1<sup>st</sup> March 2023 resolved.***



**66) Floor 4. Chute room. Stop to fire door frame requires repair/replacement.**



**67) Floor 4. Door to flat 28. Does not positively shut and has no letterbox cover. (Pushchair removed at time of FRA)**



**68) Floor 3. Staircase door not positively shutting into frame.**



**69) Floor 3. Corridor fire door into lift lobby. Sticky pads prevent door from fully closing. Therefore to be removed.**



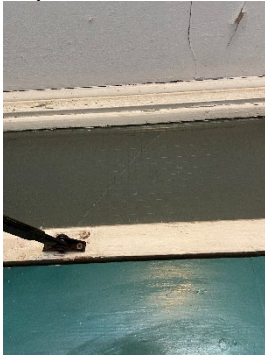
**70) Floor 2. Staircase door not positively shutting.**



**71) Floor 2. Dry riser door. Lock requires refixing.**



**72) Floor 2. Chute room. Fan light cracked above fire door.**



**73) Floor 2. Chute room. Hopper on floor. *1<sup>st</sup> March 2023 resolved.***

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74) Floor 2. Chute room. Bag of rubbish on floor. *1<sup>st</sup> March 2023 resolved.*



75) Floor 2. Fire door separating lift lobby and corridor requires the self-closing device to be re fixed.



76) Floor 1. Staircase door. Stop to be re-nailed back to frame on leading edge.

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**77) Floor 1. Electrical cupboard. Combustible items stored within.**



**78) Ground Floor. Cold smoke seal required to fire door frame separating entrance from corridor leading to laundry and caretaker's office.**



**79) Ground floor electrical cupboard. Unable to open door.**

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**80) Ground Floor. Chute room. Door not positively closing fully into frame.**





**Section**

**8**

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## **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) There is a fire alarm system that covers the ground floor communal areas and office/community rooms etc only. The system is subject to a cyclical test.
- 3) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD1 and LD2 Standard. Nos 78 and 79 accessed. Flat 78 has an LD1 standard and Flat 79 has smoke detection as confirmed by tenant, as full access not gained. Tenant confirmed two smoke heads in corridor, kitchen and living room but not in bedrooms.

*For information*

*LD1 all rooms except wet rooms*

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

*LD3 Hallway only*

- 4) There is no 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
  - 5) A deluge system is provided to the refuse chute bin store. The control panel is located within the basement. At the time of the FRA the control panel was displaying a fault. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October ) of each calendar year.
-

**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 centrally powered 24v units are provided to the communal landings, stairs and lift motor room. The batteries are located within the basement. Self-contained units are provided to the final exits, server and meeting rooms.



- 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

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*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. Service and dry riser cupboard doors are notional fire doors.
- 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 service cupboards to communal landings are lockable. Residents hold keys for access to those cupboards containing their electric meters.
- 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.
- 6) Individual flat doors are FD30s rated composite fire door sets from manufacturers: Permadoor, IG or Nationwide. Flats 70, 54, 51, 47, 28, 13 and 9 are timber flush Fd30s door sets. Flat 1 which is accessed externally on the rear elevation is a UPVC type door.

Refer to door sheet below

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- 8) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.



Section

11

Fire Fighting Equipment

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- 1) The dry riser inlet is located within the ground floor lobby, inside a cupboard secured with a budget lock.



- 2) The dry riser outlets are located in cupboards adjacent the chute rooms at the lift end of the communal corridor on each floor. Each cupboard is secured with a budget lock. It was evident that telecommunication cabling within the riser cupboards does hang loose and is generally untidy. The cabling does not restrict the use of the riser outlets and will be made good as part of the significant building refurbishment works that are planned.



- 3) The dry riser is checked regularly as part of the Caretakers duties.
  - 4) 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.
-



- 5) Portable fire extinguisher (CO2) is provided to the lift motor room, caretakers office, server room, laundry room and meeting room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year.
- 6) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly



## 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.

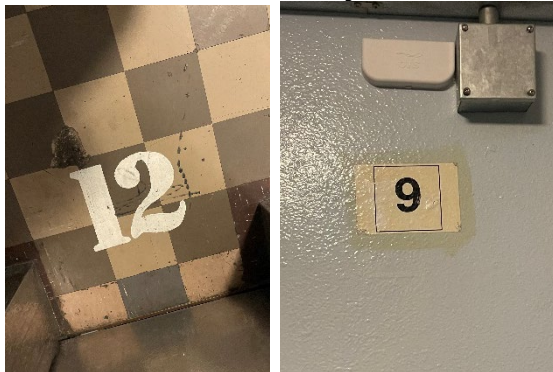


- 4) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



- 5) Wayfinding signage within the block is to be upgraded with photoluminescent signage in response to regulation 8 / fire safety regulations 2022.

