

Fire Risk Assessment

57 Edgbaston Road



**57, 57a, 57b, 57c Edgbaston Rd
Smethwick B66 4LG**

Date Completed: 04-08-23

Review Period: 3 years

Officer: C. Hill 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>

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures; Fire Risk Assessment – Level 2 Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service Risk Rating of Block	

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 Predominantly traditional brick masonry construction.</p> <p>Render finish to the front façade and side of the building at 1st floor level.</p> <p>Front porch with steel posts and timber components, clad with clay tiles.</p> <p>Individual flat windows and those to communal areas are uPVC double glazed units.</p>	Trivial

	<p>Composite doors to the front and rear entrances.</p> <p>Single balcony to the 1st floor accessed via flat 57c</p>	
Section 7	<p>Means of Escape from Fire The premise has a single open plan staircase and two final exit doors.</p> <p>Escape signage has been installed.</p> <p>Both exit doors have push buttons to exit.</p> <p>Flat 57b entrance door has a missing screw to hinge. <i>Resolved</i></p>	Trivial
Section 8	<p>Fire Detection and Alarm Systems Flats have a comprehensive fire detection system fitted to LD1 standard.</p>	Trivial
Section 9	<p>Emergency Lighting Sufficient emergency lighting has been installed in accordance with BS 5266.</p> <p>Evidence of monthly testing is required. <i>Resolved 11/08/23</i></p>	Trivial
Section 10	<p>Compartmentation The blocks have sufficient compartmentation between dwellings.</p> <p>Individual flat doors are FD30s fire rated composite fire door sets.</p> <p>Plaster board ceiling to basement is damaged and needs to be rectified. <i>Resolved</i></p>	Trivial

Section 11	<p>Fire Fighting Equipment The premises have no provision for firefighting equipment.</p>	Trivial
Section 12	<p>Fire Signage Smoke Free England signage to be installed. <i>Resolved</i></p>	Trivial
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition The fixed electrical tests were last completed 06/11/2020.</p>	Trivial
Section 15	<p>Waste Control Refuse containers are stored away from the building.</p>	Trivial
Section 16	<p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention There is a door entry system which prevents unauthorised access. External lighting is in place.</p>	Trivial
Section 18	<p>Storage Arrangements Residents instructed not to bring L.P.G cylinders into block.</p>	Trivial

Risk Level Indicator

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

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

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

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 normal potential ignition sources for this type of property.

After considering the use of the premise and the occupants, whilst taking into account the need to address the findings detailed within the action plan, 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 composite FD30s fire rated doors to flat entrances, combined with comprehensive smoke / heat detection to LD1 standard within flats.

Overall the level of risk at the time of this FRA is tolerable. This will be reduced to trivial upon completion of the attached level 2 action plan.

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.

Property No	Date completed	Review date	Additional Observations

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 (Trainee)

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

57, 57a, 57b, 57c
Edgbaston Rd
Smethwick
B66 4LG

Description of the Property

This end terrace property was built in approximately 1920 of traditional brick masonry construction with a pitched & clay tiled roof.



The property was originally a single dwelling before being converted into 4 self-contained flats by Sandwell MBC in 2019 with works completed in 2021.

The building has accommodation spread over 3 storeys however, the communal areas are ground to 1st floor only. Only flat 57b has accommodation in the 2nd floor roof space.

There is a basement to the property which comprises of a single room and is accessed from the ground floor entrance lobby. The door is secured with a suited 54 key mortice lock.



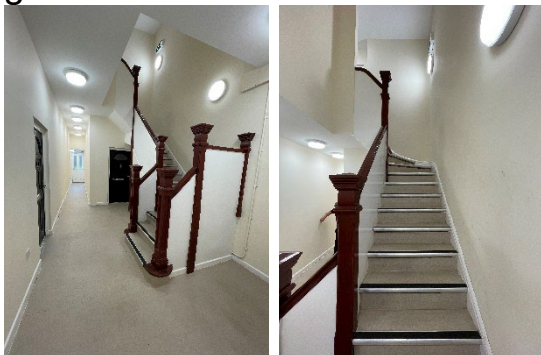
The property has a main entrance to the front of the building with controlled access via a door entry system and a firefighter override switch. There is a push button facility to exit this door.



There is a gate to the side of the building which is secured by a coded lock. Access through the gate leads to a second entrance / exit to the rear of the building which is secured by fob access. There is a push button facility to exit this door.



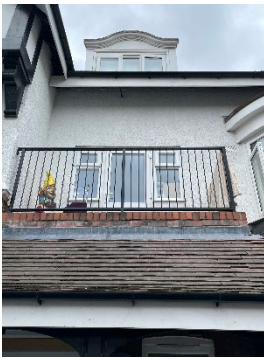
There is a single central stairwell to the common areas which leads from ground to 1st floor.



Ground floor flat 57a has an individual rear exit door.



Flat 57b has access to a 1st floor balcony.

