

Fire Risk Assessment

New Hope Road.

2-6, 15-19, 18-22, 45-49, 48-52, 54-58, 91-95

Smethwick

B66 3TY.



Date Completed: 15 March 2024

Review Period: 3 years

Officer: Anthony Smith **Fire Risk Assessor**

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

Current Risk Rating = Trivial

Subsequent reviews

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

0

Introduction

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

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

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

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

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

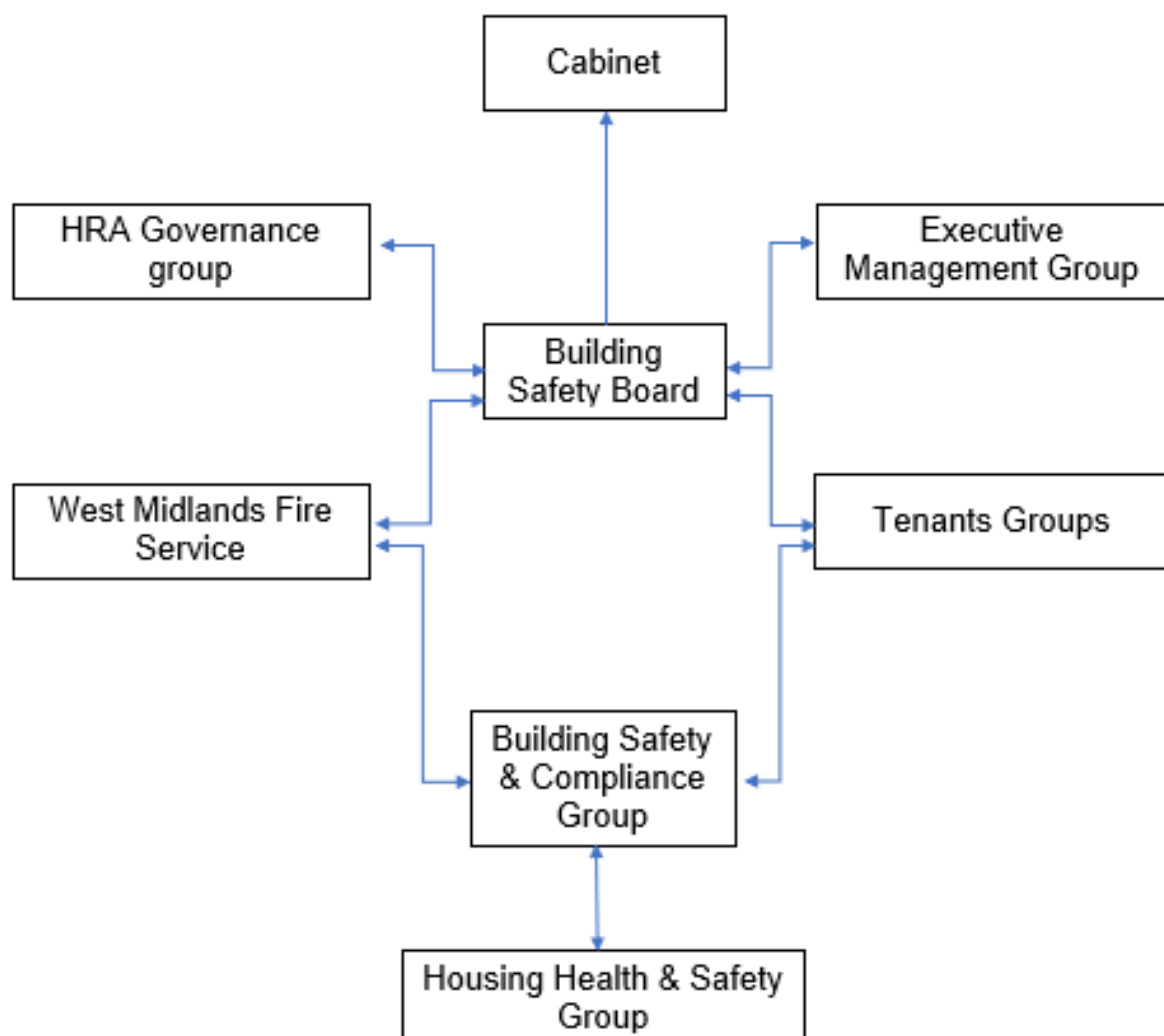
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

Section

1

Significant findings

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

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

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

Significant findings

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

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

| Section number | Section Area | Individual Risk Level |
|---------------------------|--|-----------------------|
| Section 6 | <p>External Envelope Each façade of the building comprises of traditional brick masonry.</p> <p>Individual flat windows and those to communal areas are UPVC double glazed units.</p> | Trivial |
| Section 7 | <p>Means of Escape from Fire Each premise has a single staircase and final exit door.</p> | Trivial |

| | | |
|----------------------------|--|---------|
| | Items outside of Flat 6 to be removed. Email sent to housing manager. | |
| Section 8 | Fire Detection and Alarm Systems Flats have a fire detection system fitted to an LD3 standard. | Trivial |
| Section 9 | Emergency Lighting Emergency lighting has not been installed. Convention lighting is in place to the communal parts. | Trivial |
| Section 10 | Compartmentation The blocks have sufficient compartmentation between dwellings. Individual flat entrance doors are predominately Notional FD30s fire doors. | Trivial |
| Section 11 | Fire Fighting Equipment The premises have no provision for firefighting equipment. | Trivial |
| Section 12 | Fire Signage Due to simplicity of layout no requirement for fire signage. | Trivial |
| Section 13 | Employee Training All staff receive basic fire safety awareness training. | Trivial |
| Section 14 | Sources of Ignition The fixed electrical tests were last completed 29/07/2020. | Trivial |
| Section 15 | Waste Control Refuse containers are emptied regularly. | Trivial |

| | | |
|----------------------------|---|---------|
| | There is a regular cleaning service to the premises. | |
| Section 16 | Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary. | Trivial |
| Section 17 | Arson Prevention There is a door entry system which prevents unauthorised access. External lighting is in place. | Trivial |
| Section 18 | Storage Arrangements Residents instructed not to bring L.P.G cylinders into block. | Trivial |

Risk Level Indicator

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

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

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

Low Medium High

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

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

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

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

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

Slight Harm Moderate Harm Extreme Harm

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

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

Moderate harm Outbreak of fire could foreseeably result in injury including serious injury) of one or more

occupants, but it is unlikely to involve multiple fatalities.

Extreme harm

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

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 fire is at a medium level of risk prior to the implementation of the action plan because of the presence normal fire hazards for this type of occupancy which have all been highlighted within the fire risk assessment.

After considering the use of the premise and the occupants 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 predominately Notional FD30s doors to flat entrances combined with suitable smoke detection to LD3 standard within flats.

Overall, the level of risk at the time of this FRA is Trivial.

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

| Risk level | Action and timescale |
|------------|---|
| Trivial | No action is required, and no detailed records need to be kept. |

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

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

Section

2

People at Significant Risk of Fire

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

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

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

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

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

Section

3

Contact Details

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

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

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

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

Chief Executive

Shokat Lal

Interim Director of Housing

Dean Epton

Assistant Director Building Compliance

Phil Deery

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Carl Hill

Louis Conway

Anthony Smith

Resident Engagement Officer - Fire Safety

Lee Mlilo

Abdul Monim Khan

Housing Office Manager

Susan Geddes

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

New Hope Road 2-6, 15-19, 18-22, 45-49, 48-52, 54-58, 91-95
Smethwick
B66 3TY

Description of the Property

The low-rise block was built in 1969.
The block consists of 3 storeys (inclusive of the ground floor)
Each of the floors contains 1 number dwelling.



