

Fire Risk Assessment

Moorlands Court



**Reservoir Road,
Rowley Regis,
B65 9PB.**

Date Completed: 30/07/2024.

Officer: A Jones Fire Risk Assessor.

Checked By: J Blewitt Team Lead Fire Safety & Facilities.

Current Risk Rating = Tolerable

Subsequent reviews

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

0

Introduction

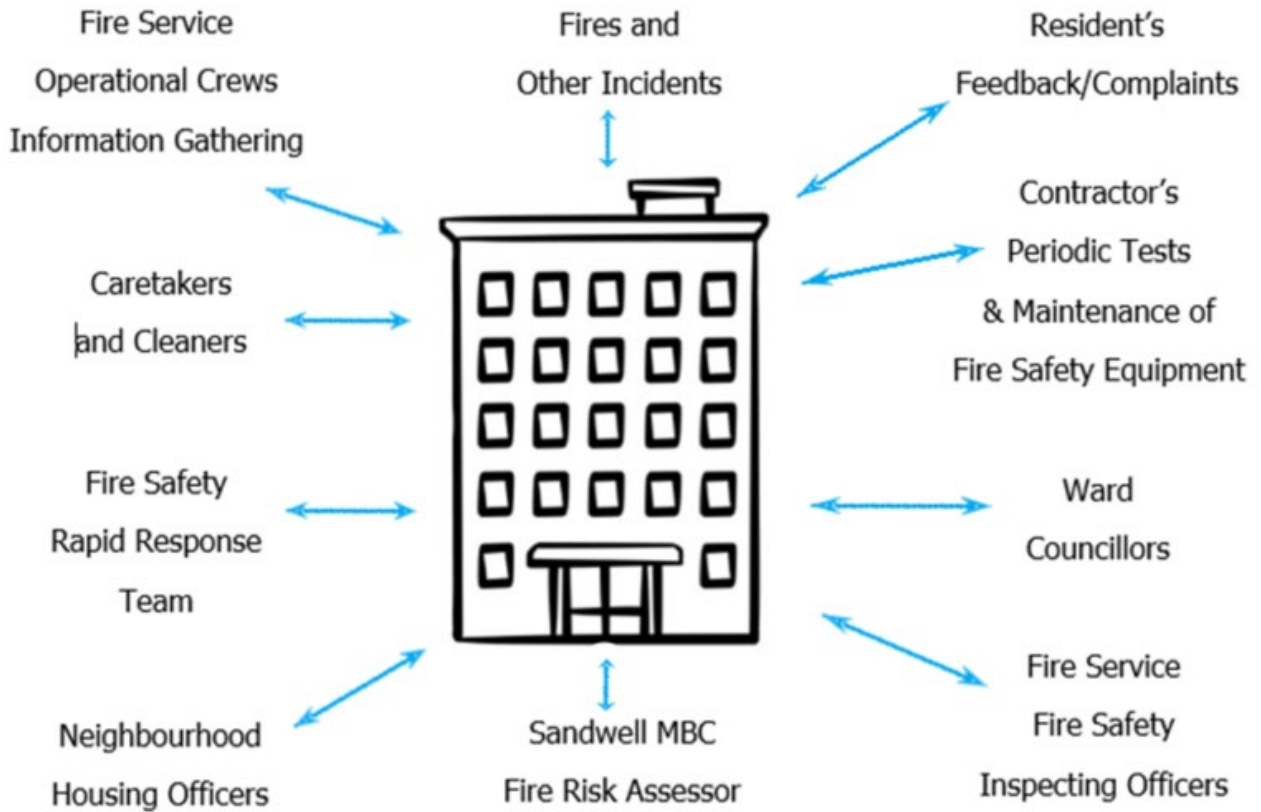
The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA).

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

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

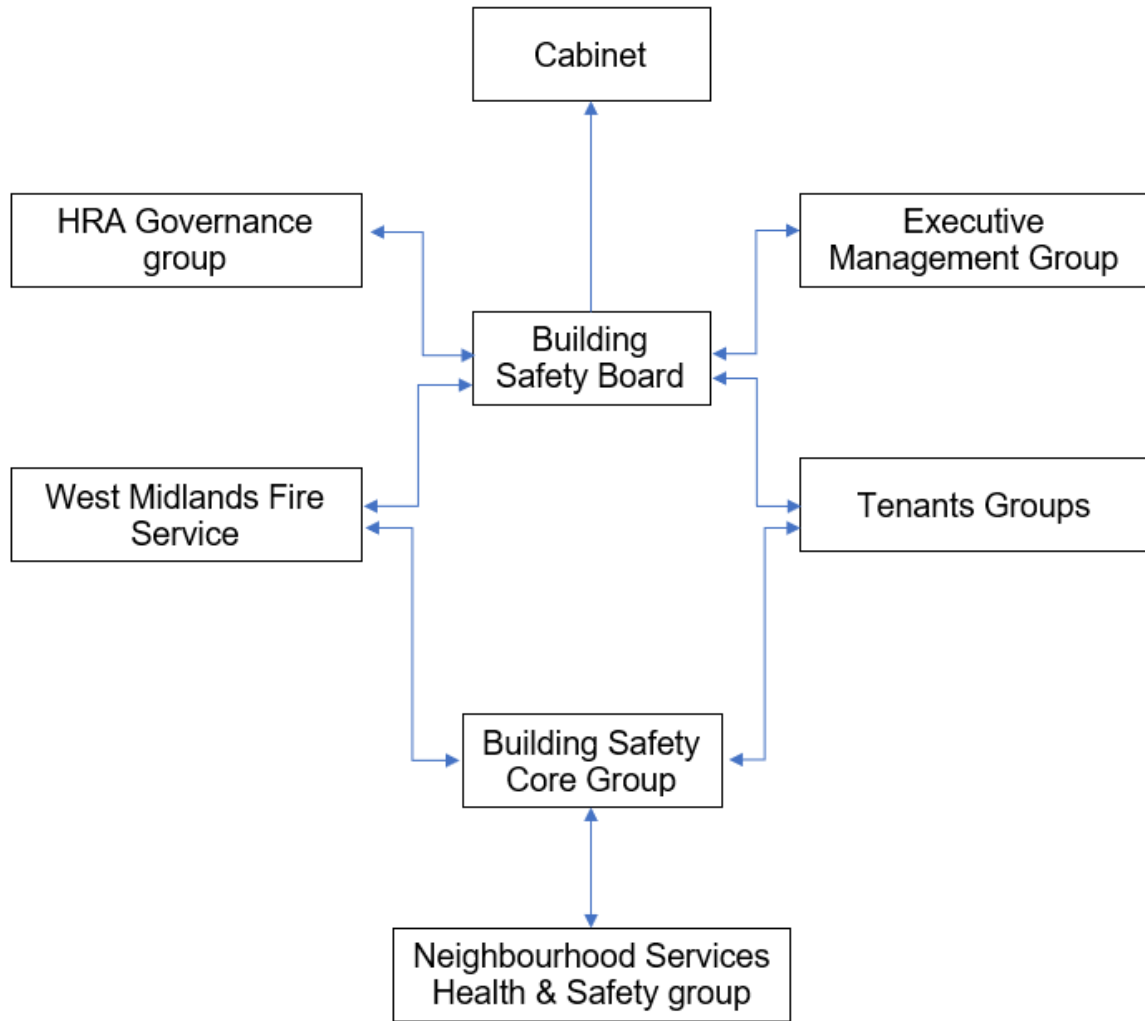
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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.