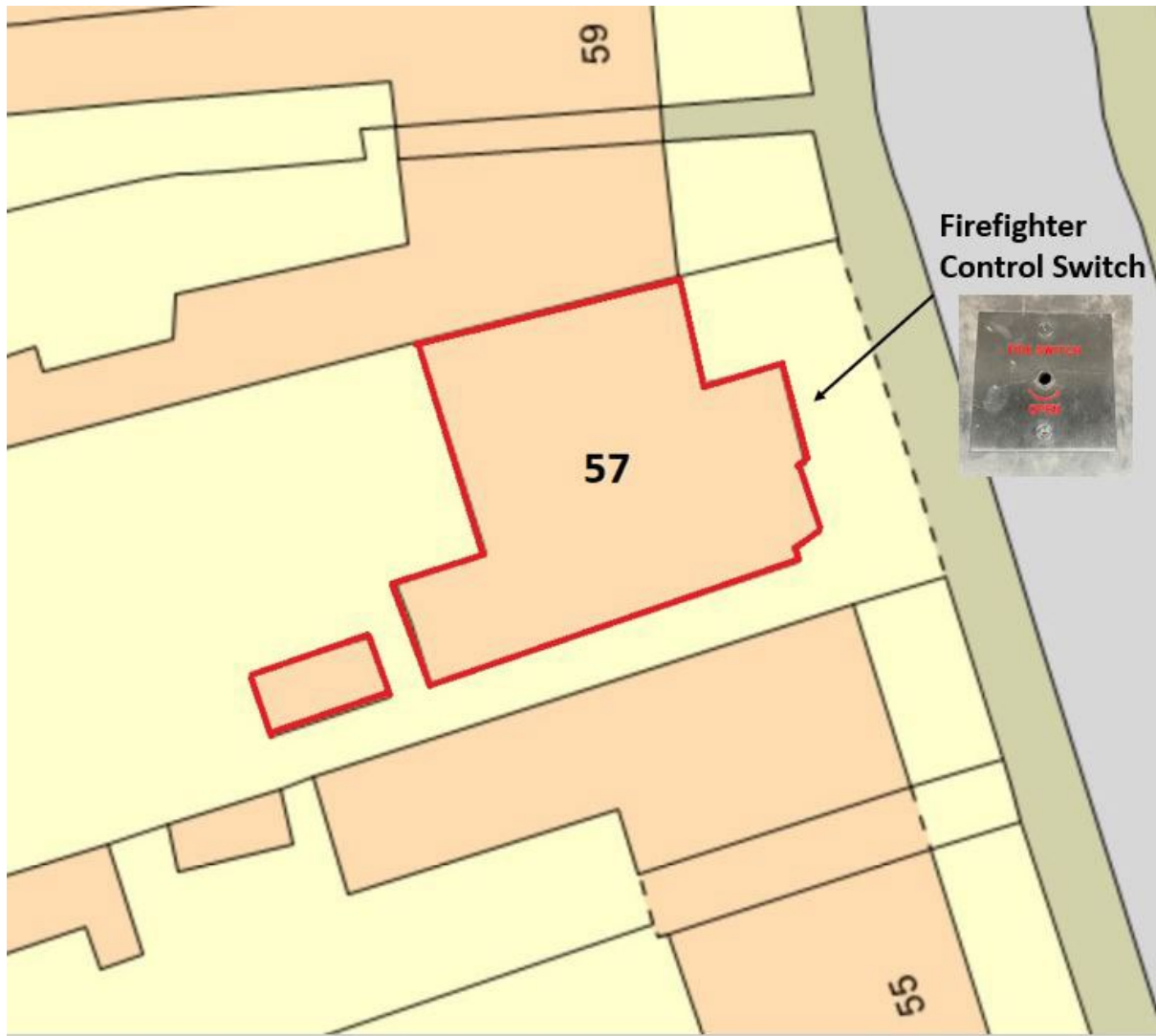


There is a large enclosed garden to the rear with a detached storage sheds for resident's use.



On arrival Information (for WMFS)

Access to the building is gained via the Firefighter override switch utilising a drop latch key. This is located to the right-hand side of the front entrance above the light.



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	2
Date of Construction	1920
Construction Type	Traditional brick cavity
Last Refurbished	2019 - 2021
External Cladding	None
Number of Lifts	0
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof	No
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 4 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 fire strategy.

*** FIRE DOORS**

All doors marked thus to be FD30 standard. Flat Entrance Doors to be FD30s fitted with self-closer (Denoted with s on plans) L denotes to be locked

SMOKE DETECTION

Mains operated Alco smoke alarms situated in the hall or corridor to conform to BS 5839 pt 6.

HEAT DETECTION


Mains operated Alco heat detector situated in the kitchen to conform to BS 5446 pt 2.


FIRE-STOPPING


It is assumed the existing structure has been constructed to achieve 60 minutes fire resistance to compartment walls and floors. Any void between wall and floor in the compartment wall to be fire-stopped using equal thickness Knauf rigid batts to BS3958-G to achieve equivalent fire resistance

All holes, gaps and breaches through existing compartment walls, ceilings and floors to be fire-stopped using fire retardant mortar or intumescent mastic to achieve 60 minutes fire resistance.

