

# Fire Risk Assessment

## Aston Street.

71-76, 77-82, 83-88, 89-94, 95-100

Tipton

DY4 7DS.



**Date Completed:** 31<sup>ST</sup> May 2024

**Review Period:** 3 years

**Officer:** Anthony Smith **Fire Risk Assessor**

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

**Current Risk Rating = Trivial**

**Subsequent reviews**

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

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## Section

# 0

## Introduction

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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.

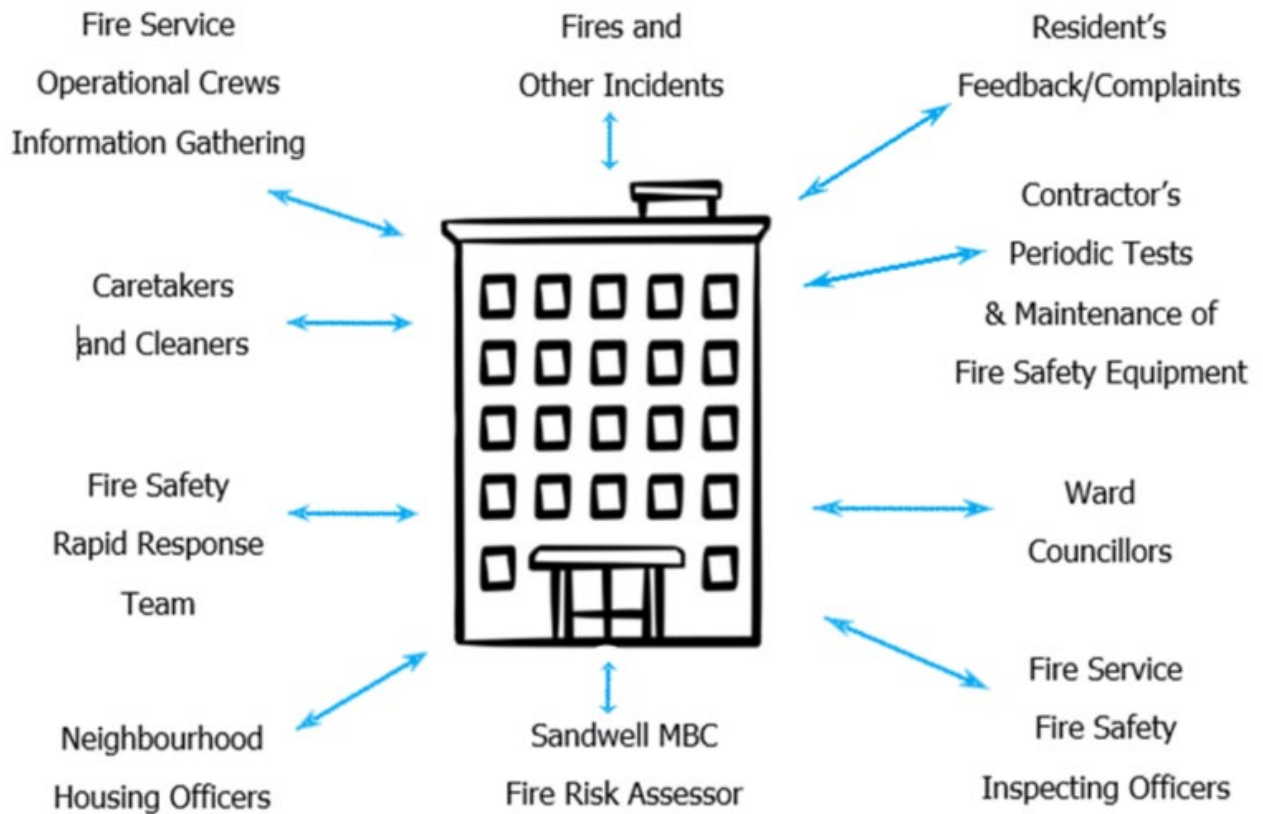
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but the Council will as a minimum review:

- 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.