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.

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 |
|---------------------------|---|-----------------------|
| Section 6 | <p>External Envelope 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>There is a variation in communal windows consisting of powder coated aluminium and</p> | Tolerable |

| | | |
|----------------------------------|--|------------------|
| | <p>steel construction in the staircase, Flat windows are UPVC double glazed units.</p> <p>Balconies to flats are constructed of concrete with steel & glazed railings.</p> <p>Combustible screening installed on the balcony of one flat.</p> <p>Remove combustibles from small courtyard adjacent to flat 2 ground floor.</p> <p>Remove combustible items close to the main entrance of the building.</p> <p>Pest control netting to ventilated blockwork.</p> | |
| <p>Section 7</p> | <p>Means of Escape from Fire</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 & service cupboard doors have excessive gaps or bind / require adjustment or repair.</p> <p>Boarding to be removed from 12th floor internal louvre vent.</p> <p>Some communal doors require attention to beading around glazing.</p> <p>Flats 59, 68 & 72, require outer letter plate.</p> <p>Flat 4, replace non-compliant letterbox.</p> <p>Two cable tray covers missing on the 7th floor.</p> <p>Fill holes in the ceiling of the main entrance using appropriate fire resisting materials.</p> | <p>Tolerable</p> |

| | | |
|-----------------------------------|---|------------------|
| <p>Section 8</p> | <p>Fire Detection and Alarm Systems 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>Section 9</p> | <p>Emergency Lighting 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>Section 10</p> | <p>Compartmentation The block has sufficient compartmentation with all doors being FD30s rated fire doors within communal areas and individual flat entrances.</p> <p>Service & dry riser cupboard doors are 30-minute notional doors.</p> | <p>Tolerable</p> |
| <p>Section 11</p> | <p>Fire Fighting Equipment 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>Section 12</p> | <p>Fire Signage Appropriate mandatory and safety signage is in place.</p> | <p>Trivial</p> |
| <p>Section 13</p> | <p>Employee Training All staff receive basic fire safety awareness training.</p> | <p>Trivial</p> |

| | | |
|-----------------------------------|--|------------------|
| <p>Section 14</p> | <p>Sources of Ignition The fixed electric tests are completed every 5 years, the last EICR test date was confirmed as 21/08/2023.</p> <p>There is evidence of smoking in the staircase which should cease immediately.</p> | <p>Tolerable</p> |
| <p>Section 15</p> | <p>Waste Control Regular checks by Caretakers minimise risk of waste accumulation.</p> | <p>Trivial</p> |
| <p>Section 16</p> | <p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p> | <p>Trivial</p> |
| <p>Section 17</p> | <p>Arson Prevention A door entry system prevents unauthorised access & perimeter lighting is in place.</p> <p>CCTV system has been installed.</p> | <p>Trivial</p> |
| <p>Section 18</p> | <p>Storage Arrangements Residents instructed not to bring L.P.G cylinders into block.</p> <p>There are no storage facilities for residents within the communal areas.</p> | <p>Trivial</p> |

| | |
|----------------------|--|
| 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.

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

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

Section

2

People at Significant Risk of Fire

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

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

Sandwell Council 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.

Section

3

Contact Details

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

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

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

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

Chief Executive

Shokat Lal

Directorate of Place

Alan Lunt

Assistant Director Building Compliance

Phil Deery

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Adrian Jones

Anthony Smith

Carl Hill

Louis Conway

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Lee Miilo

Housing Office Manager

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

Section 4

Description of Premises

Moorlands Court
Reservoir Road
Rowley Regis
B65 9PB

Description of the Property

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

The enforcing authority is West Midlands Fire Service.

The high-rise block was constructed in 1966 and consists of 15 storeys (inclusive of the ground floor and basement) and a single protected stairwell.

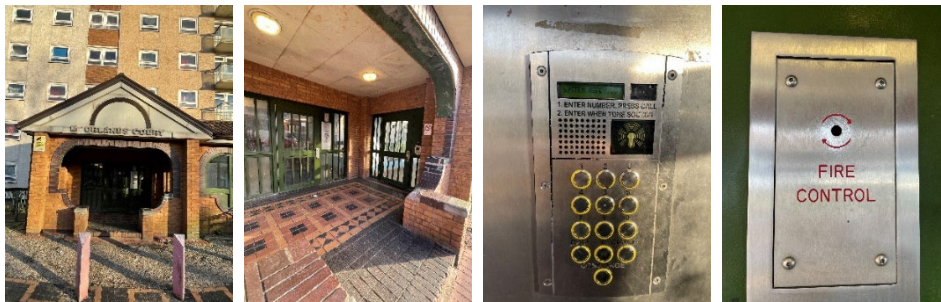


Each of the floors from the ground to 13th floors inclusive contain 6 number dwellings (3 each side). Flat 1 is accessed from the rear of the block by the basement/rear car park area.