MINIMUM FIRE RESISTANCE PERFORMANCE AS FOLLOWS:

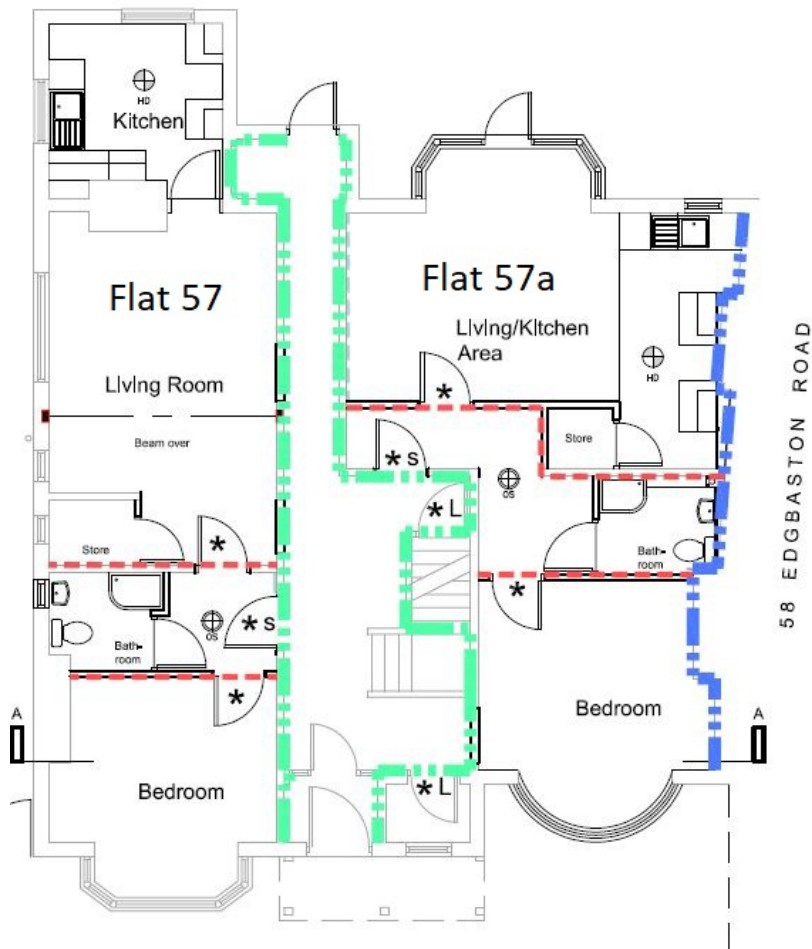
 Minimum 60 minutes fire resistant compartmented stair shaft

 Minimum 60 minutes fire resistant compartment between individual flats & adjoining property

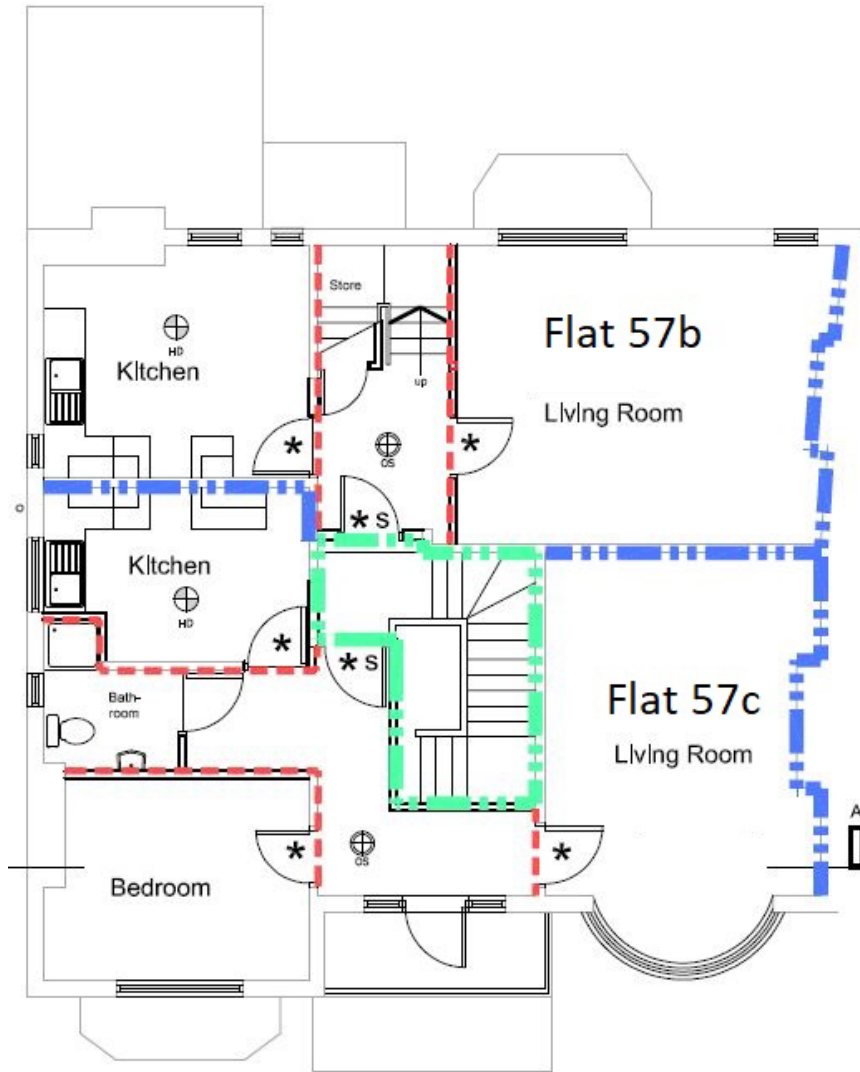
 Minimum 30 minutes fire resistant compartment within flat

