

# Fire Risk Assessment

## Oakley, Bridge, Crystal, & Hill House



### Oakfield Close, Smethwick, B66

**Date Completed:** 15/03/2024.

**Review Period:** 3 years

**Officer:** L. Conway **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

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

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

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

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

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

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

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

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

Governance Structure



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

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## Section

# 1

## Significant findings

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

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

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

### **Significant findings**

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

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

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b> The original construction to the blocks was a concrete masonry construction and the external envelope reflects this with a rendered finish to the rear of the buildings. The rear of the building also contains deck access.</p> <p>Ground floor maisonettes have access to a front and rear garden with timber fencing</p>	Trivial

<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b>                      The blocks have access to 2 protected staircases one at each end of each block that all lead to a point of ultimate safety from the communal areas.</p> <p>Items left on deck access.</p>	<p>Tolerable</p>
<a href="#">Section 8</a>	<p><b>Fire Detection and Alarm Systems</b>                      the smoke alarms within resident's maisonettes are installed to an LD3 Standard</p>	<p>Trivial</p>
<a href="#">Section 9</a>	<p><b>Emergency Lighting</b>                      The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.</p>	<p>Trivial</p>
<a href="#">Section 10</a>	<p><b>Compartmentation</b>                      The buildings are designed to provide as a minimum 1-hour vertical fire resistance and 30 minuet horizontal fire resistance around flats. All doors are 30-minute notional fire doors, including those in 1-hour rated walls.</p> <p>Hill house, large hole present in wall on deck access.</p>	<p>Tolerable</p>
<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b>                      There are no firefighting provisions at the blocks.</p>	<p>Trivial</p>
<a href="#">Section 12</a>	<p><b>Fire Signage</b>                      Appropriate signage is in place Fire door keep shut &amp; no smoking signs present within the blocks.</p>	<p>Trivial</p>
<a href="#">Section 13</a>	<p><b>Employee Training</b>                      All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>



<p><a href="#">Section 14</a></p>	<p><b>Sources of Ignition</b>                  The fixed electrical installation shall be tested every 5 years.</p> <p>Crystal house, Van parked extremely close to the building</p>	<p>Tolerable</p>
<p><a href="#">Section 15</a></p>	<p><b>Waste Control</b>                  Regular cleaning service at the block and regular checks from caretakers help with the waste control at the block. The block has a refuse shoot that leads to a bin room store on the ground floor.</p> <p>Hill house, door has been removed from bin store and a repair has already been logged for its replacement.</p>	<p>Tolerable</p>
<p><a href="#">Section 16</a></p>	<p><b>Control and Supervision of Contractors and Visitors</b>                  Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
<p><a href="#">Section 17</a></p>	<p><b>Arson Prevention</b>                  No fire incidents reported at the blocks, scorch marks present in communal areas on windows and windowsills.</p>	<p>Trivial</p>
<p><a href="#">Section 18</a></p>	<p><b>Storage Arrangements</b>                  Residents have no means of storage within communal areas.</p>	<p>Trivial</p>

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### 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

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

<b>Slight harm</b>	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).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	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 blocks, the consequences for life safety in the event of a fire would be slight harm due to the simplicity in the layout, two-way travel to escape from communal areas and a Stay Put Unless policy being in place with adequate detection within maisonettes.

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.

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

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

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## Section

# 2

## People at Significant Risk of Fire

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

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

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

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

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

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## Section

# 3

## Contact Details

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

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

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

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

### **Chief Executive**

Shokat Lal

### **Interim Director of Housing**

Dean Epton

### **Assistant Director Building Compliance**

Phil Deery

### **Fire Safety Manager**

Tony Thompson

### **Team Lead Fire Safety**

Jason Blewitt

### **Fire Risk Assessor(s)**

Carl Hill

Louis Conway

Anthony Smith

### **Resident Engagement Officer - Fire Safety**

Lee Miilo

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*

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## Section 4

### Description of Premises

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1-20 Crystal House.  
Oakfield Close,  
Smethwick  
B66 3JT

1-16 Hill House  
Oakfield Close,  
Smethwick.  
B66 3JU.