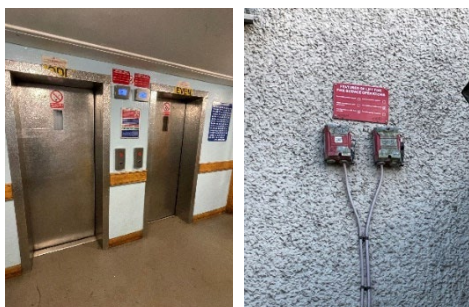


Fire Risk Assessment

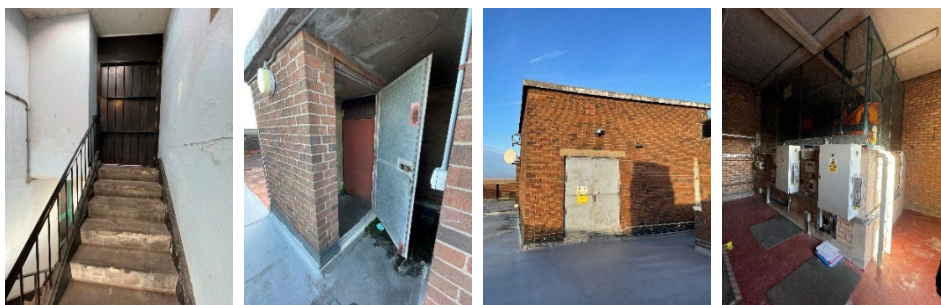
The block has a main entrance to the front elevation and a further entrance / exit located to the right side of the main entrance. Both front entrances have door entry system with a fob reader installed. The main entrance also has a firefighter override facility by use of a drop latch key.



There are two lift cars that serve alternate floors, (odd & even) 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.



The lift motor room is located on the roof and is 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, and also by another steel door onto roof area secured with a padlock. The door to the motor room is secure by cylinder type lock, key stored in firefighter's white box.



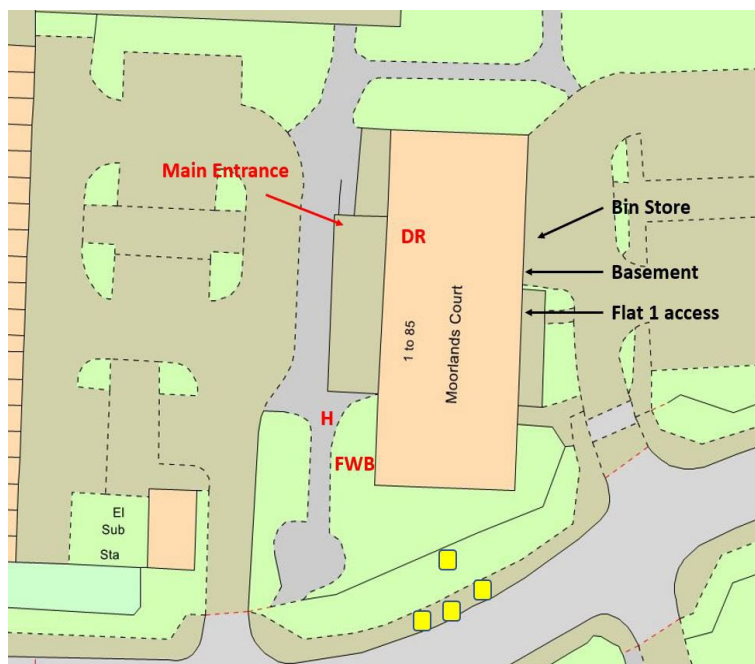
There is a basement area which houses the main pump room. The pump room is secured by steel doors and bin store padlock.



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.



Fire Risk Assessment

There are two car parks and a limited number of garages for residents and visitors to park motor vehicles. The garages and the main car park are located adjacent to the main entrance.



There is an electrical substation, number 6660 on the main entrance driveway to the flats.



It's understood that significant refurbishment works for the building is scheduled to take place. At this time, it is not known when this work will commence.

| | |
|---|---|
| High/Low Rise | High Rise |
| Number of Floors | 15 |
| Date of Construction | 1966 |
| 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 | No. |
| Refuse Chute | One |
| Access to Roof | Steel gate on stairs gives access to a further steel door which leads directly onto roof. |
| Equipment on roof (e.g. mobile phone station etc) | No. |

Persons at Risk

Residents / Occupants of 85 flats.

Visitors,

Sandwell MBC employees,

Contractors,

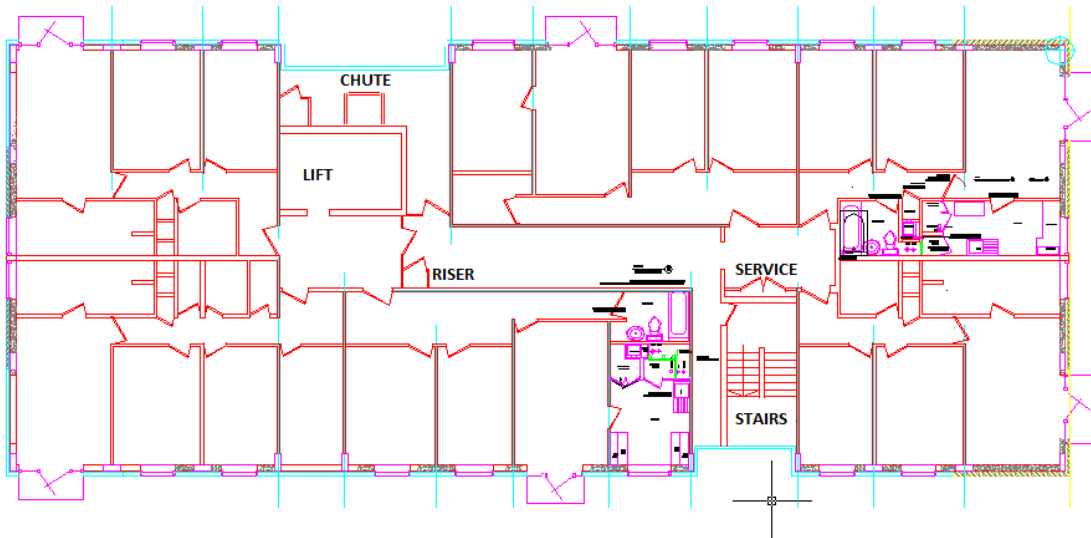
Service providers (e.g. meter readers, delivery people etc)