The block has a main entrance to the side elevation. The side entrance has a door entry system with a fob reader installed.

Each main entrance has a door entry system with a firefighter override switch.



There is a single stairwell to each block, with a flat entrance door on each landing.



Access to each block is gained via the Firefighter override switch utilising a drop latch key.



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.

| | |
|--|--------------------------|
| High/Low Rise | Low Rise |
| Number of Floors | 3 |
| Date of Construction | 1969 |
| Construction Type | Traditional brick cavity |
| Last Refurbished | Unknown |
| External Cladding | None |
| Number of Lifts | None |
| Number of Staircases | 1 per block |
| Automatic Smoke Ventilation to communal area | No |
| Fire Alarm System | No |
| Refuse Chute | 1 |
| Access to Roof | External only. |
| Equipment on roof (e.g., mobile phone station etc) | None |

Persons at Risk

Residents / Occupants of 21 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

General plan which outlines the buildings footprint.



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.

A breakdown of the materials present within the external envelope has been listed below. It is deemed that these materials or their combination of or application present an acceptable level of fire risk.

- 1) The exterior of the buildings is predominantly traditional brick construction.



- 2) Individual communal windows to the stairs are UPVC double glazed units with UPVC panels. Flats have UPVC windows and UPVC panels.



3) Front entrance doors are timber.



4) The block has a flat roof.

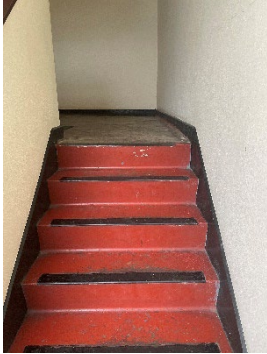


Section

7

Means of Escape from Fire

- 1) Each of the blocks has a single staircase, the width is 900 mm.



- 2) The means of escape are protected to prevent the spread of fire and smoke with predominately Notional FD30s timber doors. No internal access to flats was gained during the fire risk assessment.



- 3) The only communal doors within the block are the final exit doors which are fitted with automatic closing devices that are checked on a regular basis by the Janitorial Teams as part of their daily checks. All blocks have a store door at ground floor level under the concrete stairs. These doors were not opened during the fire risk assessment as no key available.



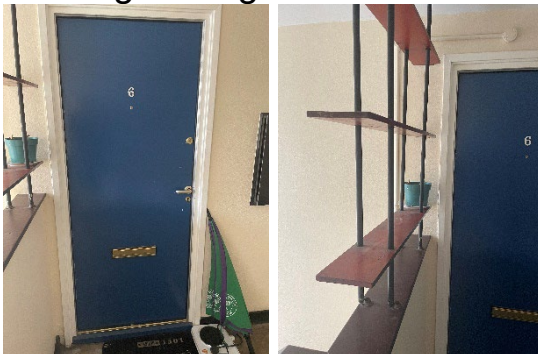
- 4) The final exit door is fitted with an automatic closing device and door entry system. This entry system is designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



- 5) Automatic smoke ventilation is not employed.
- 6) Communal windows to the landings are openable without the use of a key.



- 7) Communal areas are kept free of flammable items. Shelving and items outside of flat 6 to be removed. Email sent to housing manager on 15/03/2024.



Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustibles materials and ignition sources not only reduces the potential for accidental fires to start and develop

in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

- 8) Conventional lighting is provided to the communal landings and stairs.



- 9) Ground floor communal area service cupboards have non fire rated fire doors and construction. Meter cupboards at first and second floor are a combination of steel and fibreglass.



- 10) The surface coatings to the communal areas are class 0 rated.
- 11) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
- 12) Individual Flat doors are predominately Notional FD30s rated doors. No access was gained during the Fire risk assessment to inspect the internal side of the door or residents smoke detection.
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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 previous fire risk assessment the smoke alarms within residents' flats are installed to an LD3 standard. No access was gained during this fire risk assessment.

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 in the remaining blocks. The reason for this is:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place.
-

Section

9

Emergency Lighting

- 1) Blocks do not have an emergency / escape lighting system. This is deemed acceptable within a 3-storey block that has adequate conventional lighting installed.



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. Flat entrance doors in 1-hour rated walls are 30-minute fire resistant.
 - 2) The premises do not have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in communal areas due to the open plan staircase.
 - 3) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.
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- 4) The fire stopping / compartmentation is subject to an annual check by the Fire Safety Rapid Response Team.
- 5) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.

Block 2-6

| Electrical | | Fire Stopping Materials | | | | | | | | | | Fire Stopping Materials | | | | | | | | | | Fire Stopping Materials | | | | | | | | | | Fire Stopping Materials | | | | | | | | | |
|--|---------|-------------------------|------------|------------------------------------|----------------|----------|-------------|------------------------------|----------|---|----------|--------------------------------------|---------------|----------------|----------|--|-----------|----------|---------|---|------------|-------------------------|----------------|----------|-------------|-----------|----------|---------|----------|------------|---------------|-------------------------|----------|-------------|-----------|----------|----------|----|--|--|--|
| Floor No | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Gophite Filler | Inu Pads | Inu Pillows | Inu Wimps | Rockwood | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Gophite Filler | Inu Pads | Inu Pillows | Inu Wimps | Rockwood | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Gophite Filler | Inu Pads | Inu Pillows | Inu Wimps | Rockwood | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Gophite Filler | Inu Pads | Inu Pillows | Inu Wimps | Rockwood | Floor No | | | | |
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| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 | | | |
| Communal doors free from defects | | ✓ | | Communal windows free from defects | | ✓ | | Flat doors free from defects | | ✓ | | Communal cupboards locked and secure | | ✓ | | Communal areas free from non-combustible items | | ✗ | | Communal areas free from repair materials | | ✓ | | | | | | | | | | | | | | | | | | | |
| Foam Removal & Enhancement Record | | | | | | | | | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Foam Present | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Enhancement Carried Out This Visit | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Fire Risk Assessment