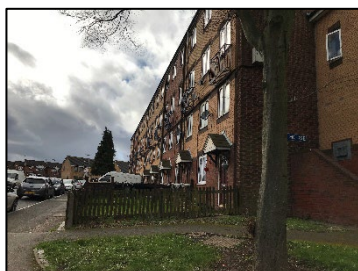
1-12 Oakley House  
Oakfield Close,  
Smethwick  
B66 3JY

1-12 Bridge House.  
Oakfield Close,  
Smethwick.  
B66 3JZ.

#### Description of the Property

The Low-Rise Blocks were constructed in approx. 1967 and consists of four storeys inclusive of the ground floor.

Each block have a different number of maisonettes per block with Oakley and Bridge having 12, Hill House having 16, and Crystal House having 20 maisonettes per block, access gained from the ground floor and the 3<sup>rd</sup> floor, the ground floor Dwellings are accessed directly from street level and have an additional entrance/exit in the rear yard area via a garden at each individual property, accessed to Dwellings from the third floor is via a staircase at either side of each block and then along a deck access.



There are 2 protected staircases to each block located either side of the deck access giving residents two-way travel.



The blocks have a pitched roof with internal access via the 2<sup>nd</sup> floor stairwell landing area via a loft hatch.



Bin chutes are provided to the blocks within each staircase, behind nominal timber doors, chutes lead to a bin store located on the ground floor.



Each communal entrance/ exit to the blocks are located at the bottom of stairways, entrances have a fob reader installed giving access to the blocks and also utilise a firefighters drop latch.





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	4
Date of Construction	Approx. 1967
Construction Type	Traditional Concrete & Brick
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	0
Number of Staircases	2 (Per Block)
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	2
Access to Roof	2 <sup>nd</sup> floor communal staircase
Equipment on roof (e.g. mobile phone station etc)	None

### **Persons at Risk**

Residents / Occupants of 60 maisonettes (in total)

Visitors,

Sandwell MBC employees,

Contractors,

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

Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

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# Section 5

## Building Plan

Plan showing the general location/ orientation of the building.



## Section 6

## External envelope

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

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

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system of Soho House and Park House

It is deemed that the combination and application of these materials present an acceptable level of fire risk.

- 1) The original construction to the blocks was a concrete masonry construction and the external envelope reflects this with a rendered finish to the rear of the buildings. The rear of the buildings also contains deck access.



- 2) The blocks have a pitched roof with access gained via a drop hatch in the staircase.



- 3) Communal and residents windows are double glazed with a UPVc frame.



- 4) Residents on the ground floor have access to front a rear gardens that surrounded with a timber fenced



- 5) Bin store present at the blocks under communal staircases, secured with a mixture of steel or timber doors



## Section

# 7

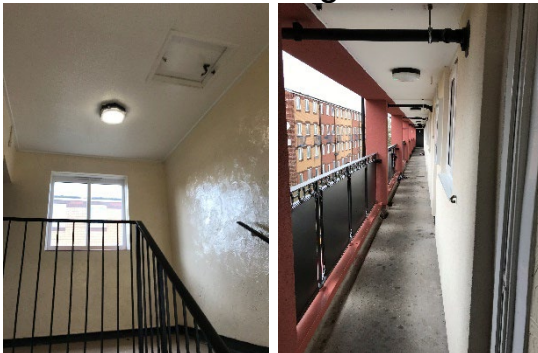
## Means of Escape from Fire

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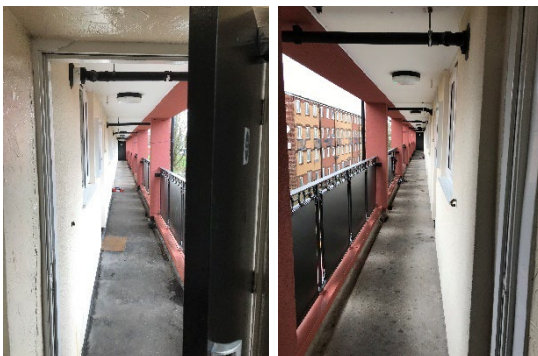
- 1) The blocks have access to protected staircases one at each end of each block 2 staircases per block that lead to a point of ultimate safety from the communal areas.