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, chute, dry riser, stairs, and service cupboard location.



| Symbols | | | |
|------------------|--|---|---|
| | fire hydrant | | |
| | Gas stop valve | | |
| | Main access point | | |
| | Water isolation | | |
| | Firefighters white box | | |
| | Premise Information Box | | |
| | Dry Riser Inlet | | |
| Orientation Plan | Moorlands Court Reservoir Road B65 9PB | Survey date last updated: 22/05/2023 | UPRN – 000032052391 BSR Registration Number - HRB04558L4M5 |

**Section
6**

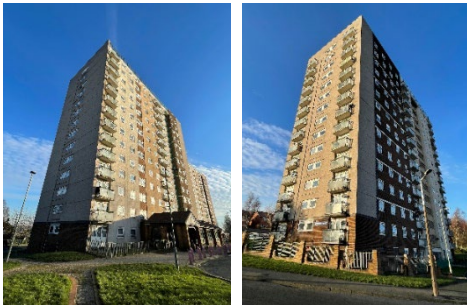
External envelope

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.

1. All elevations consist of traditional brickwork 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.



4. Individual flat balconies are constructed of a concrete slab with steel and glazed railings.



5. Flat 12, 1st floor appears to have some form of screening covering the balcony.



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



7. 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 refurbishment works that are scheduled to commence, this to be confirmed.



8. There is a small courtyard adjacent to flat 2 on the ground floor. This area should be free from any combustible items. These items consist of Cigarette butts, Combustible materials, and a dead pigeon. Therefore, this area should be cleaned, and residents informed that they should not dispose of items from flat windows on upper floors. (Above Flat 2) This point has been assigned to the caretaking team for further action and a cleanse of this area to remove all combustible items.



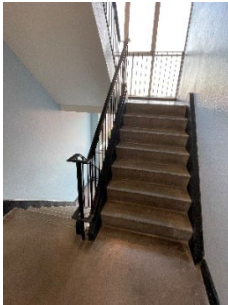
9. To support the above point, an email has been sent to the housing officer to email or letter drop residents asking them not to dispose of rubbish via windows and to use the waste chutes on each landing.
- 10. A small number of combustible items have been left close to the entrance; these should be removed at the earliest opportunity.**



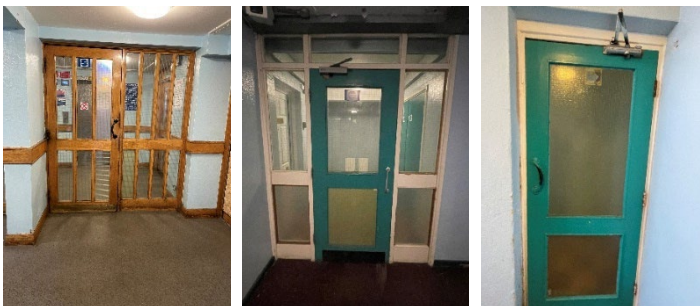
Section 7

Means of Escape from Fire

- 1) The site has a single staircase that provides a means of escape and is 1050mm wide.

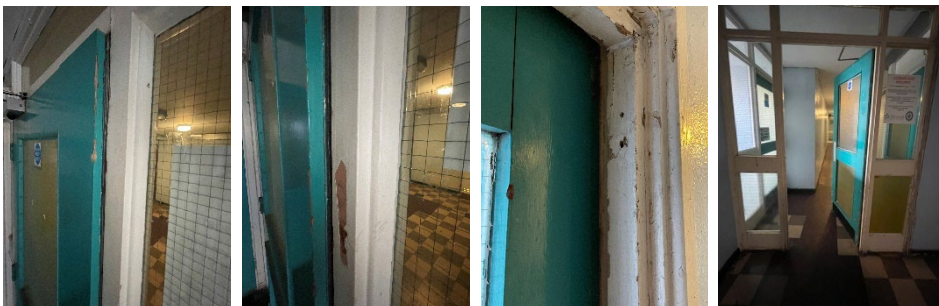


- 2) Corridors forming the means of escape on the 1st to the 13th floors provide a single direction of travel towards the protected stairwell. The maximum travel distance from the furthest flat is no more than 15 metres. Each flat on these floors is no more than 4.5 metres from a permanently ventilated corridor and an FD30s compartment door.
- 3) The means of escape are protected to prevent the spread of fire and smoke.
- 4) The communal landings/staircases are protected by use of FD30s fire doors with vision panels.