Block 15-19

| Floor No | | Electrical | | | | | | | | | | | | | | | | Floor No | | | | | | | | | | | | |
|----------|--|---|-----------|-------------|----------------|------------------------------------|-----------|--------------|------------|------------------------------|---------|-----------|-------------|--------------------------------------|-----------------|-----------|--------------|---|----------|---------|-----------|--|----------------|-----------------|-----------|--------------|------------|----------|---|--|
| | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | | | | | | | | | | | | | |
| | | Supalux | Inru Batt | Inru Sponge | Inru AM Mastik | Graphite Filler | Inru Pads | Inru Pillows | Inru Wraps | Rockwool | Supalux | Inru Batt | Inru Sponge | Inru AM Mastik | Graphite Filler | Inru Pads | Inru Pillows | Inru Wraps | Rockwool | Supalux | Inru Batt | Inru Sponge | Inru AM Mastik | Graphite Filler | Inru Pads | Inru Pillows | Inru Wraps | Rockwool | | |
| B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | B | |
| G | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | G | |
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| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 | | |
| | | Communal doors free from defects | | | | Communal windows free from defects | | | | Flat doors free from defects | | | | Communal cupboards locked and secure | | | | Communal areas free from tenants stored items | | | | Communal areas free from repairs materials | | | | | | | | |
| | | ✓ | | | | ✓ | | | | ✓ | | | | ✓ | | | | ✓ | | | | | | | | | | | | |
| | | Foam Removal & Enhancement Record | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | No Foam Present | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | |
| | | No Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | |
| | | Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Block 18-22

| Floor No | | Electric Meter Cupboard | | | | | | | | | | | | | | | | Floor No | | | | | | | | | | | | |
|----------|--|---|-----------|-------------|----------------|------------------------------------|-----------|--------------|------------|------------------------------|---------|-----------|-------------|--------------------------------------|-----------------|-----------|--------------|---|----------|---------|-----------|--|----------------|-----------------|-----------|--------------|------------|----------|---|--|
| | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | | | | | | | | | | | | | |
| | | Supalux | Inru Batt | Inru Sponge | Inru AM Mastik | Graphite Filler | Inru Pads | Inru Pillows | Inru Wraps | Rockwool | Supalux | Inru Batt | Inru Sponge | Inru AM Mastik | Graphite Filler | Inru Pads | Inru Pillows | Inru Wraps | Rockwool | Supalux | Inru Batt | Inru Sponge | Inru AM Mastik | Graphite Filler | Inru Pads | Inru Pillows | Inru Wraps | Rockwool | | |
| B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | B | |
| G | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | G | |
| 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | | |
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| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 3 | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | | |
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| 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 13 | | |
| 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 14 | | |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 | | |
| | | Communal doors free from defects | | | | Communal windows free from defects | | | | Flat doors free from defects | | | | Communal cupboards locked and secure | | | | Communal areas free from tenants stored items | | | | Communal areas free from repairs materials | | | | | | | | |
| | | ✓ | | | | ✓ | | | | ✓ | | | | ✓ | | | | ✓ | | | | | | | | | | | | |
| | | Foam Removal & Enhancement Record | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | No Foam Present | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | |
| | | No Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | |
| | | Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Fire Risk Assessment

Block 45-49

| Electrical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-------------------------|------------|---------------|------------------|------------------------------------|-------------|-----------|----------|-------------------------|----------|------------|---------------|------------------------------|----------|---|-----------|-------------------------|---------|----------|------------|--------------------------------------|------------------|----------|-------------|-----------|----------|----------|--|---|--|---|--|---|--|---|--|
| | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | | | | | | | | | | | | | | | | |
| Floor No | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Floor No | | | | | | | | | |
| B | | | | | | | | | | | | | | | | | | | | | | | | | | | | B | | | | | | | | | |
| G | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | G | | | | | | | | | |
| 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 3 | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 5 | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 6 | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 7 | | | | | | | | | |
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| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 11 | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 12 | | | | | | | | | |
| 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 13 | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 14 | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 | | | | | | | | | |
| Communal doors free from defects | | ✓ | | | | Communal windows free from defects | | | | ✓ | | | | Flat doors free from defects | | | | ✓ | | | | Communal cupboards locked and secure | | | | ✓ | | | | Communal areas free from tenants stored items | | ✗ | | Communal areas free from repair materials | | ✓ | |
| Foam Removal & Enhancement Record | | | | | | | | | | | | | | | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | |
| Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Foam Present | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | |
| No Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | |
| Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Block 48-52

| Electrical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-------------------------|------------|---------------|------------------|------------------------------------|-------------|-----------|----------|-------------------------|----------|------------|---------------|------------------------------|----------|---|-----------|-------------------------|---------|----------|------------|--------------------------------------|------------------|----------|-------------|-----------|----------|----------|--|---|--|---|--|---|--|---|--|
| | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | Fire Stopping Materials | | | | | | | | | | | | | | | | | | | |
| Floor No | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supalux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Floor No | | | | | | | | | |
| B | | | | | | | | | | | | | | | | | | | | | | | | | | | | B | | | | | | | | | |
| G | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | G | | | | | | | | | |
| 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 3 | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 5 | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 6 | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 7 | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 8 | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 9 | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 10 | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 11 | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 12 | | | | | | | | | |
| 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 13 | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 14 | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 | | | | | | | | | |
| Communal doors free from defects | | ✓ | | | | Communal windows free from defects | | | | ✓ | | | | Flat doors free from defects | | | | ✓ | | | | Communal cupboards locked and secure | | | | ✓ | | | | Communal areas free from tenants stored items | | ✗ | | Communal areas free from repair materials | | ✓ | |
| Foam Removal & Enhancement Record | | | | | | | | | | | | | | | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | |
| Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Foam Present | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | |
| No Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | |
| Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Fire Risk Assessment

Block 54-58

| Electrical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------|----------------------------------|------------|---------------|------------------|----------|------------------------------------|-----------|----------|---|----------|------------------------------|---------------|------------------|----------|-------------|--------------------------------------|----------|----------|----------|------------|--|------------------|----------|-------------|-----------|---|----------|----------|------------|---------------|------------------|----------|-------------|-----------|----------|----------|
| | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | | | | | | | | | | | |
| Floor No | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Floor No |
| B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | B |
| G | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | G |
| 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 3 |
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| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 5 |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 6 |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 7 |
| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 8 |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 9 |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 11 |
| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 13 |
| 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 |
| | | Communal doors free from defects | | | | | Communal windows free from defects | | | | | Flat doors free from defects | | | | | Communal cupboards locked and secure | | | | | Communal areas free from combustible items | | | | | Communal areas free from repair materials | | | | | | | | | | |
| | | ✓ | | | | | ✓ | | | | | ✓ | | | | | ✓ | | | | | ✗ | | | | | ✓ | | | | | | | | | | |
| Foam Removal & Enhancement Record | | | | | | | | | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Foam Present | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Enhancement Carried Out This Visit | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