- 2) Only communal areas for the blocks are the staircases and the deck access landing areas.



- 3) The deck access forms part of the means of escape and the maisonettes provide two-way travel because of this travel distances are increased to 30m.



- 4) The means of escape are protected to prevent the spread of fire and smoke with the use of nominal doors.

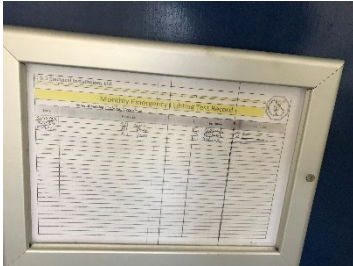


- 5) The communal deck access / staircases are protected by use of nominal FD30s doors.
- 6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 7) All communal fire doors are subject to an annual check by the Fire Safety Rapid Response Team.
- 8) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.
- 9) The chute rooms have natural ventilation openable windows.
- 10) Communal windows can only be opened without the use of a key.



- 11) Communal areas should be kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
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- 12) Emergency lighting is provided to communal landings, stairs and decks. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.



- 13) There are no dry risers provided to the premises.

- 14) The only service cupboards are stored under the stair, protected with a steel door.



- 15) Residents Electric meter cupboards are steel modular units fitted with budget locks, located outside each property on the deck access,



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

- 17) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their maisonettes unless the fire directly affects them.
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18) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents however despite best endeavours no access was granted during the risk assessment. Attempts should be made in future. Please see door sheet bellow Section 10/9 for relevant information.

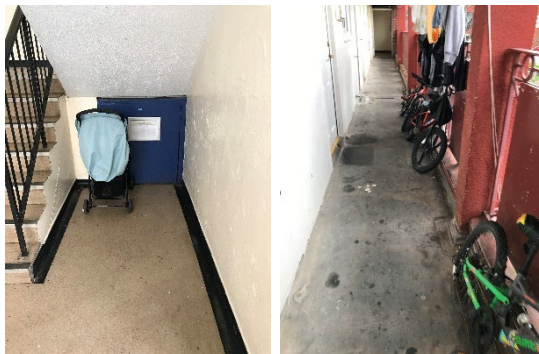
19) Individual maisonette doors are predominantly nominal FD30s self-closing composite doors sets manufactured by Permadoor with the exception to some nominal timber door sets.



20) Crystal House, Combustibles (bikes & pushchairs) left at the bottom of communal staircase, landing area and deck access.

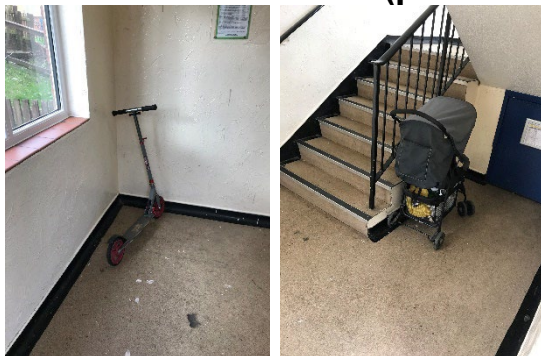


21) Hill house, Combustibles (bikes & pushchairs) stored in communal areas.





**22) Bridge House, combustibles/obstacles left within the ground floor communal area (pushchair & scooter)**



23) It was identified that residents was using the deck access to hang/ dry clothes, due to the temporary nature of this activity it presents a low risk to the blocks.