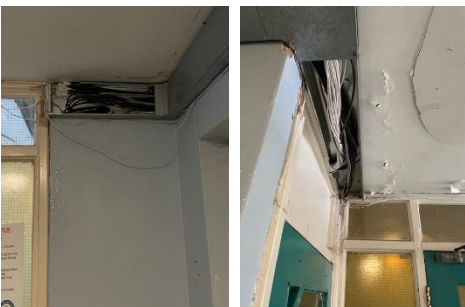


- 5) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

- 6) However, it was noted there were a number of communal doors that require some maintenance. General issues identified were doors not closing correctly, adjustment on self-closing device, bind and twisted frames etc.
- 7) **Lobby door outside flat 68 needs adjustment bouncing open and not seating correctly in the frame.**
- 8) **Floor 9 – The Self Closer on the cross corridor door outside riser cupboard requires adjustment.**
- 9) **Floor 8 – Corridor door outside the riser cupboard is not closing correctly and requires maintenance.**
- 10) **Floor 6 – Corridor door outside the riser cupboard is not closing correctly & requires maintenance.**
- 11) **Floor 2 – Corridor door outside riser cupboard is not closing and requires maintenance.**
- 12) **Floor 1 – Lobby door to staircase is not closing correctly and requires maintenance. Examples of the above doors are: -**



- 13) **Floor 7 - Two cable tray covers missing from electrical cables, this is outside flat 44 and outside the riser cupboard. These covers should be replaced.**



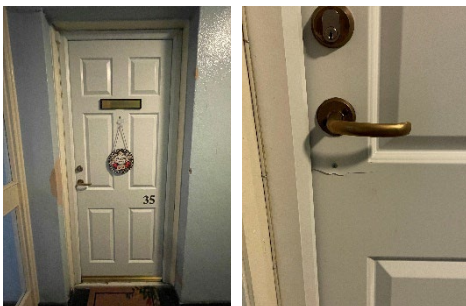
- 14) Individual flat doors are FD30s rated composite doors sets from manufacturers Permadoor, IG or Nationwide. Flats 2, 3, 4, 12, 37, 47 & 78 are timber flush FD30s doors sets. Flat 1 which is accessed externally on the rear elevation is a UPVC type door.



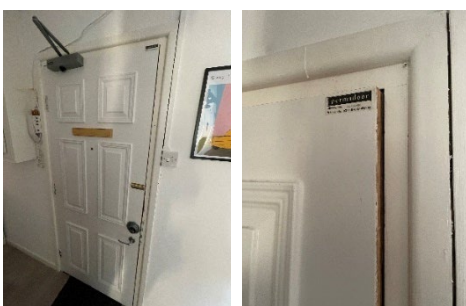
- 15) Access was gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc. Flats accessed were 39, 74, 77 & 57.

There were no signs of tampering with any of the flat doors accessed, however there were some findings with doors that do require further action. These findings have been recorded within section 7.

- 16) There was a small amount of damage to flat entrance door 35. However, no one was home to examine the damage further. This entrance door should be examined further to ensure it is fit for purpose.**



- 17) Floor 12 – Flat entrance door 77, this door doesn't reliably fully self-close into frame.**



- 18) Ground Floor - Flat 4, replace non-compliant letterplate.



- 19) Floor 11 - Flat 72, missing letterplate, outer letter plate requires replacement.



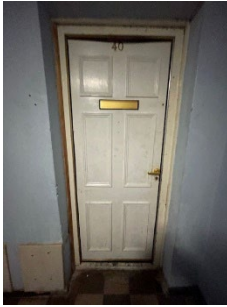
- 20) Floor 11 - Flat 68, missing letterplate, outer letter plate requires replacement.



- 21) Floor 9 - Flat 59, letterplate not seating correctly, please repair or replace the outer letterplate.



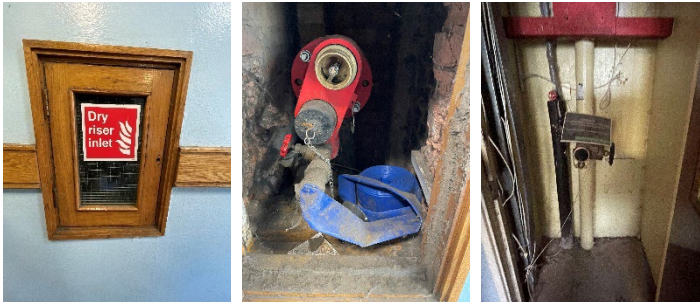
- 22) Floor 6 - Flat 40 requires new seal around the entrance door and requires replacement.



- 23) The fire rating of individual door mats outside flat entrance doors is unknown.



- 24) Dry riser cupboard doors are FD30 rated, kept locked / secured with budget type lock(s).



- 25) Just inside the front entrance several holes were visible in the ceiling. These should be filled using appropriate materials that provide a min of 630 mins fire resistance.



- 26) The cross corridor doors on the Means of escape route from the first floor should be fitted with cold smoke seals.



- 27) Electric 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.



- 28) 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.
-



- 29) 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.



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



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



- 32) The louvred ventilation panel to 12th floor has been boarded over with a non-combustible, cementitious board partially covering the ventilation louvre.



- 33) The chute room areas on each floor has natural ventilation by means of aerated block work.



- 34) 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 removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
- 35) Emergency lighting is provided to communal landings and stairs. Routine testing is carried out at frequent intervals by Sandwell MBC in house electrical team or approved contractor.
- 36) The surface coatings to the communal areas are Class 0 rated.
-

- 37) 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.
- 38) Access panels to individual stop taps are fixed to masonry and bedded on intumescent material.



Section

8

Fire Detection and Alarm Systems

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

Flats sampled were 39, 57, 74 & 77.