ALL FLOORS/CEILINGS BETWEEN FLATS AND COMMUNAL AREAS TO BE A MIN OF 60 MINS FIRE-RESISTANT CONSTRUCTION

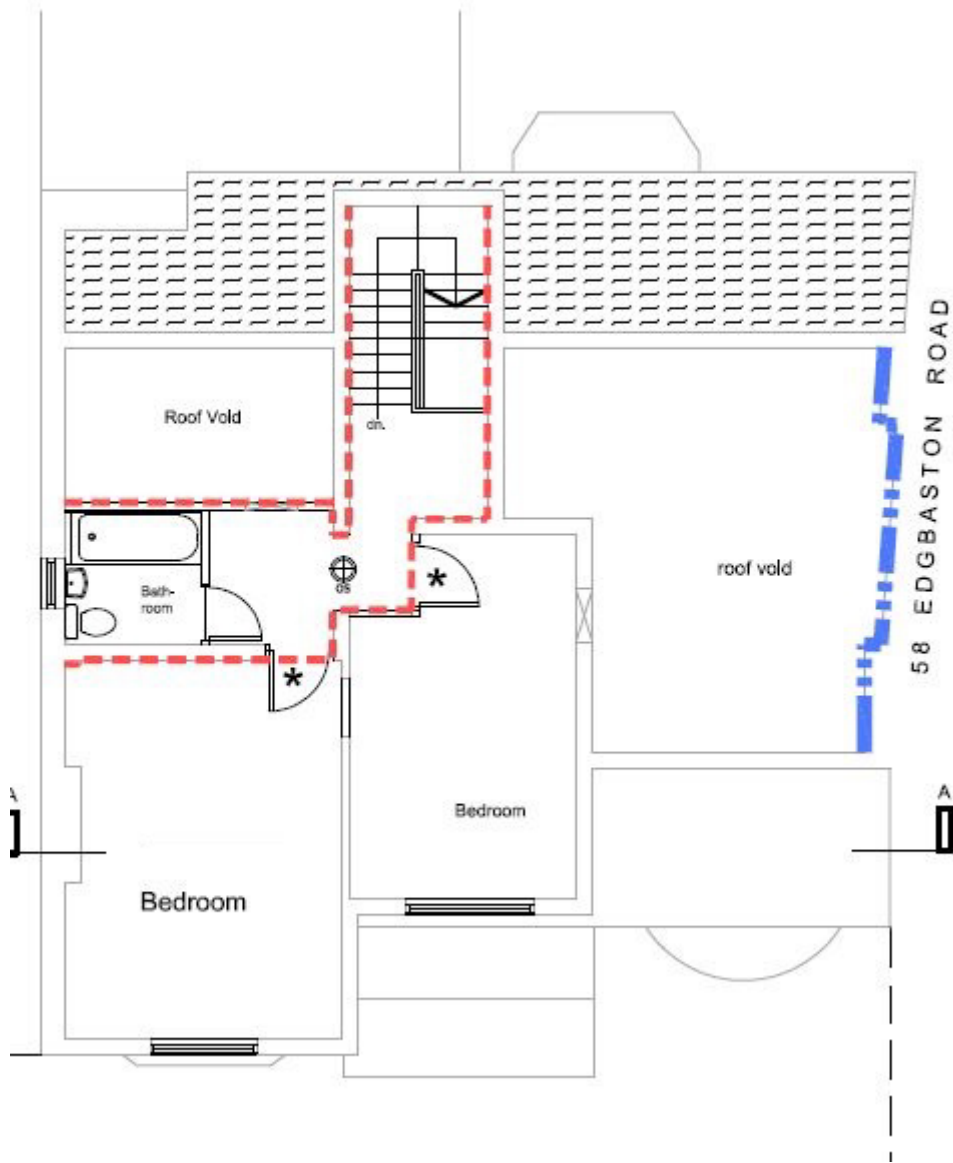
Ground Floor



1st Floor



2nd floor – flat 57b upper floor.



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. Considering the materials used in the buildings construction, it is deemed that these materials or their combination of or application present an acceptable level of fire risk.

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



- 2) Rendered finish to the 1st floor front and side façades.



- 3) Front and rear entrance doors are composite.



- 4) The front entrance porch has been constructed with steel posts and framework adjoined to timber post uprights. The fascias are uPVC and the roof has been clad with clay tiles.