- 6) Signage depicting floor level is stencilled to the floor and fitted to the wall on each floor adjacent to lift.



- 7) Floor indicator numbers are fitted to the wall of each floor on the communal staircase(s)



- 8) Directional fire signage has been installed to the ground floor communal area only. This has not been installed on other floors due to simplicity of layout.



**Section**  
**13**

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## **Employee & Resident Training/Provision of Information**

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- 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.
- 4) Fire safety has been provided as part of tenancy pack.

Section

14

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## Sources of Ignition

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- 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 last test could not be identified during the FRA.**
  - 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of notional fire doors.
-



- 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) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. It was noted that gas pipework is installed internally.
-

Section  
**15**

**Waste Control**

- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse containers emptied regularly.
- 3) Regular checks by Caretakers minimise risk of waste accumulation.

	Mon	Tue	Wed	Thur	Fri
Operative	AM				
Supervisor	DT				
Operative					
Supervisor					
Operative					
Supervisor					
Operative					
Supervisor					

- 4) 'Out of Hours' service in place to remove bulk items.
- 5) A discarded sofa was removed from the 4<sup>th</sup> floor chute room by the caretaking team at the time of the FRA.



**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.
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**Section  
17**

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## Arson Prevention

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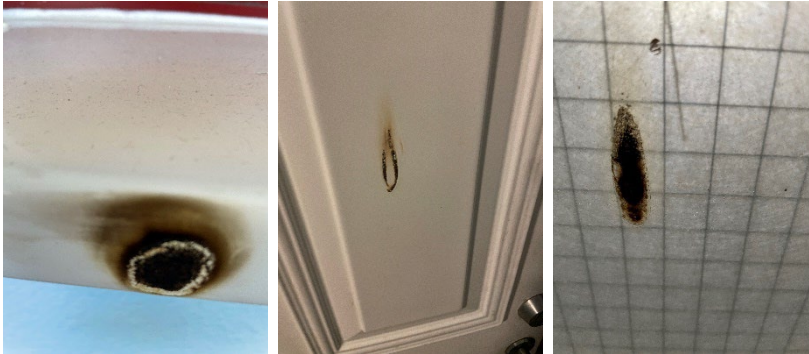
- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.



- 3) CCTV is in operation covering the all floors, lifts and external areas. The system is monitored 365 days per year by the centralised CCTV control room located at the Sandwell MBC Operations and Development Centre, Roway Lane, Oldbury, B69 3ES.



- 4) Evidence of arson was noted to the: ground floor internal window to corridor, flat entrance door 12 and side panel entrance to chute room on floor 2.



- 5) The perimeter of the premises is well illuminated.
- 6) There was 1 reported fire incidents since the last FRA. This incident involved a chip pan fire within the kitchen of flat 47 on 01/07/2021. Fire contained to room of origin and extinguished by WMFS.

## Section 18

## Storage Arrangements

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



- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a 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:


St Giles Court

Date of Action Plan:

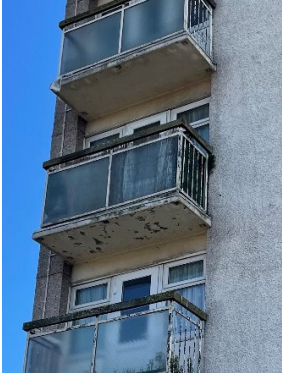

07/03/2023

Review Date:




<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/05	Flat 6 – remove decorative screening installed to balcony.		P2	Within 1 – 3 months of action plan. Housing Manager.	18/07/2023



Fire Risk Assessment

06/06	Flat 16 – remove plastic screening to balcony.		P2	Within 1 – 3 months of action plan. Housing Manager.	
06/07	Flat 21 – remove screening to balcony.		P2	Within 1 – 3 months of action plan. Housing Manager.	
06/08	Flat 36 – remove timber guarding to balcony and re instate with appropriate material.		P2	Within 1 – 3 months of action plan. Housing Manager.	