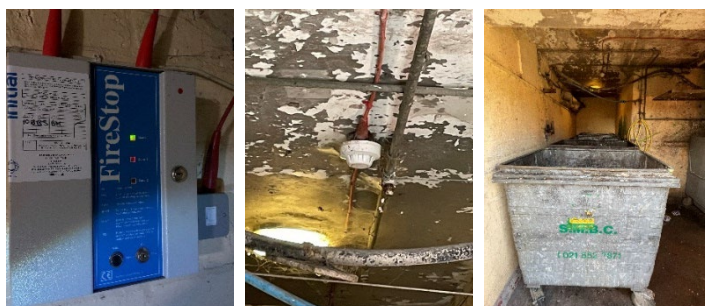
For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

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



Section 9

Emergency Lighting

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



- 2) The centrally powered 24v units are provided to the communal landings, stairs, and lift motor room. The batteries are located within the basement.
 - 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

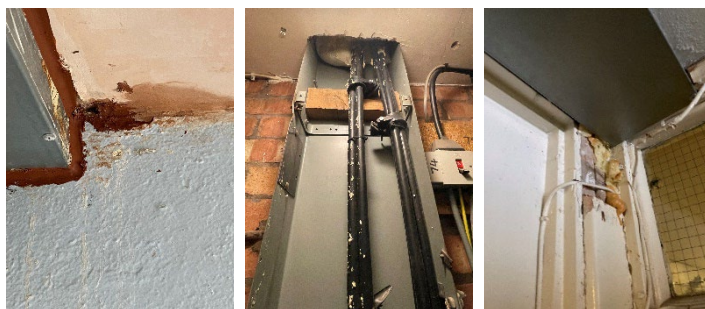
10

Compartmentation

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 communal & flat entrance 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 has not been compromised by third parties and where applicable enhance the fire stopping.
 - 3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
 - 4) All service cupboards to communal landings are lockable. Residents hold keys for access to those cupboards containing their electric meters.
 - 5) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
-

- 6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows. It was evident that in some areas around cable penetrations (service & riser cupboards) there are small amounts of foam. The foam will be removed and fire stopping enhanced as part of the cyclical programme.



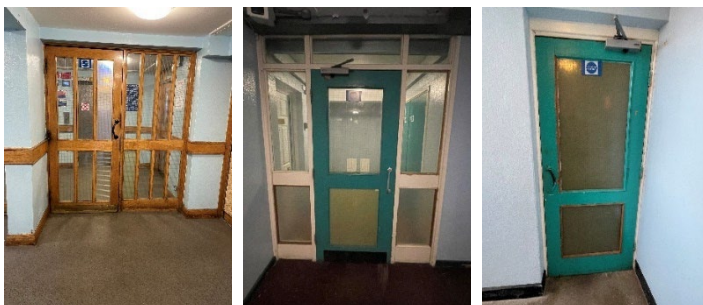
- 7) Individual flat doors are FD30s rated composite doors sets from manufacturers Permadoor, IG or Nationwide. Flats 78, 47, 37, 12, 3, 2 are timber flush FD30s doors sets. Flat 1 which is accessed externally on the rear elevation is a UPVC type door. Refer to door sheet below:

| | | | |
|----------------------------|---|-------------|------------|
| Moorlands Court 1-85 (o&e) | Moorlands Court 1-85 (o&e);Reservoir Road;Rowley Regis;West Midlands; | | |
| Moorlands Court 1-85 (O&E) | 1 Moorlands Court;Reservoir Road;Rowley Regis;West M | UPVC | Glazed |
| Moorlands Court 1-85 (O&E) | 2 Moorlands Court;Reservoir Road;Rowley Regis;West M | Timber Door | Not glazed |
| Moorlands Court 1-85 (O&E) | 3 Moorlands Court;Reservoir Road;Rowley Regis;West M | Timber Door | Not glazed |
| Moorlands Court 1-85 (O&E) | 4 Moorlands Court;Reservoir Road;Rowley Regis;West M | Timber Door | Not glazed |
| Moorlands Court 1-85 (O&E) | 5 Moorlands Court;Reservoir Road;Rowley Regis;West M | Nationwide | Not glazed |
| Moorlands Court 1-85 (O&E) | 6 Moorlands Court;Reservoir Road;Rowley Regis;West M | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 7 Moorlands Court;Reservoir Road;Rowley Regis;West M | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 8 Moorlands Court;Reservoir Road;Rowley Regis;West M | IG Doors | Not glazed |
| Moorlands Court 1-85 (O&E) | 9 Moorlands Court;Reservoir Road;Rowley Regis;West M | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 10 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 11 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 12 Moorlands Court;Reservoir Road;Rowley Regis;West | Timber Door | Not glazed |
| Moorlands Court 1-85 (O&E) | 13 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 14 Moorlands Court;Reservoir Road;Rowley Regis;West | IG Doors | Not glazed |
| Moorlands Court 1-85 (O&E) | 15 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 16 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 17 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 18 Moorlands Court;Reservoir Road;Rowley Regis;West | IG Doors | Not glazed |
| Moorlands Court 1-85 (O&E) | 19 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 20 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 21 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 22 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 23 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 24 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 25 Moorlands Court;Reservoir Road;Rowley Regis;West | IG Doors | Not glazed |
| Moorlands Court 1-85 (O&E) | 26 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 27 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 28 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 29 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 30 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Glazed |
| Moorlands Court 1-85 (O&E) | 31 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Glazed |
| Moorlands Court 1-85 (O&E) | 32 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Glazed |
| Moorlands Court 1-85 (O&E) | 33 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 34 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 35 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 36 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 37 Moorlands Court;Reservoir Road;Rowley Regis;West | Timber Door | Not glazed |
| Moorlands Court 1-85 (O&E) | 38 Moorlands Court;Reservoir Road;Rowley Regis;West | IG Doors | Not glazed |
| Moorlands Court 1-85 (O&E) | 39 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 40 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |