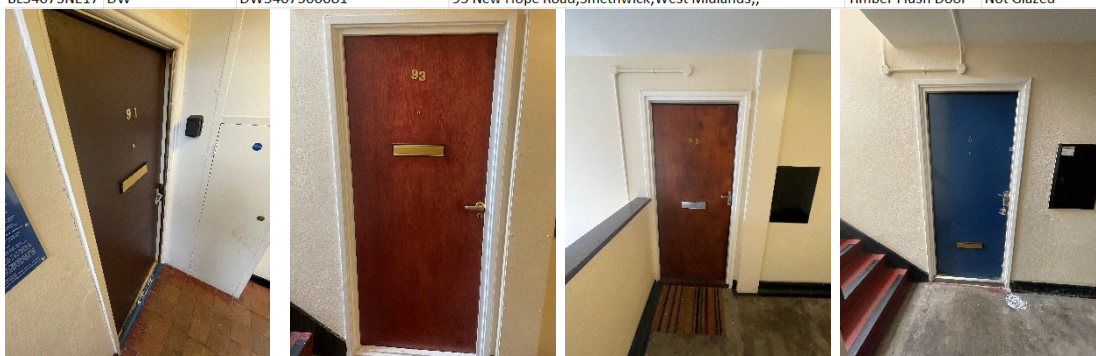
Block 91-95

| Electrical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------|----------------------------------|------------|---------------|------------------|----------|------------------------------------|-----------|----------|---|----------|------------------------------|---------------|------------------|----------|-------------|--------------------------------------|----------|----------|----------|------------|--|------------------|----------|-------------|-----------|---|----------|----------|------------|---------------|------------------|----------|-------------|-----------|----------|----------|
| | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | Fire Stopping Materials | | | | | | | | | | | | | | | |
| Floor No | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Supellux | Inu Batt | Inu Sponge | Inu AM Mastic | Graphtite Filler | Inu Pads | Inu Pillows | Inu Wraps | Rockwool | Floor No |
| B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | B |
| G | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | G |
| 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
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| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 5 |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 6 |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 7 |
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| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 9 |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 10 |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 11 |
| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 12 |
| 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 13 |
| 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16 |
| | | Communal doors free from defects | | | | | Communal windows free from defects | | | | | Flat doors free from defects | | | | | Communal cupboards locked and secure | | | | | Communal areas free from combustible items | | | | | Communal areas free from repair materials | | | | | | | | | | |
| | | ✓ | | | | | ✓ | | | | | ✓ | | | | | ✓ | | | | | ✗ | | | | | ✓ | | | | | | | | | | |
| Foam Removal & Enhancement Record | | | | | | | | | | Foam, Enhancements & Other Comments: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present But Not Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Partially Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foam Present & Fully Removed This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Foam Present | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No Enhancement Carried Out This Visit | | | | | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enhancement Carried Out This Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

6) Individual flat doors are predominantly Notional FD30s rated timber fire doors.

Refer to updated door spreadsheet below.

| | | | | | |
|-------------------------|----------------|--------------|---|---------------------|------------|
| New Hope Road 15-19 (O) | BL34075NE09 BL | BL34075NE09 | 15-19 New Hope Road;Smethwick;West Midlands;; | Intentionally Blank | |
| New Hope Road 15-19 (O) | BL34075NE09 DW | DW3407500014 | 15 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 15-19 (O) | BL34075NE09 DW | DW3407500016 | 17 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 15-19 (O) | BL34075NE09 DW | DW3407500018 | 19 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 18-22 (E) | BL34075NE10 BL | BL34075NE10 | 18-22 New Hope Road;Smethwick;West Midlands;; | Intentionally Blank | |
| New Hope Road 18-22 (E) | BL34075NE10 DW | DW3407500017 | 18 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 18-22 (E) | BL34075NE10 DW | DW3407500019 | 20 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 18-22 (E) | BL34075NE10 DW | DW3407500021 | 22 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 2-6 (E) | BL34075NE11 BL | BL34075NE11 | 2-6 New Hope Road;Smethwick;West Midlands;; | Intentionally Blank | |
| New Hope Road 2-6 (E) | BL34075NE11 DW | DW3407500002 | 2 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 2-6 (E) | BL34075NE11 DW | DW3407500004 | 4 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 2-6 (E) | BL34075NE11 DW | DW3407500006 | 6 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 45-49 (O) | BL34075NE12 BL | BL34075NE12 | 45-49 New Hope Road;Smethwick;West Midlands;; | Intentionally Blank | |
| New Hope Road 45-49 (O) | BL34075NE12 DW | DW3407500044 | 45 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 45-49 (O) | BL34075NE12 DW | DW3407500046 | 47 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 45-49 (O) | BL34075NE12 DW | DW3407500048 | 49 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 48-52 (E) | BL34075NE13 BL | BL34075NE13 | 48-52 New Hope Road;Smethwick;West Midlands;; | Intentionally Blank | |
| New Hope Road 48-52 (E) | BL34075NE13 DW | DW3407500047 | 48 New Hope Road;Smethwick;West Midlands;; | Composite | Glazed |
| New Hope Road 48-52 (E) | BL34075NE13 DW | DW3407500049 | 50 New Hope Road;Smethwick;West Midlands;; | Composite | Glazed |
| New Hope Road 48-52 (E) | BL34075NE13 DW | DW3407500051 | 52 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 54-58 (E) | BL34075NE14 BL | BL34075NE14 | 54-58 New Hope Road;Smethwick;West Midlands;; | Intentionally Blank | |
| New Hope Road 54-58 (E) | BL34075NE14 DW | DW3407500053 | 54 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 54-58 (E) | BL34075NE14 DW | DW3407500055 | 56 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| New Hope Road 54-58 (E) | BL34075NE14 DW | DW3407500057 | 58 New Hope Road;Smethwick;West Midlands;; | Timber Door FD30s | Not Glazed |
| | BL34075NE17 BL | BL34075NE17 | 91-95 New Hope Road;Smethwick;West Midlands;; | Intentionally Blank | |
| | BL34075NE17 DW | DW3407500079 | 91 New Hope Road;Smethwick;West Midlands;; | Timber Flush Door | Not Glazed |
| | BL34075NE17 DW | DW3407500080 | 93 New Hope Road;Smethwick;West Midlands;; | Timber Flush Door | Not Glazed |
| | BL34075NE17 DW | DW3407500081 | 95 New Hope Road;Smethwick;West Midlands;; | Timber Flush Door | Not Glazed |



7) There is no means of access to the internal roof space from the common areas. The roof is flat.

Section

11

Fire Fighting Equipment

1) The premise has no provision for firefighting equipment.

Section 12

Fire Signage

- 1) Fire Action Notices are not displayed throughout the building. The signs are not necessary due to the building not having a complex layout.
- 2) Smoking is prohibited within any communal parts of the building in line with Smoke Free England Legislation. Signs are displayed throughout the building.



- 3) The fire escape routes do not use directional fire signage in accordance due to simplicity of layout.
- 4) Yellow LPG warning signs are not displayed.

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. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Information regarding use of fire doors is provided to residents.



- 7) Information regarding the Stay Put unless fire evacuation strategy is provided to residents.



Section 14

Sources of Ignition

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



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 29/07/2020.

Block 2-6. 03/08/2020.



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251274

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work

| PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION | | |
|--|--|---|
| DETAILS OF THE CONTRACTOR Registration No: <u>N/A</u> Branch No: <u>N/A</u> Trading Title: <u>C & S Electrical Installations Ltd</u> Address: <u>Unit 2, Bridge Street, Wednesbury</u> Postcode: <u>WS100AW</u> Tel No: <u>N/A</u> | DETAILS OF THE CLIENT Contractor Reference Number (CRN): <u>N/A</u> Name: <u>Sandwell MBC</u> Address: <u>Direct 2 Industrial park, Oldbury</u> Postcode: <u>B69 3ES</u> Tel No: <u>N/A</u> | DETAILS OF THE INSTALLATION Occupier: <u>COMMUNAL</u> Address: <u>2-6, NEW HOPE ROAD, SMETHWICK</u> Postcode: <u>B66 2SS</u> Tel No: <u>N/A</u> |
| PART 2 : PURPOSE OF THE REPORT | | |
| Purpose for which this report is required: <u>(see additional page No. N/A)</u> Requested by <u>SMBC</u> to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018 Date(s) when inspection and testing was carried out: <u>(07/07/2020,03/08/2020)</u> Records available: <u>(No)</u> Previous inspection report available: <u>(No)</u> Previous report date: <u>(22/08/2012)</u> | | |
| PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION | | |
| General condition of the installation (in terms of electrical safety): <u>(see additional page No. N/A)</u> Visual inspection of all accessories carried out with 25% removed during inspection other than items noted at G the wiring accessories are in fair condition Estimated age of electrical installation: <u>(15+)</u> years Evidence of additions or alterations: <u>(Yes)</u> Overall assessment of the installation is: Unsatisfactory* | | |
| PART 4 : DECLARATION | | |
| INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 7) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing. Name (capital): <u>MR AARON GROSVENOR</u> Signature: <u>[Signature]</u> Date: <u>04/08/2020</u> REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR Name (capital): <u>MR KEVIN SPITTLE</u> Signature: <u>[Signature]</u> Date: <u>05/08/2020</u> | | |

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE F1) without delay is required.