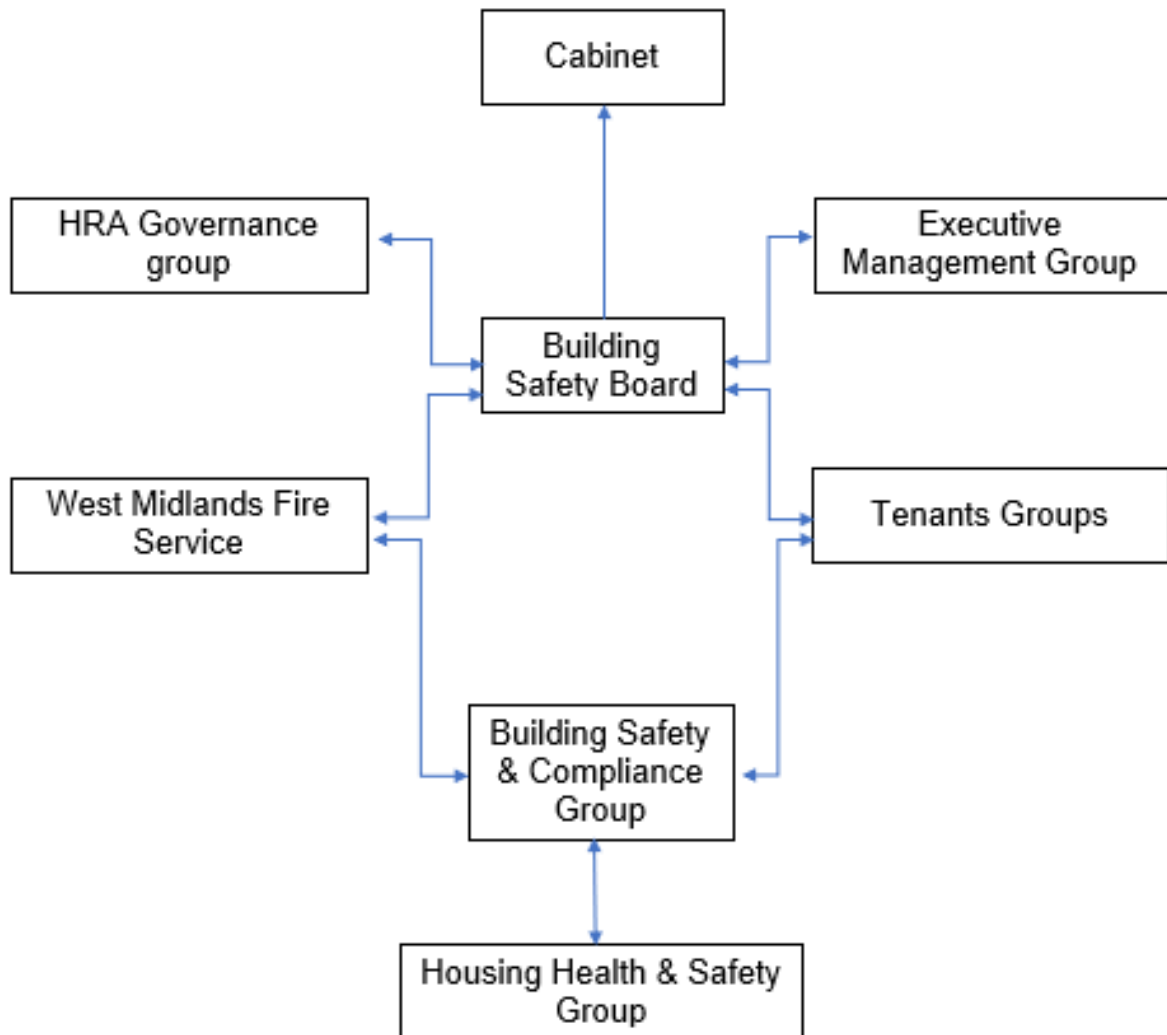
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The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

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 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
<a href="#">Section 6</a>	<p><b>External Envelope</b> Each façade of the building comprises of traditional brick masonry.</p> <p>Individual flat windows and those to communal areas are UPVC double glazed units.</p>	Trivial
<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b> Each premise has a single staircase and two final exit doors.</p>	Trivial
<a href="#">Section 8</a>	<b>Fire Detection and Alarm Systems</b>	Trivial

	Flats have a fire detection system fitted to an LD3 standard.	
<a href="#">Section 9</a>	<p><b>Emergency Lighting</b> Emergency lighting has not been installed.</p> <p>Convention lighting is in place to the communal parts.</p>	Trivial
<a href="#">Section 10</a>	<p><b>Compartmentation</b> The blocks have sufficient compartmentation between dwellings.</p> <p>Individual flat entrance doors are predominately Nominal FD30s fire doors.</p>	Trivial
<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b> The premises have no provision for firefighting equipment.</p>	Trivial
<a href="#">Section 12</a>	<p><b>Fire Signage</b> Due to simplicity of layout no requirement for fire signage.</p>	Trivial
<a href="#">Section 13</a>	<p><b>Employee Training</b> All staff receive basic fire safety awareness training.</p>	Trivial
<a href="#">Section 14</a>	<p><b>Sources of Ignition</b> The fixed electrical tests are within date.</p>	Trivial
<a href="#">Section 15</a>	<p><b>Waste Control</b> Refuse containers are emptied regularly.</p> <p>There is a regular cleaning service to the premises.</p>	Trivial
<a href="#">Section 16</a>	<p><b>Control and Supervision of Contractors and Visitors</b></p>	Trivial