Fire Risk Assessment

| | | | |
|----------------------------|---|----------------|------------|
| Moorlands Court 1-85 (O&E) | 41 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 42 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 43 Moorlands Court;Reservoir Road;Rowley Regis;West | NAtionwide | Not glazed |
| Moorlands Court 1-85 (O&E) | 44 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 45 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 46 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 47 Moorlands Court;Reservoir Road;Rowley Regis;West | Timber Door | Not glazed |
| Moorlands Court 1-85 (O&E) | 48 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 49 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 50 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 51 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 52 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 53 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 54 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 55 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 56 Moorlands Court;Reservoir Road;Rowley Regis;West | Composite door | Not glazed |
| Moorlands Court 1-85 (O&E) | 57 Moorlands Court;Reservoir Road;Rowley Regis;West | IG Doors | Not glazed |
| Moorlands Court 1-85 (O&E) | 58 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 59 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 60 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 61 Moorlands Court;Reservoir Road;Rowley Regis;West | Composite door | Not glazed |
| Moorlands Court 1-85 (O&E) | 62 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 63 Moorlands Court;Reservoir Road;Rowley Regis;West | Composite door | Not glazed |
| Moorlands Court 1-85 (O&E) | 64 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 65 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 66 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 67 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 68 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 69 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 70 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 71 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 72 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 73 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 74 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 75 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 76 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 77 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 78 Moorlands Court;Reservoir Road;Rowley Regis;West | Timber Door | Not glazed |
| Moorlands Court 1-85 (O&E) | 79 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 80 Moorlands Court;Reservoir Road;Rowley Regis;West | Composite door | Not glazed |
| Moorlands Court 1-85 (O&E) | 81 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 82 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 83 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 84 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |
| Moorlands Court 1-85 (O&E) | 85 Moorlands Court;Reservoir Road;Rowley Regis;West | Permadoor | Not glazed |

- 8) The corridors / staircases are protected by use of FD30s fire doors with vision panels. All communal doors will be replaced with fully certified FD30s self-closing door sets during the proposed refurbishment.



It is accepted that, in older block, fire doors, particularly flat entrance doors, do not meet current test standards for FD30S doors. However, these doors may still be acceptable if the doors remain in good condition, and they met the relevant standards at the time of construction of the block.

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



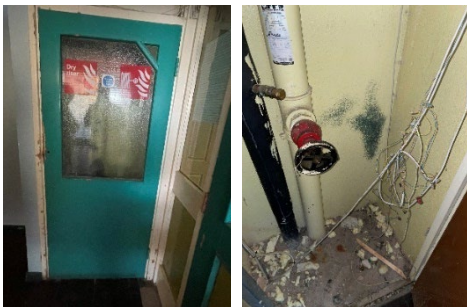
Section 11

Fire Fighting Equipment

- 1) The dry riser inlet cabinet is located within the front main entrance and is secured with a budget lock / key.



- 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. 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 system and serviced at frequent intervals. (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) No smoking signage is provided throughout the building.



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



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



- 6) Following the previous fire risk assessment wayfinding signage within the block has been upgraded with photoluminescent signage in response to regulation 8 / fire safety regulations 2022.



- 7) 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**

**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 within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Fire safety has been provided as part of tenancy pack.

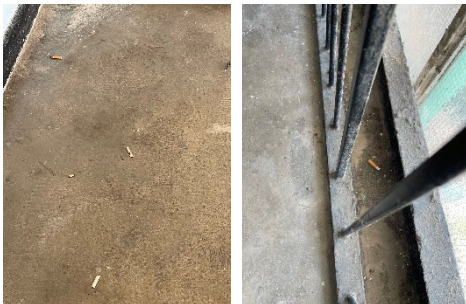
Section 14

Sources of Ignition

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



- 2) There was evidence of smoking taking place in the 13 floor staircase, this practice should cease immediately.



- 3) Hot working is not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 4) 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.
- 5) The fixed electrical installation shall be tested every 5 years. The date of the last electrical installation conditioning report (EICR) was noted as 21/08/23.

- 6) All electrical installations and other services such as risers are contained within dedicated service cupboards that are secure and protected by means of notional fire doors.



- 7) There is a lightning protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.



- 8) Portable heaters are not allowed in any common parts of the premises.
- 9) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. It was noted that gas pipework is installed externally to each elevation of the building.
-

**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.



- 4) 'Out of Hours' service in place to remove bulk items.
-

**Section
16**

Control and Supervision of Contractors and Visitors

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

**Section
17**

Arson Prevention

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



- 3) CCTV is in operation covering 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, B693ES.



- 4) The perimeter of the premises is well illuminated.
 - 5) There have been no reported fire incidents since the last FRA.
-

Section 18

Storage Arrangements

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



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

**Section
19**

**Additional Control Measures.
Fire Risk Assessment - Level 2
Action Plan**

Significant Findings

Action Plan

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

Trivial Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:


Moorlands Court, Rowley Regis.

Date of Action Plan:



08/08/2024.

Review Date:

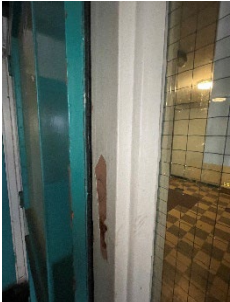
<Insert date>

| Question/ Ref No | Required Action | Supporting photograph | Priority | Timescale and Person Responsible | Date Completed |
|---------------------|--|--|----------|--|-------------------|
| 06/05 | Remove screening from balcony from Flat 12, 1 st floor. |  A photograph showing a balcony with a white railing and a satellite dish. The balcony is partially covered with a light-colored screening or mesh. | P2 | Housing Manager 1 – 3 months. | |



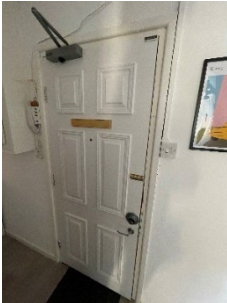
Fire Risk Assessment

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|-------|--|--|----|---|--|
| 06/09 | A small number of combustible items have been left close to the entrance; these should be removed at the earliest opportunity. |  | P2 | Caretakers Within 1 – 3 months. | |
| 07/07 | Lobby door outside flat 68 needs adjustment bouncing open and not seating correctly in the frame. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14658196 | |
| 07/08 | Floor 9 – The Self Closer on the cross corridor door outside riser cupboard requires adjustment. | N/A. | P2 | Fire Rapid Response 1 – 3 months. JM:14658232 | |
| 07/09 | Floor 8 – Corridor door outside the riser cupboard is not closing correctly and requires maintenance. | N/A. | P2 | Fire Rapid Response 1 – 3 months. JM:14658269 | |