Fire Risk Assessment

Block 15-19. 03/08/2020



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251271

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work

| PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION | | |
|--|--|---|
| DETAILS OF THE CONTRACTOR Registration No: <u>N/A</u> Branch No: <u>N/A</u> Trading Title: <u>C & S Electrical Installations Ltd</u> Address: <u>Unit 2, Bridge Street, Wednesbury</u> Postcode: <u>WS100AW</u> Tel No: <u>N/A</u> | DETAILS OF THE CLIENT Contractor Reference Number (CRN): <u>N/A</u> Name: <u>Sandwell MBC</u> Address: <u>Direct 2 Industrial park, Oldbury</u> Postcode: <u>B69 2ES</u> Tel No: <u>N/A</u> | DETAILS OF THE INSTALLATION Occupier: <u>COMMUNAL</u> Address: <u>15-19, NEW HOPE ROAD, SMETHWICK</u> Postcode: <u>B66 2SS</u> Tel No: <u>N/A</u> |
| PART 2 : PURPOSE OF THE REPORT | | |
| Purpose for which this report is required: _____ (see additional page No. <u>N/A</u>) Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018 Date(s) when inspection and testing was carried out: <u>03/08/2020</u> Records available: <u>(No)</u> Previous inspection report available: <u>(No)</u> Previous report date: <u>(N/A)</u> | | |
| PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION | | |
| General condition of the installation (in terms of electrical safety): _____ (see additional page No. <u>N/A</u>) Visual inspection of all accessories carried out with 25% removed during inspection other than items noted at G the wiring accessories are in fair condition Estimated age of electrical installation: <u>(15+)</u> years Evidence of additions or alterations: <u>(No)</u> Overall assessment of the installation is: Satisfactory | | |
| PART 4 : DECLARATION | | |
| INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing. Name (capitals): <u>MR AARON GROSVENOR</u> Signature: _____ Date: <u>03/08/2020</u> REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR Name (capitals): <u>MR KEVIN SPITTLE</u> Signature: _____ Date: <u>04/08/2020</u> | | |
| <small>*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE F1) without delay is required. This report is based on the model forms shown in Appendix 6 of BS 7671 Published by Certsure LLP Certsure LLP operates the NICEIC & ELECSA brands © Copyright Certsure LLP (July 2018) Please see the 'Notes for Recipient' Page 1 of 9</small> | | |

Block 18-22. 03/08/2020



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251273

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work

| PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION | | |
|--|--|---|
| DETAILS OF THE CONTRACTOR Registration No: <u>N/A</u> Branch No: <u>N/A</u> Trading Title: <u>C & S Electrical Installations Ltd</u> Address: <u>Unit 2, Bridge Street, Wednesbury</u> Postcode: <u>WS100AW</u> Tel No: <u>N/A</u> | DETAILS OF THE CLIENT Contractor Reference Number (CRN): <u>N/A</u> Name: <u>Sandwell MBC</u> Address: <u>Direct 2 Industrial park, Oldbury</u> Postcode: <u>B69 2ES</u> Tel No: <u>N/A</u> | DETAILS OF THE INSTALLATION Occupier: <u>COMMUNAL</u> Address: <u>18-22, NEW HOPE ROAD, SMETHWICK</u> Postcode: <u>B66 2SS</u> Tel No: <u>N/A</u> |
| PART 2 : PURPOSE OF THE REPORT | | |
| Purpose for which this report is required: _____ (see additional page No. <u>N/A</u>) Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018 Date(s) when inspection and testing was carried out: <u>03/08/2020</u> Records available: <u>(No)</u> Previous inspection report available: <u>(No)</u> Previous report date: <u>(N/A)</u> | | |
| PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION | | |
| General condition of the installation (in terms of electrical safety): _____ (see additional page No. <u>N/A</u>) Visual inspection of all accessories carried out with 25% removed during inspection other than items noted at G the wiring accessories are in fair condition Estimated age of electrical installation: <u>(15+)</u> years Evidence of additions or alterations: <u>(No)</u> Overall assessment of the installation is: Satisfactory | | |
| PART 4 : DECLARATION | | |
| INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing. Name (capitals): <u>MR AARON GROSVENOR</u> Signature: _____ Date: <u>03/08/2020</u> REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR Name (capitals): <u>MR KEVIN SPITTLE</u> Signature: _____ Date: <u>04/08/2020</u> | | |
| <small>*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE F1) without delay is required. This report is based on the model forms shown in Appendix 6 of BS 7671 Published by Certsure LLP Certsure LLP operates the NICEIC & ELECSA brands © Copyright Certsure LLP (July 2018) Please see the 'Notes for Recipient' Page 1 of 9</small> | | |

Fire Risk Assessment

Block 45-49. 29/07/2020



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251266

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

| DETAILS OF THE CONTRACTOR | DETAILS OF THE CLIENT | DETAILS OF THE INSTALLATION |
|--|---|---|
| Registration No: <u>N/A</u> Branch No: <u>N/A</u> | Contractor Reference Number (CRN): <u>N/A</u> | Occupier: <u>COMMUNAL</u> |
| Trading Title: <u>C & S Electrical Installations Ltd</u> | Name: <u>Sandwell MBC</u> | Address: <u>45-59, NEW HOPE ROAD, SMETHWICK</u> |
| Address: <u>Unit 2, Bridge Street, Wednesbury</u> | Address: <u>Direct 2 Industrial park, Oldbury</u> | |
| Postcode: <u>WS100AW</u> Tel No: <u>N/A</u> | Postcode: <u>B69 3ES</u> Tel No: <u>N/A</u> | Postcode: <u>B66 6EZ</u> Tel No: <u>N/A</u> |

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: (see additional page No. N/A)
 Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018

Date(s) when inspection and testing was carried out: 29/07/2020 Records available: (No) Previous inspection report available: (No) Previous report date: 22/11/2011

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): (see additional page No. N/A)
 Visual inspection of all accessories carried out with 25% removed during inspection
 other than items noted at G the wiring accessories are in fair condition

Estimated age of electrical installation: (15+) years Evidence of additions or alterations: (No) Overall assessment of the installation is: **Satisfactory**

PART 4 : DECLARATION

INSPECTION AND TESTING
 I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 1, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capital): MR AARON GROSVENOR Signature: [Signature] Date: 29/07/2020

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR

Name (capital): MR KEVIN SPITTLE Signature: [Signature] Date: 14/07/2020

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE F) without delay is required.