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

**Section**

**8**

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## **Fire Detection and Alarm Systems**

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- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's Maisonette the equipment is subjected to a cyclical test.
- 2) Based on previous fire risk assessment the smoke alarms within resident's maisonettes are installed to an LD3 Standard despite best endeavours no access was granted during this 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. The reason for this are:
  - I. Such systems may get vandalised.
  - II. False alarms would occur.
  - III. A Stay Put - Unless policy is in place

## Section

# 9

## Emergency Lighting

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



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



## Section 10

# Compartmentation

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*This section should be read in conjunction with Section 4*

*The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.*

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 30 minutes horizontal fire resistance around maisonettes and stairwells. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.
- 3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 4) All communal fire doors are subject to an annual check by the Fire Safety Rapid Response Team.
- 5) The only service cupboards are steel half units located at the ground floor level under the staircase.



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

Floor No	Electrical																Floor No																															
	Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials																																			
	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool																					
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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				✓			
<b>Foam Removal &amp; Enhancement Record</b>																<b>Foam, Enhancements &amp; Other Comments:</b>																																
Foam Present But Not Removed This Visit																																																
Foam Present & Partailly Removed This Visit																																																
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No Enhancement Carried Out This Visit																✓																																
Enhancement Carried Out This Visit																																																

(Bridge)

Floor No	Fire Stopping Materials																Floor No																											
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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				✓			
<b>Foam Removal &amp; Enhancement Record</b>																<b>Foam, Enhancements &amp; Other Comments:</b>																												
Foam Present But Not Removed This Visit																																												
Foam Present & Partailly Removed This Visit																																												
Foam Present & Fully Removed This Visit																																												
No Foam Present																✓																												
No Enhancement Carried Out This Visit																✓																												
Enhancement Carried Out This Visit																																												

(Hill)

Floor No	Electrical																Floor No														
	Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials					Fire Stopping Materials													
	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows		Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool			
B																												B			
G				✓																								G			
1				✓																								1			
2																												2			
3																												3			
4																												4			
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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				✓		
<b>Foam Removal &amp; Enhancement Record</b>																<b>Foam, Enhancements &amp; Other Comments:</b>															
Foam Present But Not Removed This Visit																															
Foam Present & Partailly Removed This Visit																															
Foam Present & Fully Removed This Visit																															
No Foam Present																✓															
No Enhancement Carried Out This Visit																✓															
Enhancement Carried Out This Visit																															

(Oakley)

Floor No	Electrical																Floor No														
	Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials					Fire Stopping Materials													
	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows		Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool			
B																												B			
G				✓																								G			
1				✓																								1			
2																												2			
3																												3			
4																												4			
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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				✓		
<b>Foam Removal &amp; Enhancement Record</b>																<b>Foam, Enhancements &amp; Other Comments:</b>															
Foam Present But Not Removed This Visit																															
Foam Present & Partailly Removed This Visit																															
Foam Present & Fully Removed This Visit																															
No Foam Present																✓															
No Enhancement Carried Out This Visit																✓															
Enhancement Carried Out This Visit																															

7) The fire stopping / compartmentation is subject to an annual by the Fire Safety Rapid Response Team. Evidence of fire stopping present within the blocks.

8) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.

9) Individual maisonette doors are nominal FD30s composite door construction.

Bridge House 1-12 (O&E)	BL35300BR10	BL	BL35300BR10	Bridge House 1-12 (o&e);Oakfield Close;Smethwick;Wes Intentionally Blank	
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000015	1 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000016	2 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000017	3 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000018	4 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000019	5 Bridge House;Oakfield Close;Smethwick;West midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000020	6 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000021	7 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000022	8 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000023	9 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000024	10 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000025	11 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	DW	DW3530000026	12 Bridge House;Oakfield Close;Smethwick;West Midland Perma door	Glazed