Fire Risk Assessment

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|-------|---|--|----|---|--|
| 07/10 | Floor 6 – Corridor door outside the riser cupboard is not closing correctly and requires maintenance. | N/A. | P2 | Fire Rapid Response 1 – 3 months. JM:14658308 | |
| 07/11 | Floor 2 – Corridor door outside riser cupboard is not closing and requires maintenance. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14658329 | |
| 07/12 | Floor 1 – Lobby door to staircase is not closing correctly and requires maintenance. | N/A. | P2 | Fire Rapid Response 1 – 3 months. JM:14658368 | |




Fire Risk Assessment

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|-------|--|---|----|---|--|
| 07/13 | Floor 7 - Two cable tray covers missing from electrical cables, this is outside flat 44 and outside the riser cupboard. These covers should be replaced. |  | P2 | Electrical 1 – 3 months. | |
| 07/16 | Investigate damage to flat 35 front entrance door to ascertain if the door is fit for purpose. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14658408 | |
| 07/17 | Floor 12 – Flat entrance door 77, this door doesn't reliably fully self-close into frame. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14659008 | |

Fire Risk Assessment

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|-------|---|---|----|---|--|
| 07/18 | Ground Floor - Flat 4, replace non-compliant letterplate. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14659268 | |
| 07/19 | Floor 11 - Flat 72, missing letterplate, outer letter plate requires replacement. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14659414 | |
| 07/20 | Floor 11 - Flat 68 missing letterplate, outer letter plate requires replacement. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14659450 | |



Fire Risk Assessment

| | | | | | |
|-------|---|---|----|---|------------|
| 07/21 | Floor 9 - Flat 59, letterplate not seating correctly, please repair or replace the outer letterplate. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14659636 | 20/08/2024 |
| 07/22 | Floor 6 - Flat 40 requires new seal around the entrance door and requires replacement. |  | P3 | Fire Rapid Response 3 – 6 months. JM:14659708 | |
| 07/25 | Just inside the front entrance several holes were visible in the ceiling. These should be filled using appropriate materials that provide a min of 60 mins fire resistance. |  | P2 | Fire Rapid Response 1 – 3 months. JM:14660108 | 20/08/2024 |

Fire Risk Assessment

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|-------|--|--|----|--|--|
| 07/26 | The cross corridor doors on the Means of escape route from the first floor should be fitted with cold smoke seals. |  | P2 | Fire Rapid Response JM:14660249 | |
| 14/02 | There was evidence of smoking taking place in the 13 floor staircase, this practice should cease immediately. |  | P2 | Housing Manager 1 – 3 months. | |

Signed

| | | |
|---|--------------------|------------------|
|  ADRIAN JONES | Fire Risk Assessor | Date: 05/08/2024 |
|  | Premise Manager | Date: 07/08/2024 |



Observations

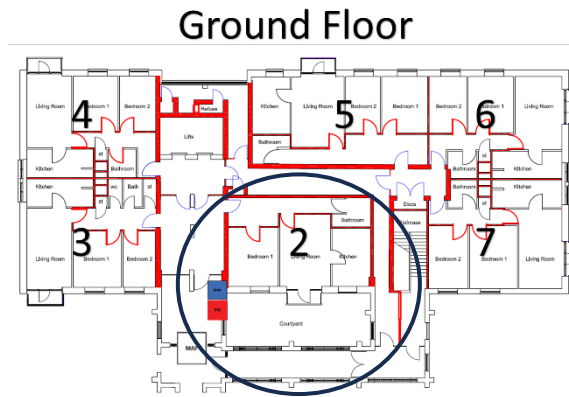
Upgrade all notional communal fire/service cupboard doors to certified FD30s as part of a future refurbishment project.



Cabling within some service cupboards is generally untidy and not contained with trunking. Cabling could be installed within trunking as part of any future refurbishment project.



One observation made was around the small courtyard accessible by the residents of flat 2. The courtyard area has no early warning measures to warn occupants of a fire situation within this room. I would suggest early warning is provided to the courtyard (i.e., sounder and beacon) and an alternative escape route potentially into the front corridor extension. This work should be considered as part of the major refurbishment that is planned in the near future.



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

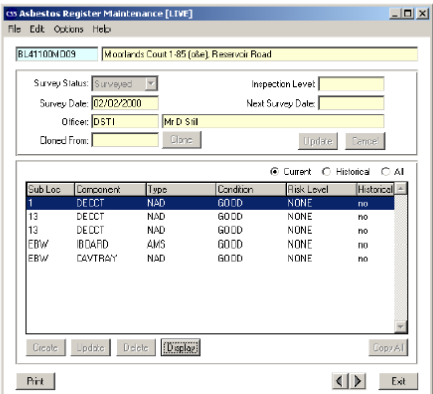

Name of property: Moorlands Court, Rowley Regis.

Updated:

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)).

| | | | | | | |
|---|------------|-------------------------------------|----------|---|-------------|---|
| Asbestos Survey | | Property Address | | Moorlands Court, Reservoir Road, Rowley Regis, B65 9BP. | | ✓ Office use |
| Surveyed by | S.Harrison | Date | 15/06/11 | Checked by | Derek Still | |
| Sampled by | | Date | | Date | 09/11/2011 | |
| Type of Work to be undertaken | | HSG 264 - Survey Report Type | | Property Description | | |
| For Purpose of Lift Maintenance Contract | ✓ | Refurbishment Survey | | 15 Storey High Rise Block | | |
| Void Property | | Management Survey | ✓ | | | |
| R & M Property | | SHAPE Interrogated? | ✓ | | | |
| Existing Shape Data (See extract below) | ✓ | No Existing Shape Data | | Year Built | 1966 | |
|  | | | | Notes ***SURVEY UPDATED 24/01/13 TO INCLUDE A.I.B. TRANSOM TO DRY RISER CUPBOARD*** | | |
| | | | | Building Surveyors 0121 569 5077 | | Asset Team – Investment Division 5 – 14 South Road Smethwick B67 7BN |
| | | | |  | | |