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Block 48-52. 29/07/2020



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251265

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

| DETAILS OF THE CONTRACTOR | DETAILS OF THE CLIENT | DETAILS OF THE INSTALLATION |
|--|---|---|
| Registration No: <u>N/A</u> Branch No: <u>N/A</u> | Contractor Reference Number (CRN): <u>N/A</u> | Occupier: <u>COMMUNAL</u> |
| Trading Title: <u>C & S Electrical Installations Ltd</u> | Name: <u>Sandwell MBC</u> | Address: <u>48-52, NEW HOPE ROAD, SMETHWICK</u> |
| Address: <u>Unit 2, Bridge Street, Wednesbury</u> | Address: <u>Direct 2 Industrial park, Oldbury</u> | |
| Postcode: <u>WS100AW</u> Tel No: <u>N/A</u> | Postcode: <u>B69 3ES</u> Tel No: <u>N/A</u> | Postcode: <u>B66 2SP</u> Tel No: <u>N/A</u> |

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: (see additional page No. N/A)
 Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018

Date(s) when inspection and testing was carried out: 29/07/2020 Records available: (No) Previous inspection report available: (No) Previous report date: 10/04/2012

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): (see additional page No. N/A)
 Visual inspection of all accessories carried out with 25% removed during inspection
 other than items noted at G the wiring accessories are in fair condition

Estimated age of electrical installation: (15+) years Evidence of additions or alterations: (Yes) Overall assessment of the installation is: **Satisfactory**

PART 4 : DECLARATION

INSPECTION AND TESTING
 I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 1, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capital): MR AARON GROSVENOR Signature: [Signature] Date: 29/07/2020

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR

Name (capital): MR KEVIN SPITTLE Signature: [Signature] Date: 14/07/2020

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE F) without delay is required.

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Fire Risk Assessment

Block 54-58. 29/07/2020.



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251267

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

| PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION | | |
|--|--|---|
| DETAILS OF THE CONTRACTOR Registration No: <u>N/A</u> Branch No: <u>N/A</u> Trading Title: <u>C & S Electrical Installations Ltd</u> Address: <u>Unit 2, Bridge Street, Wednesbury</u> Postcode: <u>WS100AW</u> Tel No: <u>N/A</u> | DETAILS OF THE CLIENT Contractor Reference Number (CRN): <u>N/A</u> Name: <u>Sandwell MBC</u> Address: <u>Direct 2 Industrial park, Oldbury</u> Postcode: <u>B69 2ES</u> Tel No: <u>N/A</u> | DETAILS OF THE INSTALLATION Occupier: <u>Communal</u> Address: <u>54-58, New Hope Road, Smethwick</u> Postcode: <u>B66 4SL</u> Tel No: <u>n/a</u> |
| PART 2 : PURPOSE OF THE REPORT | | |
| Purpose for which this report is required: (see additional page No. <u>N/A</u>) Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018 Date(s) when inspection and testing was carried out: <u>29/07/2020</u>) Records available: <u>(No)</u> Previous inspection report available: <u>(No)</u> Previous report date: <u>23/11/2011</u>) | | |
| PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION | | |
| General condition of the installation (in terms of electrical safety): (see additional page No. <u>N/A</u>) Visual inspection of all accessories carried out with 25% removed during inspection other than items noted at G the wiring accessories are in fair condition Estimated age of electrical installation: <u>(15+)</u> years Evidence of additions or alterations: <u>(No)</u> Overall assessment of the installation is: Satisfactory | | |
| PART 4 : DECLARATION | | |
| INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing. Name (capital): <u>MR AARON GROSVENOR</u> Signature: <u>[Signature]</u> Date: <u>23/07/2020</u> REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR Name (capital): <u>MR KEVIN SPITTLE</u> Signature: <u>[Signature]</u> Date: <u>14/07/2020</u> | | |

Original to the person ordering the work

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that further investigation (CODE F1) without delay is required.

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Page 1 of 9

Block 91-95. 03/03/2021



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251314

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

| PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION | | |
|---|--|--|
| DETAILS OF THE CONTRACTOR Registration No: <u>N/A</u> Branch No: <u>N/A</u> Trading Title: <u>C & S Electrical Installations Ltd</u> Address: <u>Unit 2, Bridge Street, Wednesbury</u> Postcode: <u>WS100AW</u> Tel No: <u>N/A</u> | DETAILS OF THE CLIENT Contractor Reference Number (CRN): <u>N/A</u> Name: <u>Sandwell MBC</u> Address: <u>Direct 2 Industrial park, Oldbury</u> Postcode: <u>B69 2ES</u> Tel No: <u>N/A</u> | DETAILS OF THE INSTALLATION Occupier: <u>LANDLORD SUPPLY</u> Address: <u>91-95 NEW HOPE ROAD, SMETHWICK</u> Postcode: <u>B66 3TX</u> Tel No: <u>NA</u> |
| PART 2 : PURPOSE OF THE REPORT | | |
| Purpose for which this report is required: (see additional page No. <u>N/A</u>) Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018 Date(s) when inspection and testing was carried out: <u>02/03/2021</u>) Records available: <u>(No)</u> Previous inspection report available: <u>(No)</u> Previous report date: <u>(U/K)</u>) | | |
| PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION | | |
| General condition of the installation (in terms of electrical safety): (see additional page No. <u>N/A</u>) Other than items noted at part 6 the wiring accessories are in fair condition Estimated age of electrical installation: <u>(25+)</u> years Evidence of additions or alterations: <u>(Yes)</u> Overall assessment of the installation is: Satisfactory | | |
| PART 4 : DECLARATION | | |
| INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing. Name (capital): <u>MR NICK HIGGINS</u> Signature: <u>[Signature]</u> Date: <u>02/03/2021</u> REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR Name (capital): <u>MR KEVIN SPITTLE</u> Signature: <u>[Signature]</u> Date: <u>04/03/2021</u> | | |

Original to the person ordering the work

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that further investigation (CODE F1) without delay is required.

This report is based on the model forms shown in Appendix 6 of BS 7671
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 Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, LU5 5ZX

Please see the 'Notes for Recipient'

Page 1 of 9

- 5) The electrical installation i.e., risers are contained within dedicated service cupboards and are located in the entrance lobby.



- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas meters and pipework to flats is internal to the building.



**Section
15**

Waste Control

- 1) There is a regular cleaning service to the premises.
- 2) Regular checks by Caretakers minimise risk of waste accumulation.



- 3) There is an '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) Owing to the nature of Low-Rise flatted accommodation, it is difficult to manage / control individual contractors / utility companies.
 - 4) However, utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing team. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 5) 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) Restricted access to the premises by means of a door entry system.



- 2) There is no current evidence of arson.
- 3) The perimeter of the premises is well illuminated.



- 4) There have been no fire related incidents since the previous 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) 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:

New Hope Road 2-6, 15-19, 18-22, 45-49, 48-52, 54-58,
91-95

Date of Action Plan:

18/03/2024

Review Date:

<Insert date>

| Question/ Ref No | Required Action | Supporting photograph | Priority | Timescale and Person Responsible | Date Completed |
|---------------------|-----------------|--------------------------|----------|--|-------------------|
| | No Actions | | | | |

Fire Risk Assessment

When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Observations

Future works programme should consider encasing the electrical intake within the ground floor staircase with fire resisting construction.