Fire Risk Assessment

<p>07/21</p>	<p>13<sup>th</sup> floor – Panel to stop tap has broken and requires replacing.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Rapid Fire Team JM:11355380</p>	<p>26/07/2023</p>
<p>07/23</p>	<p>13<sup>TH</sup> floor – Section of metal trunking missing by stairs. Metal trunking to be re-instated.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Electrical Repairs</p>	
<p>07/24</p>	<p>13<sup>th</sup> floor – Fire door across corridor, by electrical cupboard,. Re fix self-closer.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Rapid Fire Response. JM10856099</p>	<p>22/05/2023</p>

Fire Risk Assessment




07/25	13 <sup>TH</sup> floor – Dry riser door difficult to open as binding on floor. Bottom of door to be trimmed.	No photo	P2	Within 1 – 3 months of action plan. Rapid Fire Response. JM:10856139	22/05/2023
07/26	Remove hose reel signage from all dry riser doors.		P2	Within 1 – 3 months of action plan. Caretakers	11/04/2023
07/27	13 <sup>th</sup> floor – Fire door to chute room entrance. Install cold smoke seal to door.		P2	Within 1 – 3 months of action plan. Rapid Fire Response. JM:10856199	22/05/2023

Fire Risk Assessment




07/28	12 <sup>th</sup> floor – Fire door separating lobby from corridor, by staircase, requires cold smoke seal on leading edge.		P2	<p>Within 1 – 3 months of action plan. Rapid Fire Response. JM:10856287</p>	22/05/2023
07/29	12 <sup>th</sup> Floor- Glazing to side of fire door, separating lobby from corridor, by staircase, is cracked. Glazing to be replaced.		P2	<p>Within 1 – 3 months of action plan. Housing Manager JM:10627289</p>	20/04/2023
07/34	12 <sup>th</sup> floor – Lift lobby. Small section of metal trunking missing. Replace missing section.		P2	<p>Within 1 – 3 months of action plan. Electrical Repairs. JM:10469006</p>	



Fire Risk Assessment



07/35	11 <sup>th</sup> floor. Staircase door not positively closing. Self-closer to be adjusted.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10856779	23/05/2023
07/36	11 <sup>th</sup> Floor . Electrical cupboard doors has excessive gaps. Provide timber strip to front of doors alternatively cold smoke seals.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10856827	22/05/2023
07/38	10 <sup>th</sup> Floor. Staircase door not positively closing. Self closer to be adjusted.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10856851	22/05/2023

Fire Risk Assessment

07/41	9 <sup>th</sup> Floor. Staircase door. Install cold smoke seal to leading edge.		P2	Within 1 – 3 months of action plan. Rapid Fire JM:10856879	22/05/2023
07/42	9 <sup>th</sup> Floor. Door frame to staircase. Door stop to leading edge of door to be re-fixed. To ensure no gaps.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10856907	22/05/2023
07/44	9 <sup>th</sup> Floor. Electric cupboard. Unable to operate lock. Requires attention.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10856920	22/05/2023




Fire Risk Assessment

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07/45	9 <sup>th</sup> Floor. Chute room. Glazed entrance panel is loose. Re fix at floor level.	No photo	P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10856952	22/05/2023
07/46	9 <sup>th</sup> Floor. Chute room. Beading loose to fanlight above fire door. Re fix beading.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10856968	22/05/2023
07/48	8 <sup>th</sup> Floor. Dry riser cupboard. Install budget lock to door.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10857409	22/05/2023

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Fire Risk Assessment

07/49	8 <sup>th</sup> Floor. Chute room. Fire door not positively closing. Re adjustment of self closer required.		P2	Within 1 – 3 months of action plan. Rapid Fire JM:10857479	22/05/2023
07/50	8 <sup>th</sup> Floor. Chute room. Beading to fire door side panel is loose. Beading requires refixing.		P2	Within 1 – 3 months of action plan. Rapid Fire JM:10857591	22/05/2023
07/51	8 <sup>th</sup> Floor. Chute room. Hole in fan light above store door. Fan light to be over-boarded with superlux.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10858447	22/05/2023

Fire Risk Assessment




07/53	7 <sup>th</sup> Floor. Staircase door frame. Gap between stop and frame. Stop to be re fixed.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10858839	22/05/2023
07/54	7 <sup>th</sup> Floor. Corridor door into lift lobby. Re adjustment of self closer required.		P2	Within 1 – 3 months of action plan. Rapid Fire JM:10858944	22/05/2023
07/58	6 <sup>th</sup> Floor. Cover to stop tap, flat 40, has become detached. Re fix cover.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10858965	22/05/2023