- 5) Tudor style timber boards and posts to the front elevation.



- 6) All windows are double glazed uPVC units. Bay windows are also clad with clay tiles.



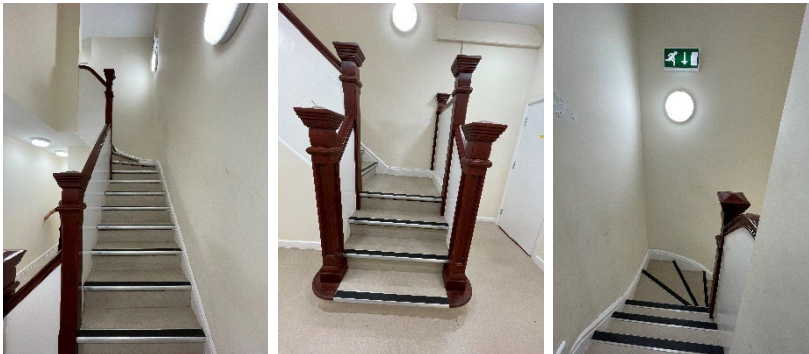
- 7) There is a single balcony to the front façade which is accessed via flat 57c



Section 7

Means of Escape from Fire

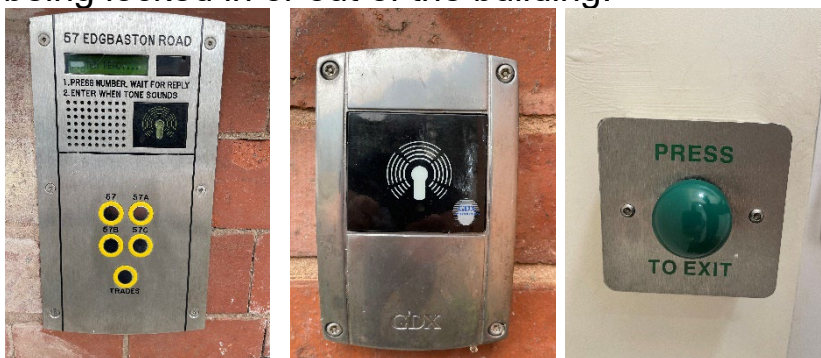
- 1) There is a single open plan staircase that serves access / egress to the 1st floor flats. The width of the staircase is 900mm.



- 2) All corridors are of adequate width and will be maintained clear to that width as a minimum.



- 3) None of the corridors that form part of the means of escape are dead ends.
- 4) There are no communal doors to the communal landings / staircase.
- 5) The front and rear final exit doors are fitted with a 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.



- 6) The final exit door to the front of the building is adjacent a bedroom bay window to flat 57. The facing window doesn't have fire rated glazing installed and is 1.1metres in distance from the final exit door. This is deemed as acceptable as the building's fire strategy is Stay Put Unless and there is the availability of a second exit to the rear which leads to a place of ultimate safety via the garden and side gate to the street.



- 7) All communal fire doors are subject to an annual check by the Fire Safety Rapid Response Team (service cupboard door only in this building).
 - 8) Automatic smoke ventilation is not employed.
 - 9) There are no communal windows other than the one in the ground floor service cupboard. This window is not openable.
-

- 10) Emergency lighting has been installed to the communal landings & stairs.



- 11) There is an electrical service cupboard to the ground floor lobby. The door is an FD60s which is secured with a suited 138 type mortice lock.

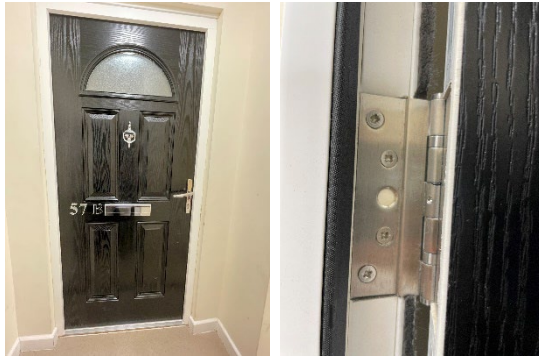


- 12) The fire rating of individual door mats is unknown.
- 13) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
- 14) Individual flat doors are FD30s rated composite fire door sets manufactured by Nationwide. Two of the doors inspected have the BM Trada Q Mark identification plugs demonstrating that the doors are FD30s rated. All Flat entrance doors open directly into the common lobby or landing.
-



15) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.

- **Flat 57b accessed – One of the hinges was missing a screw.**



- Flat 57c accessed – door was correct.



Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD1 Standard.
 - Flat 57b accessed – Working optical smoke detectors to hall, Lounge, landing, bathroom lobby, bedroom 1, bedroom 2 & kitchen (heat / CO2).
 - Flat 57c accessed – Working optical smoke detectors to hall, Lounge, landing, bathroom lobby, bedroom 1 & kitchen (heat / CO2).