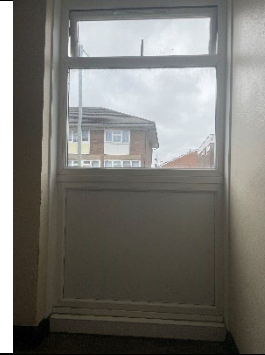


Future works programme should consider the installation of emergency lighting within the staircase.



Fire Risk Assessment

Future works programme should consider the replacement of the UPVC panels with a non-combustible construction.



Signed

| | | |
|-----------------|-------------------------|------------------|
| <i>A. Smith</i> | Fire Risk Assessor | Date: 18/03/2024 |
| <i>Bevan</i> | Quality Assurance Check | Date: 19/03/2024 |



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

Name of property: New Hope Road 2-6, 15-19, 18-22, 45-49, 48-52, 54-58, 91-95.


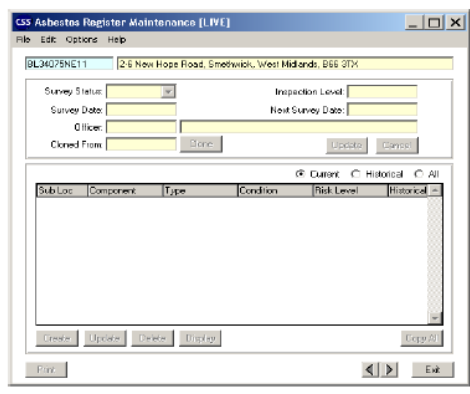

Updated: 18/03/2024

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975


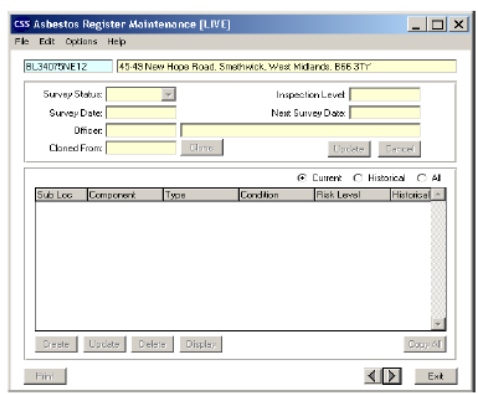

| Hazard | Information/Comments |
|----------|--|
| Asbestos | An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077). <i>Include survey</i> |

Block 2-6

| | | | | | | | | | |
|---|-------------------------------------|--|-------------------------------------|--|--|---|-------------------------------------|------------|--------------------------|
| Asbestos Survey | | Property Address 2-6 New Hope Road, Smethwick, B66 3TY. | | <input checked="" type="checkbox"/> Office use | | | | | |
| Surveyed by | Gary Carrington | Date | 13/03/14 | Checked by | Derek still | Desktop Check | <input checked="" type="checkbox"/> | Site Check | <input type="checkbox"/> |
| Reason for request | | HSG 264 - Survey Report Type | | Date | 20/05/2020 |  | | | |
| Investment Void | | Refurbishment Survey | | Property Description | | | | | |
| Investment Tenanted | | Management Survey | <input checked="" type="checkbox"/> | | | | | | |
| R & M Void | | SHAPE Interrogated. | <input checked="" type="checkbox"/> | 3 Storey Block | | | | | |
| R & M Tenanted | | No Existing SHAPE Data. | <input checked="" type="checkbox"/> | | | | | | |
| Medical / Emergency - Heating Works | | Existing SHAPE Data. | | | | | | | |
| Communal Areas | <input checked="" type="checkbox"/> | Refurb Surveys Interrogated ? | | Year Built | 1969 | | | | |
|  | | | | | Notes / including details of similar property surveys completed. No access to ground floor understair cupboard. Revised By G.Carrington – 27/07/2022 | | | | |
| Building Surveyors 0121 569 5077 | | | | | Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES  | | | | |

Fire Risk Assessment

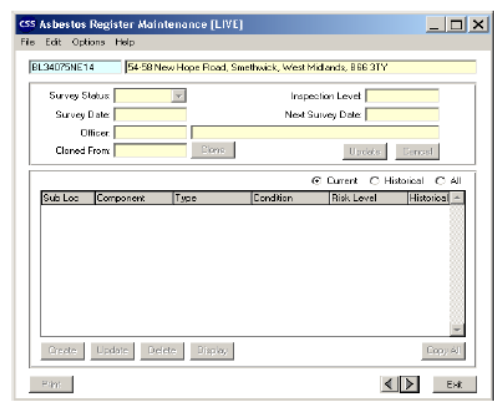
Block 45-49.

| | | | | | | | | | |
|--|-------------------------------------|--|-------------------------------------|--|-------------|---|-------------------------------------|------------|--------------------------|
| Asbestos Survey | | Property Address 45-49 New Hope Road, Smethwick, B66 3TX. | | Office use <input checked="" type="checkbox"/> | | | | | |
| Surveyed by | Gary Carrington | Date | 14/03/14 | Checked by | DEREK STILL | Desktop Check | <input checked="" type="checkbox"/> | Site Check | <input type="checkbox"/> |
| Reason for request | | HSG 264 - Survey Report Type | | Date | | 3 Storey Block  Year Built 1969 | | | |
| Investment Void | | Refurbishment Survey | | 20/05/2020 | | | | | |
| Investment Tenanted | | Management Survey | <input checked="" type="checkbox"/> | | | | | | |
| R & M Void | | SHAPE Interrogated. | <input checked="" type="checkbox"/> | | | | | | |
| R & M Tenanted | | No Existing SHAPE Data. | <input checked="" type="checkbox"/> | | | | | | |
| Medical / Emergency - Heating Works | | Existing SHAPE Data. | | | | | | | |
| Communal Areas | <input checked="" type="checkbox"/> | Refurb Surveys Interrogated ? | | | | | | | |
|  | | | | | | Notes / including details of similar property surveys completed. Revised by G.Carrington – 27/07/2022 | | | |
| | | | | | | Building Surveyors 0121 569 5077  Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES | | | |

| Sample Locations | | Property Address 45-49 New Hope Road, Smethwick, B66 3TX. | | | | | | |
|--|------------------|--|---------------------|----------------------|----------------------|------------|------------|--------------------------|
| LOCATION | MATERIAL | QTY | SURFACE TREATMENT | SAMPLE REF | RESULT | HSE NOTIFY | Labelled ? | ACTION TAKEN ON CONTRACT |
| IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE | | | | | | | | |
| COMMUNAL WALLS | TEXTURED COATING | - | SEALED | GC456 / 1 | NO ASBESTOS DETECTED | - | - | - |
| COMMUNAL CEILINGS | TEXTURED COATING | - | SEALED | GC456 / 2 | NO ASBESTOS DETECTED | - | - | - |
| GARAGE SOFFIT | BOARD | 24m | SEALED | PRESUMED | 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 | | | |
| GROUND FLOOR METER CUPBOARD | PLYWOOD | 2 ND FLOOR SERVICE DUCT ADJACENT TO FLAT DOOR | PLYWOOD | | | | | |
| GROUND FLOOR METER CUPBOARD – BACKBOARD | PLYWOOD | GROUND FLOOR FLAT ROOF | MINERAL FELT | | | | | |
| GROUND FLOOR UNDERSTAIR CUPBOARD TRANSOM | PLYWOOD | GARAGE SOFFIT | PLYWOOD | | | | | |
| GROUND FLOOR TILES | QUARRYS | FLATS FRONT DOOR FRAME SEALANTS | NO VISIBLE SEALANTS | | | | | |
| 1 ST FLOOR SERVICE DUCT ADJACENT TO FLAT DOOR | PLYWOOD | | | | | | | |