Fire Risk Assessment




07/59	5 <sup>th</sup> Floor. Staircase door is not fully closing. Self closer to be adjusted.		P2	<p>Within 1 – 3 months of action plan. Rapid Fire.</p> <p>JM:10859019</p>	22/05/2023
07/60	5 <sup>th</sup> Floor. Corridor door into lobby by staircase. Replace cold smoke seal.		P2	<p>Within 1 – 3 months of action plan. Rapid Fire.</p> <p>JM:10859060</p>	22/05/2023
07/61	5 <sup>th</sup> Floor. Electrical cupboard.. Replace broken bolt		P2	<p>Within 1 – 3 months of action plan. Rapid Fire.</p> <p>JM:10859139</p>	22/05/2023






Fire Risk Assessment

07/62	5 <sup>th</sup> Floor. Corridor fire door , by dry riser, requires suitable repair to maintain fire resistance.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10859219	22/05/2023
07/63	5 <sup>th</sup> Floor. Door 32 is damaged. Investigation is required to ascertain extent of damage and associated required action.		P2	Within 1 – 3 months of action plan. Repairs JM:10859300 Passed to MP replacement door and frame	
07/64	4 <sup>TH</sup> Floor. Dry riser door. Lock requires attention as difficult to open.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10859359	22/05/2023




Fire Risk Assessment

07/66	4 <sup>th</sup> Floor. Chute room. Entrance door frame. Top of doorstop missing. Replace door stop.		P2	Within 1 – 3 months of action plan. Rapid Fire JM:10859402	22/05/2023
07/67	4 <sup>th</sup> Floor. Flat 28. Adjust self-closer to enable door to fully close into frame and replace missing outer letter box plate.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10859433	22/05/2023
07/68	3 <sup>rd</sup> Floor. Staircase door not positively closing. Adjustment of self-closer required.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10859481	22/05/2023




Fire Risk Assessment

07/69	3 <sup>rd</sup> Floor. Corridor fire door into lift lobby. Remove all sticky pads from frame.		P2	Within 1 – 3 months of action plan. Caretakers	11/04/2023
07/70	2 <sup>nd</sup> Floor. Staircase door is not positively closing. Adjustment of self-closer is required.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10859543	22/05/2023
07/71	2 <sup>nd</sup> Floor. Dry riser door. Lock requires refixing.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10859581	22/05/2023

Fire Risk Assessment


07/72	2 <sup>nd</sup> Floor. Chute room. Fan light cracked above entrance fire door. Glazing to be replaced.		P2	Within 1 – 3 months of action plan. Glazing Repairs.  JM:10875797	02/06/2023
07/75	2 <sup>nd</sup> Floor. Fire door separating lift lobby and corridor has a loose self-closing device. Re fix self-closing device.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10859639	22/05/2023
07/76	1 <sup>st</sup> Floor. Staircase door frame. Stop to be re-fixed to frame, to enclose gap, on leading edge of door.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10861259	22/05/2023

Fire Risk Assessment



<p>07/77</p>	<p>1<sup>st</sup> Floor by flats 11, 12 and 13. Electrical cupboard. Remove Push chair and child's car seat.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Housing Manager.</p>	<p>18/04/2023</p>
<p>07/78</p>	<p>Ground Floor. Fire door frame, between entrance and small corridor leading to laundry room, Install cold smoke seal.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Rapid Fire. JM:10861304</p>	<p>22/05/2023</p>
<p>07/79</p>	<p>Ground Floor. Electrical cupboard. Unable to door, lock requires attention.</p>		<p>P2</p>	<p>Within 1 – 3 months of action plan. Rapid Fire JM:10861319</p>	<p>22/05/2023</p>

Fire Risk Assessment

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07/80	Ground Floor chute room. Fire door not positively closing. Self-closer to be adjusted.		P2	Within 1 – 3 months of action plan. Rapid Fire. JM:10861348	22/05/2023
14/04	Provide date of last fixed electrical test to block and/or carry out test as necessary.	No photo	P2	Within 1 – 3 months of action plan. Electrical repairs.	