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

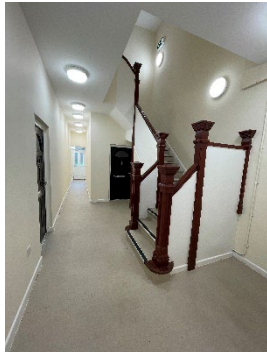
9

Emergency Lighting

- 1) The building 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.



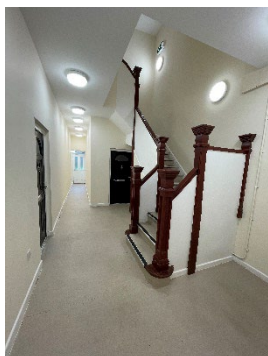
- 3) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team, in accordance with current standard. **There was no evidence of monthly checks on site.** Email sent to PW 8/8/23 (electrical team) who confirmed this actioned has been passed to the contactor C&S.
-

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.

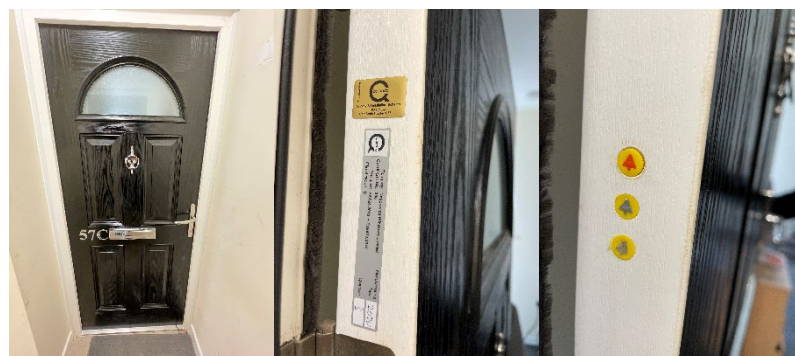
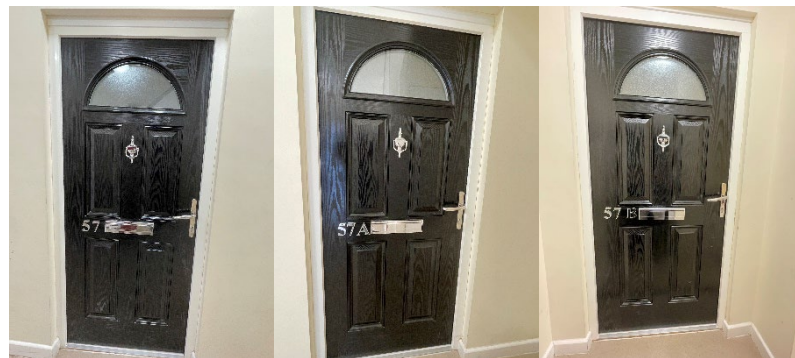


- 3) The communal fire doors are subject to an annual check by the Fire Safety Rapid Response Team (service cupboard door only in this building).
 - 4) The service cupboard to the communal entrance lobby is a 54mm 1-hour timber fire door with intumescent strips and cold smoke seal. The door is kept locked with a 138-type suited key. A key has been provided to residents for access to their electricity meters.
 - 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and 12.5mm fireline board (2 x layer was required).
 - 6) The fire stopping / compartmentation is subject to an annual check by the Fire Safety Rapid Response Team.
-

- 7) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 8) **The plasterboard ceiling to the basement has fallen down in parts exposing firebatt & joists. The plasterboard ceiling should be reinstated.**



- 9) There is no means of access to the internal roof space from the common areas.
- 10) Individual flat doors are FD30s rated composite fire door sets manufactured by Nationwide. Two of the doors inspected have the BM Trada Q Mark identification plugs demonstrating that the doors are FD30s rated.



Section

11

Fire Fighting Equipment

- 1) The premise has no provision for firefighting equipment.

Section

12

Fire Signage

- 1) Fire Door Keep Locked Shut is displayed to the service cupboard.



- 2) Fire Action Notices are not displayed throughout the building. The signs are not necessary due to the building not having a complex layout.
 - 3) Smoking is prohibited within any communal parts of the building in line with Smoke Free England Legislation. **Signs are not displayed throughout the building.**
 - 4) Directional fire escape signage is not necessary due to simplicity of layout however, it has been installed leading to the front exit.
-



5) Yellow LPG warning signs are not displayed ([refer to section 18](#)).

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; November 2020.

This certificate is not valid if the serial number has been defaced or altered

331829 DCR18

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE
Small installations up to 100 A single phase supply
Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original (to the person ordering the work)

Part P No: N/A

APPROVED CONTRACTOR

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR	DETAILS OF THE CLIENT	DETAILS OF THE INSTALLATION
Registration No: 001332	Contractor Reference Number (CRN): N/A	Occupier: Tenant
Trading Title: Electrix Installations Ltd	Name: Sandwell MBC	Address: 57 - COMMUNAL AREA ELECTRICS, Edgbaston Road, Smethwick, West Midlands
Address: Unit 7, Monmore Road, Wolverhampton, West Midlands	Address: Project Management, Investment Division, Roway Lane, Oldbury	Postcode: B66 4LG
Postcode: WV1 2TZ	Postcode: B69 3ES	Tel No: N/A
Tel No: 01902 495020	Tel No: N/A	