Fire Risk Assessment

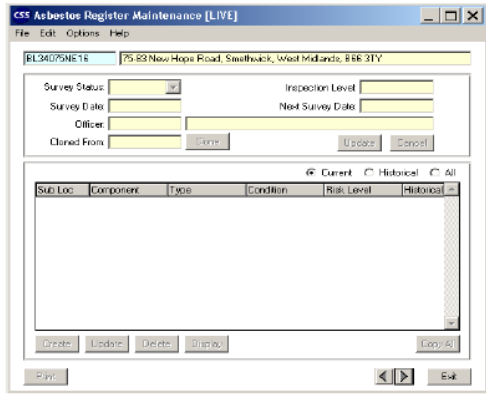

Block 54-58

| | | | | | |
|--|-----------------|--|----------|---|-------------|
| Asbestos Survey | | Property Address 54-58 New Hope Road, Smethwick, B66 3TY. | | ✓ Office use | |
| Surveyed by | Gary Carrington | Date | 14/03/14 | Checked by | DEREK STILL |
| Reason for request | | HSG 264 - Survey Report Type | | Date | 20/05/2020 |
| Investment Void | | Refurbishment Survey | | Property Description 3 Storey Block | |
| Investment Tenanted | | Management Survey | ✓ | | |
| R & M Void | | SHAPE Interrogated. | ✓ | | |
| R & M Tenanted | | No Existing SHAPE Data. | ✓ | | |
| Medical / Emergency - Heating Works | | Existing SHAPE Data. | | | |
| Communal Areas | ✓ | Refurb Surveys Interrogated ? | | | |
| | | | | Year Built 1969 | |
|  | | | | Notes / including details of similar property surveys completed. No access to ground floor meter cupboard or under stair cupboard. Revised by G.Carrington – 27/07/2022 | |
| | | | | Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES | |

| Sample Locations | | Property Address 54-58 New Hope Road, Smethwick, B66 3TY. | | | | | | |
|---|------------------|--|--------------------|----------------------|------------|-------------|------------|--------------------------|
| LOCATION | MATERIAL | QTY | SURFACE TREATMENT | SAMPLE REF | RESULT | HSE NOTIF Y | Labelled ? | ACTION TAKEN ON CONTRACT |
| IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE | | | | | | | | |
| COMMUNAL WALLS | TEXTURED COATING | - | SEALED | GC458 / 1 | CHRYSOTILE | NO | - | - |
| ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S. | | | | | | | | |
| LOCATION DESCRIPTION | MATERIAL | LOCATION DESCRIPTION | MATERIAL | LOCATION DESCRIPTION | MATERIAL | | | |
| GROUND FLOOR METER CUPBOARD | PLYWOOD | GARAGE SOFFIT | PLYWOOD | | | | | |
| GROUND FLOOR UNDERSTAIR CUPBOARD TRANSOM | PLYWOOD | GROUND FLOOR FLAT ROOF | MINERAL FELT | | | | | |
| GROUND FLOOR TILES | QUARRYS | FLATS FRONT DOOR FRAME SEALANTS | NO VISIBLE SEALANT | | | | | |
| 1 st FLOOR SERVICE DUCT ADJACENT TO FLAT DOOR | PLYWOOD | | | | | | | |
| 2 nd FLOOR SERVICE DUCT ADJACENT TO FLAT DOOR | PLYWOOD | | | | | | | |

Block 91-95

Fire Risk Assessment

| | | | | | | |
|--|-------------------------------------|-------------------------------|--|--|-------------|--|
| Asbestos Survey | | Property Address | 91-95 New Hope Road, Smethwick, B66 3TX. | | | ✓ Office use |
| Surveyed by | Gary Carrington | Date | 13/03/14 | Checked by | DEREK STILL | Desktop Check <input checked="" type="checkbox"/> Site Check <input type="checkbox"/> |
| Reason for request | | HSG 264 - Survey Report Type | | Date | 20/05/2020 | |
| Investment Void | | Refurbishment Survey | | Property Description 3 Storey Block | | |
| Investment Tenanted | | Management Survey | | | | |
| R & M Void | | SHAPE Interrogated. | | | | |
| R & M Tenanted | | No Existing SHAPE Data. | | | | |
| Medical / Emergency - Heating Works | | Existing SHAPE Data. | | | | |
| Communal Areas | <input checked="" type="checkbox"/> | Refurb Surveys Interrogated ? | | | | |
| | | | | Year Built | 1969 | |
|  | | | | Notes / including details of similar property surveys completed. No access to ground floor understair cupboard. No access to rear. (gates padlocked) Revised by G.Carrington – 27/07/2022 | | |
| | | | | Building Surveyors 0121 569 5077 | |  Sandwell Metropolitan Borough Council |
| | | | | Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES | | |

| Sample Locations | | Property Address | 91-95 New Hope Road, Smethwick, B66 3TX. | | | | | |
|---|---------------------|---|--|----------------------|-----------------------|------------|------------|--------------------------|
| LOCATION | MATERIAL | QTY | SURFACE TREATMENT | SAMPLE REF | RESULT | HSE NOTIFY | Labelled ? | ACTION TAKEN ON CONTRACT |
| IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE | | | | | | | | |
| COMMUNAL WALLS | TEXTURED COATINGS | - | SEALED | GC453 / 1 | CHRYSOITILE | NO | - | - |
| GARAGE SOFFIT | BOARD | 2lm | SEALED | GC453 / 2 | CHRYSOITILE & AMOSITE | YES | - | - |
| FLAT 93 FRONT DOOR FRAME SEALANT | MASTIC | - | SEALED | GC2271 / 1 | NO ASBESTOS DETECTED | - | - | - |
| 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 | | | |
| GROUND FLOOR TILES | QUARRYS | 1 st FLOOR LANDING SERVICE DUCT BOXING | PLYWOOD | | | | | |
| GROUND FLOOR ELECTRIC CUPBOARD | PLYWOOD | 2 nd FLOOR LANDING SERVICE DUCT BOXING | PLYWOOD | | | | | |
| GROUND FLOOR ELECTRIC CUPBOARD – BACKBOARD | CHIPBOARD & PLYWOOD | GROUND FLOOR FLAT ROOF | MINERAL FELT | | | | | |
| GROUND FLOOR UNDERSTAIR CUPBOARD TRANSOM | PLYWOOD | FLATS 91 & 95 FRONT DOOR FRAME SEALANT | NO VISIBLE SEALANT | | | | | |
| MAIN BUILDING FASCIA | UPVC | | | | | | | |

Fire Risk Assessment