Crystal House 1-20 (O&E)	BL35300CR03	BL	BL35300CR03	Crystal House 1-20 (o&e);Oakfield Close;Smethwick;Wes Intentionally Blank	
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000140	1 Crystal House;Oakfield Close;Smethwick;West Midland Timber Door FD30s	Not Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000141	2 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000142	3 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000143	4 Crystal House;Oakfield Close;Smethwick;West Midland Nationwide	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000144	5 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000145	6 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000146	7 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000147	8 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000148	9 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000149	10 Crystal House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000150	11 Crystal House;Oakfield Close;Smethwick;West Midland Timber Door FD30s	Not Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000151	12 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000152	13 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000153	14 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000154	15 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000155	16 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000156	17 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000157	18 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000158	19 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Crystal House 1-20 (O&E)	BL35300CR03	DW	DW3530000159	20 Crystal House;Oakfield Close;Smethwick;West Midland Perma door	Glazed

Hill House 1-16 (O&E)	BL35300HI12	BL	BL35300HI12	Hill House 1-16 (o&e);Oakfield Close;Smethwick;West M Intentionally Blank	
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000028	1 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000029	2 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000030	3 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000031	4 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000032	5 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000033	6 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000034	7 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000035	8 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000036	9 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000037	10 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000038	11 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000039	12 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000040	13 Hill House;Oakfield Close;Smethwick;West Midlands; IG Doors	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000041	14 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000042	15 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed
Hill House 1-16 (O&E)	BL35300HI12	DW	DW3530000043	16 Hill House;Oakfield Close;Smethwick;West Midlands; Perma door	Glazed

Oakley House 1-12 (O&E)	BL35300OA03	BL	BL35300OA03	Oakley House 1-12 (o&e);Oakfield Close;Smethwick;Wes Intentionally Blank	
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000002	1 Oakley House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000003	2 Oakley House;Oakfield Close;Smethwick;West Midland Nationwide	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000004	3 Oakley House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000005	4 Oakley House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000006	5 Oakley House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000007	6 Oakley House;Oakfield Close;Smethwick;West Midland Timber non fire door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000008	7 Oakley House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000009	8 Oakley House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000010	9 Oakley House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000011	10 Oakley House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000012	11 Oakley House;Oakfield Close;Smethwick;West Midland Perma door	Glazed
Oakley House 1-12 (O&E)	BL35300OA03	DW	DW3530000013	12 Oakley House;Oakfield Close;Smethwick;West Midland Perma door	Glazed

*It is accepted that, in older blocks, 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.*

- 10) The deck access/staircases are protected by use of nominal FD30s doors.



- 11) Chute rooms are protected/ separated from the staircase with the use of nominal FD30s fire doors.



- 12) Hill House, large hole identified outside maisonette 10 in deck access



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## Section

# 11

## Fire Fighting Equipment

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- 1) The Premise has no firefighting provisions.
-



## Section 12

### Fire Signage

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



- 2) Fire Action Notices are not displayed throughout the building. The signs are not necessarily due to the building not having a complex layout.
  - 3) Wayfinding Signage has not been installed within the blocks as they are not required due to the buildings being under 18m in height under the Fire Safety (England) Regulations 2022
  - 4) The fire escape routes generally do not use directional fire signage in accordance 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. There are no extinguishers present within the blocks.
- 4) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Information regarding use of fire doors is provided to residents.



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



9) Building safety notices are not installed at the blocks.

## Section 14

### Sources of Ignition

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



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years.
- 5) Residents have electric meters located outside their dwellings stored within dedicated modular units.



- 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 is Internal other than in Hill house where it is external.**
  
- 8) **White van parked extremely close to Crystal house and should be removed.**



## Section 15

### Waste Control

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- 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.
- 5) Bin stores are located under the communal staircases externally accessed and secured behind steel doors.



- 6) Hill House, door has been removed to bin store. This has already been assessed / measured for replacement and chased with the repairs team.