PART 2 : DETAILS OF THE ELECTRICAL WORK COVERED BY THIS INSTALLATION CERTIFICATE

Date works completed: 22/10/2020	Description and extent of the installation covered by this certificate: Full rewire of all communal electrics including outside lighting circuit.
The installation is -	
New: <input checked="" type="checkbox"/>	
An addition: <input type="checkbox"/>	
An alteration: <input type="checkbox"/>	Where necessary, continue on a separate numbered page: Page No(s) (N/A)
Replacement of a consumer unit: <input type="checkbox"/>	

PART 3 : NEXT INSPECTION OF THE ELECTRICAL INSTALLATION

I RECOMMEND that this installation is further inspected and tested after an interval of not more than: 10

PART 4 : DECLARATION FOR THE ELECTRICAL INSTALLATION WORK

DESIGN, CONSTRUCTION, INSPECTION & TESTING

I, being the person responsible for the design, construction, inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the design and additionally where this certificate applies to an addition or alteration, having confirmed that the safety of the existing installation is not impaired, hereby CERTIFY that the design, construction, inspection and testing for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671: 2018, amended to 2020 (date) except for the following departures, if any, identified: NONE

Where selectivity is required, details of the verification appended (536.4): Page No(s) (N/A)

Name (capital): MR [Signature] Signature: [Signature] Date: 06/11/2020

- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD60s timber fire door.
- 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 external to the building.



Section
15

Waste Control

- 1) Refuse containers are located away from the blocks and are emptied regularly.



- 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 previous fire related incidents affecting this building.

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.
-

- 5) Residents have access to secure storage sheds detached from the main building to the rear garden.



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:

57, 57a, 57b, 57c Edgbaston Rd

Date of Action Plan:

08/08/2023


Review Date:

<Insert date>

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).

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/15	Install missing screw to hinge / flat 57b entrance door.		P2	Within 1 to 3 months. Rapid Fire Team JM:11976594	03/10/2023

Fire Risk Assessment

9/3	Provide evidence of monthly emergency lighting tests.	N/A	P2	Within 1 to 3 months. Electrical compliance Manager	11/08/2023
10/8	Reinstate plasterboard ceiling to basement.		P3	Within 3 to 6 months. Repairs.	01/02/2024
12/3	Install suitable no smoking signage to external front and rear entrances.	N/A	P2	Within 1 to 3 months. Rapid Fire Team JM:11976851	03/10/2023

Fire Risk Assessment

Observations

N/A

Signed

<i>Chill</i>	Fire Risk Assessor	Date: 09/08/2023
<i>Samuel</i>	Quality Assurance Check	Date: 08/09/2023

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

Name of property: 57, 57a, 57b, 57c Edgbaston Rd

Updated: 05/08/2022

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
Asbestos	The asbestos survey below was undertaken in July 2018 prior to the refurbishment and conversion of the building into 4 flats (57 – 57c) 2019 -2021. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077).

Asbestos Survey		Property Address		57 Edgbaston Road, Smethwick. B66 4LG.				✓ Office use			
Surveyed by	T. Evans/G. Carrington	Date	19/07/2018	Checked by	DEREK STILL		Desktop Check	✓	Site Check		
Reason for request		HSG 264 - Survey Report Type		Date							
Investment Void	✓	Refurbishment Survey	✓	Property Description							
Investment Tenanted		Management Survey	✓	House	✓	Bungalow					
R & M Void		SHAPE Interrogated.	✓	Semi Detached		Low Rise Flat					
R & M Tenanted		No Existing SHAPE Data.	✓	End Terrace	✓	High Rise Flat					
Medical / Emergency - Heating Works		Existing SHAPE Data.		Mid Terrace		Maisonette					
Void Schedule Provided		Refurb Surveys Interrogated ?		No of Bedrooms		Floor Level		Year Built	1920		
				Notes / including details of similar property surveys completed. No similar archetype property available							
				Building Surveyors 0121 569 5077				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES			

Fire Risk Assessment

Site Overview		Property Address		57 Edgbaston Road, Smethwick. B66 4LG.															✓ Office use													
Room / Area	Surveyed ?	Floor Covering								Ducting / Boxing	Floor Structure			Wall				Ceiling					Transom									
		9" *	300 mm Tile	Lino *	Carpet	Vinyl	Laminate	Quarry Tile	Ceramic Tiles		No Access	Solid	Floating	Suspended	Dry lined	Wet Plaster	Paint	Paper	Ceramic Tiles	Tenants TC	Dry Lined	Concrete	Plaster	Tenants TC	Generic TC	Paint	Paper	Lath & Plaster	Glass	Plywood	Supalux	
First Floor Flat 4	✓	-	-	-	✓	✓	-	-	-	-	-	-	✓	-	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
First Floor Under Stairs Cupboard	✓	-	-	-	-	-	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	
First Floor Bathroom/WC/Boiler Room	✓	-	-	-	-	✓	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	
Second Floor Landing/Hall	✓	-	-	-	✓	-	-	-	-	-	-	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	
Second Floor Kitchen/Shower Room	✓	-	-	-	✓	-	-	-	-	-	-	✓	✓	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	
Second Floor Office	✓	-	-	-	✓	-	-	-	-	-	✓	✓	✓	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	