**Signed**

	Fire Risk Assessor	Date: 07/03/23
	Premise Manager	Date: 23/03/2023





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

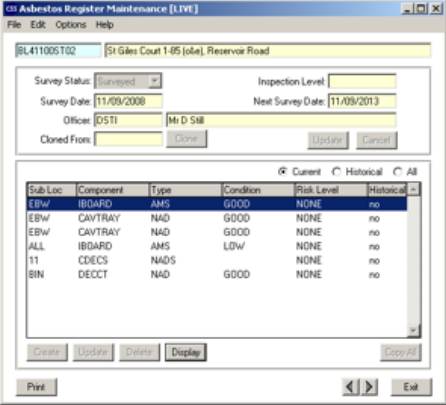


Name of property: St Giles Court

Updated: 24<sup>th</sup> January 2013

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Derek Still [Tel:- 0121 569 5077](tel:01215695077)).

<b>Asbestos Survey</b>		Property Address		St Giles Court, Reservoir Road, Rowley Regis, B65 9PE.		✓ Office use	
Surveyed by	Gary Carrington	Date	09/11/11	Checked by	Derek Still		
Sampled by		Date		Date	09/11/11		
Type of Work to be undertaken		HSG 264 - Survey Report Type		Property Description			
For Purpose of Lift Maintenance Contract	✓	Refurbishment Survey		14 Storey High Rise Block			
R & M Void		Management Survey	✓				
R & M Tenanted		SHAPE Interrogated?	✓				
Existing Shape Data (See extract below)	✓	No Existing Shape Data		Year Built	1966		
				<p><b>Notes</b>                  ***SURVEY UPDATED 24/01/13 TO INCLUDE A.I.B. TRANSOM TO DRY RISER CUPBOARD***</p> 			
				Building Surveyors 0121 569 5077		Asset Team – Investment Division 5 – 14 South Road Smethwick B67 7BN	
							

## Fire Risk Assessment

Site Overview		Property Address		St Giles Court, Reservoir Road, Rowley Regis, B65 9PE.																✓ Office Use																				
Items marked with * will be discussed on Page 3 of this report where relevant.	Floor Covering								Floor Structure			Transom Panels			Plastering		Wall & Ceiling Finishes (W = Wall – C = Ceiling)																							
	Plastic Tiles				Carpet	* Lino	Modern Vinyl	Laminate	Quarry Tile	Ceramic Tile	Solid	Suspended	Floating	Glass	Plywood	Supalux	Wet Plaster	Dry Lined	Paint		Wall paper		Ceramic Wall Tiles	Textured Coating*																
	9"	300 mm	No Access	W															C	W	C	N/A		Tenants		Generic														
Meter Cupboard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Bin Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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Bedroom 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bedroom 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bedroom 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bedroom 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Cyl Cupboard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Boiler Cupboard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

Structure	Solid	Cavity	Timber Frame	Roof			Recon Slate*	Natural Slate	Concrete Tiles	Clay Tile	Roofing Felt	Asphalt	Soffit & Facia	RWG
Main Structure				Main Roof	n/a									
Internal Walls				Ext Roof	n/a									
Bath Panel				Cavity Insulation	Yes	No	n/a	Windows & Doors						
				Roof Insulation	Yes	No	n/a	Internal Doors						

Notes

Sample Locations		Property Address		St Giles Court, Reservoir Road, Rowley Regis, B65 9PE.									
LOCATION	MATERIAL	EXTENT (approx)	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	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													
PIPE / STACK TO RHS OF MOTOR ROOM BUILDING	CEMENT PIPE	0.25 lm	UNSEALED	PRESUMED	CHRYSO TILE	NO							
MAIN ROOF	BITUMINOUS	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED						
12 <sup>TH</sup> FLOOR COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS6221/001	NONE DETECTED								
8 <sup>TH</sup> FLOOR COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS6221/004	NONE DETECTED								
5 <sup>TH</sup> FLOOR COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS6221/005	NONE DETECTED								
3 <sup>RD</sup> FLOOR COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS6221/006	NONE DETECTED								
DRY RISER CUPBOARD TRANSOMS TO ALL FLOORS EXCEPT 13 <sup>TH</sup> & GROUND	BOARD	-	PAINT SEALED	DS6221 / 002	AMOSITE	YES							
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					
MOTOR ROOM DOORS	STEEL	MOTOR ROOM CEILING		CONCRETE									
ROOF ACCESS DOORS	STEEL	MOTOR ROOM FLOOR		CONCRETE									
MOTOR ROOM NOTICE BOARDS	TIMBER	MOTOR ROOM WALLS		BRICK									
ROOF VENT STACKS X 6	STEEL	MAIN ROOF PARAPET WALLS		GLASS									