## Section 16

# Control and Supervision of Contractors and Visitors

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

## Section 17

### Arson Prevention

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- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.
- 3) There are no CCTV provisions for the block.
- 4) Scorch marks present on to communal windows and window sills



- 5) The perimeter of the premises is well illuminated.
  - 6) No reported fire incident at any of the blocks.
-



**Section**  
**18**

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## **Storage Arrangements**

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

**Section**  
**19**

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

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Significant Findings

**Action Plan**

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

Trivial       Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work

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# Fire Risk Assessment

## Level 2 Action Plan



Name of Premises or Location:


Oakley house, Crystal house, Hill House, & Bridge House

Date of Action Plan:


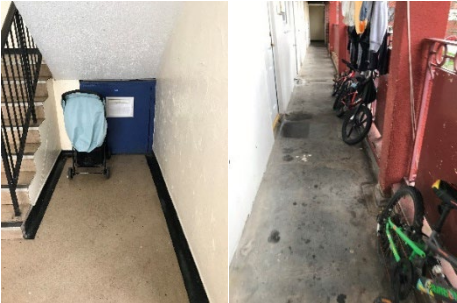
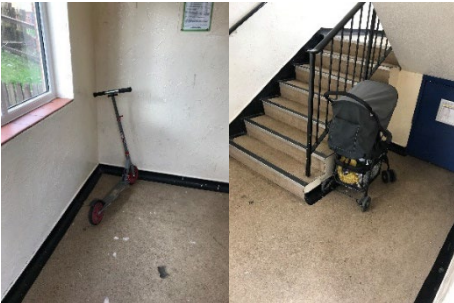
21/03/2024

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/20	Crystal House, remove combustibles form communal areas. (Pushchairs and bikes)		P2	1-3 months Housing Manager	

Fire Risk Assessment – Oakley, Crystal, Hill & Bridge House 2024

					
07/21	Hill House, Remove Combustibles from communal areas (pushchairs and bikes)		P2	1-3 months Housing Manager	
07/22	Bridge House, Remove combustibles/obstacles from ground floor communal area.		P2	1-3 months Housing Manager	



Fire Risk Assessment – Oakley, Crystal, Hill & Bridge House 2024

10/12	Hill House, fire stop hole outside maisonette 10 on deck access friction fit fire bat and seal		P3	3-6 months Fire Rapid response	
14/08	Crystal House, Maisonette 5, Relocate White Van Parked too close to the block to the road		P3	3-6 months Housing Manager	

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).

<b>Observations</b>	

**Signed**

	Fire Risk Assessor	Date: 21/03/2024
	Quality Assurance Check	Date: 26/03/2024

Appendix 1

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

**Name of property:** Oakley house, Crystal house, Hill House, & Bridge House

**Updated:** 21/03/2024

**Premise Manager:**

**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 <a href="tel:01215695077">Tel:- 0121 569 5077</a> ). <i>Include survey</i>

Sample Locations	Property Address	1-12 Oakley House, Smethwick. B66 3JY						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL STAIRWELLS – CEILINGS	TEXTURED COATING	-	PAINT SEALED	JD 720 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
COMMUNAL STAIRWELLS – WALLS	TEXTURED COATING	-	PAINT SEALED	JD 720 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – CEILINGS	TEXTURED COATING	-	PAINT SEALED	JD 720 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – WALLS	TEXTURED COATING	-	PAINT SEALED	JD 720 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
2 <sup>ND</sup> FLOOR DECK ACCESS WALKWAY – LITNTELS / COLUMNS	TEXTURED COATING	-	PAINT SEALED	PRESUMED	CHRYSOTILE	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
TOP FLOOR DECK ACCESS WALKWAY – FLOOR COVERING	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
REFUSE CHUTE ROOM – PANEL TO LOFT HATCH	SUPALUX	BINSTORE CEILINGS	CONCRETE					
COMMUNAL STAIRS/LANDING FLOOR COVERING	VINYL	ALL DOOR FRAME SEALANTS	SILICONE					
HALF LANDING TO STAIRS – HIGH LEVEL BOXING	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY SOFFIT	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY – WALLS	SANDTEX							