	NA	External Wall			Int Walls		Pitched Roof			Flat Roof		Soffit			RWG			Windows			Ext Doors			DPC's													
		Solid	Cavity	Timber Frame	Concrete	Metal	Solid	Timber Stud	Recon Slate	Nat Slate	Concrete	Clay	Felt	Felt	Asphalt	Timber	Concrete	PVC	Asbestos	N/A	PVC	Metal	Asbestos	Fibrock	PVC	Metal	Timber	Composite	PVC	Metal	Timber	Composite	Timber Int Door	Blumen	Slate	PVC	
Main Property	-	✓	-	-	-	✓	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Extension 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garage / Shed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Sample Locations		Property Address		57 Edgbaston Road, Smethwick. B66 4LG.														
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																		
GROUND FLOR HALL NOTICE BOARD	BOARD	-	UN-SEALED	GC1223 / 2	NO ASBESTOS DETECTED	-	-	-										
CELLAR CEILING AND WALLS	TEXTURED COATING	-	UN-SEALED	GC1223 / 3	NO ASBESTOS DETECTED	-	-	-										
FLAT 2 SINK PAD	BITUMINOUS	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	-										
FLAT 1 SINK PAD	BITUMINOUS	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	-										
FLAT 3 WALL NOTICE BOARD	BOARD	-	UN-SEALED	GC1223 / 5	NO ASBESTOS DETECTED	-	-	-										
FLAT 7 W/C CISTERN	REINFORCED PLASTIC	-	SEALED	PRESUMED	AMOSITE	NO	NO	-										
FLAT 7 FLOOR	THERMOPLASTIC TILES	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	-										
FLAT 7 SINK PAD	BITUMINOUS	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	-										
FLAT 7 KITCHEN CEILING	TEXTURED COATING	-	SEALED-PAINT	GC1223 / 8	NO ASBESTOS DETECTED	-	-	-										
FLAT 7 SHOWER WALLS	TEXTURED COATING	-	SEALED-PAINT	GC1223 / 9	NO ASBESTOS DETECTED	-	-	-										
CAUTION SHOULD BE EXERCISED IF PIPEWORK PENETRATING INTERNAL WALLS NEEDS 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	LOCATION DESCRIPTION	MATERIAL													
FRONT LOBBY WALL CLADDING	TIMBER	FLAT 7 WALLS	TEXTURED PAINT	UNMARKED FLAT ADJACENT FIRST FLOOR STAIRS WALL VENT COVER	PLYWOOD													
FLAT 2 BAY WALL CLADDING	TIMBER	FLAT 7 WALL BOXING	PLYWOOD	FIRST FLOOR BATH PANEL	HARDBOARD													
FLAT 1 WALL BOXING AT RIGHT HAND SIDE OF SINK	PLYWOOD	FLAT 7 FIREPLACE WALL BLANK	PLYWOOD	FIRST FLOOR W/C CISTERN	CERAMIC													
GROUND FLOOR W/C CISTERN	PLASTIC	UNMARKED FLAT ADJACENT FIRST FLOOR STAIRS WALL BOXING	PLYWOOD	FIRST FLOOR BATHROOM WALL BLANK X2	MDF													

Fire Risk Assessment

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Address: Sandwell MBC Operations & Development Centre
Direct 2 Trading Estate
Roway Lane
Oldbury
West Midlands
B69 3ES

Site Address: 57 Edgbaston Road
Smethwick

Samples Received: 23/07/2018

Issue Date: 23/07/2018

Order Placed By: Mr D Still

Sampled By: Sandwell MBC Operations & Development Centre

Analysed on: 23/07/2018

Authorised Signatory:

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation					
Report No.: J103992					
Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
BS092054	GC1223/05	Flat 3	Noticeboard	No Asbestos Detected	Miss L Smart
BS092055	GC1223/06	Flat 5	Noticeboard	No Asbestos Detected	Miss L Smart
BS092056	GC1223/07	Flat 7	Textured coating to walls	No Asbestos Detected	Miss L Smart
BS092057	GC1223/08	Flat 7	Textured coating to ceiling	No Asbestos Detected	Miss L Smart
BS092058	GC1223/09	Flat 7 - Shower	Textured coating to walls	No Asbestos Detected	Miss L Smart
BS092059	GC1223/10	First Floor - Bathroom	Textured coating to ceiling	No Asbestos Detected	Miss L Smart
BS092060	GC1223/11	First Floor - Landing Cupboard	Insulating board door panel	No Asbestos Detected	Miss L Smart
BS092061	GC1223/12	Second Floor - Office	Noticeboard	No Asbestos Detected	Miss L Smart
BS092062	GC1223/13	External	Insulating board soffit to front canopy	No Asbestos Detected	Miss L Smart