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Fire Risk Assessment

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	Contractors are controlled centrally, and hot works permits are required where necessary.	
<a href="#">Section 17</a>	<b>Arson Prevention</b> There is a door entry system which prevents unauthorised access.  External lighting is in place.	Trivial
<a href="#">Section 18</a>	<b>Storage Arrangements</b> Residents instructed not to bring L.P.G cylinders into block.	Trivial

### Risk Level Indicator

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

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

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

Low       Medium       High

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

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

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

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

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

Slight Harm       Moderate Harm       Extreme Harm

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

After considering the use of the premise and the occupants the consequences for life safety in the event of a fire would be slight harm.

This is due to there being a Stay Put Unless policy and sufficient compartmentation to include predominately Nominal FD30s doors to flat entrances combined with suitable smoke detection to LD3 standard within flats.

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

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

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

### **Executive Director of Place**

Alan Lunt

### **Assistant Director Building Compliance**

Phil Deery

### **Fire Safety Manager**

Tony Thompson

### **Team Lead Fire Safety**

Jason Blewitt

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

Carl Hill

Louis Conway

Anthony Smith

Adrian Jones

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

Lee Mlilo

Abdul Monim Khan

### **Housing Office Manager**

Rushpal Dhaliwal

*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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Aston Street 71-76, 77-82, 83-88, 89-94, 95-100  
Tipton  
DY4 7DS

**Description of the Property**

The low-rise blocks were built in 1962.  
The blocks consist of 3 storeys (inclusive of the ground floor)  
Each of the floors contains 2 number dwelling.



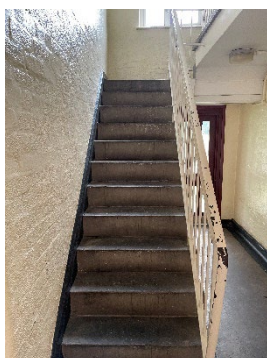
The block has a main entrance to the front elevation and a further exit located on the rear elevation.

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



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

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



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

The enforcing authority is West Midlands Fire Service.

High/Low Rise	Low Rise
Number of Floors	3
Date of Construction	1962
Construction Type	Traditional brick cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1 per block
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof	Loft Hatch second floor.
Equipment on roof (e.g., mobile phone station etc)	None

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**Persons at Risk**

Residents / Occupants of 30 flats.

Visitors,

Sandwell MBC employees,

Contractors,

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

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

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**Section  
5**

**Building Plan**

General plan which outlines the buildings footprint.

Block 71-76 and 77-82.



Block 83-88, 89-94 and 95-100



## 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.

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

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



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



3) Front entrance doors are timber.



4) The block has a pitched roof.



**Section**

**7**

**Means of Escape from Fire**

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- 1) Each of the blocks has a single staircase, the width is 860 mm.



- 2) The means of escape are protected to prevent the spread of fire and smoke with predominately Nominal FD30s doors. Internal access to flats (82 and 83) was gained during the fire risk assessment.



- 3) The only communal doors within the block are the final exit doors which are fitted with automatic closing devices that are checked on a regular basis by the Janitorial Teams as part of their daily checks. All blocks have an electric meter cupboard door at ground floor level (as advised by resident) under the concrete stairs. These doors were not opened during the fire risk assessment as no key available.
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- 4) The final exit door is fitted with an automatic closing device and door entry system. This entry system is designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



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



- 7) Communal areas are kept free of flammable items. However, Items noted in staircase of block 95-100. Email sent to housing manager.

*Good housekeeping is fundamental to reducing risk in blocks of flats.  
Controlling the presence of combustibile materials and ignition sources*

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*not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.*

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



- 9) Ground floor service cupboards and storage cupboards on the first and second floor are not of fire resisting construction.



- 10) The surface coatings to the communal areas are class 0 rated.

- 11) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.

- 12) Individual Flat doors are predominately Nominal FD30s rated doors. Access was gained during the Fire risk assessment to flats 82 and 83.
-





13) Each flat at first and second floor has rear balcony access.



14) Combustible Items noted outside of flats 98 and 100. Email sent to housing manager. Communal area to be kept clear.



## Section

# 8

## Fire Detection and Alarm Systems

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- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Smoke detection within residents' flats is installed to an LD3 standard. Flat 83 appears to have a battery smoke alarm in hallway and Flat 82 in hallway and living room(hard wired) (smoke alarm can activate on light switch). Email sent to electrical engineers.