## Fire Risk Assessment – Oakley, Crystal, Hill & Bridge House 2024

Sample Locations		Property Address 1-12 Bridge House, Smethwick. B66 3JZ						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL STAIRWELLS – CEILINGS	TEXTURED COATING	-	PAINT SEALED	JD 719 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
COMMUNAL STAIRWELLS – WALLS	TEXTURED COATING	-	PAINT SEALED	JD 719 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – CEILINGS	TEXTURED COATING	-	PAINT SEALED	JD 719 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – WALLS	TEXTURED COATING	-	PAINT SEALED	JD 719 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
2 <sup>ND</sup> FLOOR DECK ACCESS WALKWAY – LINTELS / COLUMNS	TEXTURED COATING	-	PAINT SEALED	JD 719 / 003	CHRYSOTILE	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
TOP FLOOR DECK ACCESS WALKWAY – FLOOR COVERING	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
REFUSE CHUTE ROOM – PANEL TO LOFT HATCH	SUPALUX	BINSTORE CEILINGS	CONCRETE					
COMMUNAL STAIRS/LANDING FLOOR COVERING	VINYL	ALL DOOR FRAME SEALANTS	SILICONE					
HALF LANDING TO STAIRS – HIGH LEVEL BOXING	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY SOFFIT	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY – WALLS	SANDEX							

Sample Locations		Property Address 1-16 Hill House, Smethwick. B66 3JU						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL STAIRWELLS – CEILINGS	TEXTURED COATING	-	PAINT SEALED	JD 718 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
COMMUNAL STAIRWELLS – WALLS	TEXTURED COATING	-	PAINT SEALED	JD 718 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – CEILINGS	TEXTURED COATING	-	PAINT SEALED	JD 718 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – WALLS	TEXTURED COATING	-	PAINT SEALED	JD 718 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
2 <sup>ND</sup> FLOOR DECK ACCESS WALKWAY – LINTELS / COLUMNS	TEXTURED COATING	-	PAINT SEALED	JD 718 / 003	CHRYSOTILE	YES	NO	REQUEST SAMPLE IF TO BE DISTURBED
TOP FLOOR DECK ACCESS WALKWAY – FLOOR COVERING	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
REFUSE CHUTE ROOM – PANEL TO LOFT HATCH	SUPALUX	BINSTORE CEILINGS	CONCRETE					
COMMUNAL STAIRS/LANDING FLOOR COVERING	VINYL	ALL DOOR FRAME SEALANTS	SILICONE					
HALF LANDING TO STAIRS – HIGH LEVEL BOXING	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY SOFFIT	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY – WALLS	SANDEX							

## Fire Risk Assessment – Oakley, Crystal, Hill & Bridge House 2024

Sample Locations	Property Address	1-20 Crystal House, Smethwick. B66 3JT						
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 STAIRWELLS – CEILINGS	TEXTURED COATING	1	PAINT SEALED	JD 721 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
COMMUNAL STAIRWELLS – WALLS	TEXTURED COATING	1	PAINT SEALED	JD 721 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – CEILINGS	TEXTURED COATING	1	PAINT SEALED	JD 721 / 001	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
REFUSE CHUTE ROOM – WALLS	TEXTURED COATING	1	PAINT SEALED	JD 721 / 002	NONE DETECTED	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
2 <sup>ND</sup> FLOOR DECK ACCESS WALKWAY – LINTELS / COLUMNS	TEXTURED COATING	1	PAINT SEALED	JD 721 / 003	CHRYSOTILE	NO	NO	REQUEST SAMPLE IF TO BE DISTURBED
TOP FLOOR DECK ACCESS WALKWAY – FLOOR COVERING	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL					
COMMUNAL STAIRS/LANDING FLOOR COVERING	VINYL	ALL DOOR FRAME SEALANTS	SILICONE					
HALF LANDING TO STAIRS – HIGH LEVEL BOXING	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY SOFFIT	SUPALUX							
TOP FLOOR DECK ACCESS WALKWAY – WALLS	SANDEX							
BIN ROOM CEILINGS	CONCRETE							