*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

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- 1) Blocks do not have an emergency / escape lighting system. This is deemed acceptable within a 3-storey block that has adequate conventional lighting installed.
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## Section 10

## Compartmentation

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

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

### Block 71-76

Floor No.	Electrical																Floor No.										
	Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials					Fire Stopping Materials									
	Block	Full	Partial	None	Block	Full	Partial	None	Block	Full	Partial	None	Block	Full	Partial	None	Block	Full	Partial	None	Block	Full	Partial	None			
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Common areas free from debris		<input checked="" type="checkbox"/>		Common windows free from debris		<input checked="" type="checkbox"/>		Flat areas free from debris		<input checked="" type="checkbox"/>		Common cupboards locked and secure		<input checked="" type="checkbox"/>		Common areas free from loose stored items		<input checked="" type="checkbox"/>		Common areas free from repair materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
<b>Foam Removal &amp; Enhancement Record</b>													<b>Foam, Enhancements &amp; Other Comments:</b>														
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Foam Present & Partially Removed This Visit																											
Foam Present & Fully Removed This Visit																											
No Foam Present													<input checked="" type="checkbox"/>														
No Enhancement Carried Out This Visit													<input checked="" type="checkbox"/>														
Enhancement Carried Out This Visit																											

# Fire Risk Assessment

## Block 77-82

Electrical																																																			
Fire Stopping Materials		Fire Stopping Materials										Fire Stopping Materials										Fire Stopping Materials										Fire Stopping Materials																			
Floor No	Supellux	Insu Batt	Insu Sponge	Insu AM Mastic	Gnephite Filler	Insu Pads	Insu Pillows	Insu Wreps	Rockwool	Supellux	Insu Batt	Insu Sponge	Insu AM Mastic	Gnephite Filler	Insu Pads	Insu Pillows	Insu Wreps	Rockwool	Supellux	Insu Batt	Insu Sponge	Insu AM Mastic	Gnephite Filler	Insu Pads	Insu Pillows	Insu Wreps	Rockwool	Supellux	Insu Batt	Insu Sponge	Insu AM Mastic	Gnephite Filler	Insu Pads	Insu Pillows	Insu Wreps	Rockwool	Floor No														
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# Fire Risk Assessment

## Block 83-88

Electrical																																																								
		Fire Stopping Material					Fire Stopping Material					Fire Stopping Material					Fire Stopping Material																																							
Floor No	Staples	Info Leaf	Info Sprays	Info AMI Materials	Cigarette Filter	Info Pads	Info Pillows	Info Wreps	Boardwood	Staples	Info Leaf	Info Sprays	Info AMI Materials	Cigarette Filter	Info Pads	Info Pillows	Info Wreps	Boardwood	Staples	Info Leaf	Info Sprays	Info AMI Materials	Cigarette Filter	Info Pads	Info Pillows	Info Wreps	Boardwood	Staples	Info Leaf	Info Sprays	Info AMI Materials	Cigarette Filter	Info Pads	Info Pillows	Info Wreps	Boardwood	Floor No																			
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# Fire Risk Assessment

## Block 89-94

Electrical																																									
		Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																			
Floor No	Supellux	Inu Batt	Inu Sponge	Inu AM Mastic	Gangplate Filler	Inu Pass	Inu Pillow	Inu Wrepa	Rockwool	Supellux	Inu Batt	Inu Sponge	Inu AM Mastic	Gangplate Filler	Inu Pass	Inu Pillow	Inu Wrepa	Rockwool	Supellux	Inu Batt	Inu Sponge	Inu AM Mastic	Gangplate Filler	Inu Pass	Inu Pillow	Inu Wrepa	Rockwool	Supellux	Inu Batt	Inu Sponge	Inu AM Mastic	Gangplate Filler	Inu Pass	Inu Pillow	Inu Wrepa	Rockwool	Floor No				
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Communal areas free from defects		✓		Communal land free from defects		✓		Flat doors free from defects		✗		Communal cupboards locked and secure		✓		Communal areas free from tenants stored items		✗		Communal areas free from repair materials		✓																			
<b>Foam Removal &amp; Enhancement Record</b>										<b>Foam, Enhancements &amp; Other Comments:</b>																															
Foam Present But Not Removed This Visit																																									
Foam Present & Partially Removed This Visit																																									
Foam Present & Fully Removed This Visit																																									
No Foam Present										✓																															
No Enhancement Carried Out This Visit										✓																															
Enhancement Carried Out This Visit																																									

## Fire Risk Assessment

### Block 95-100

Floor No	Electrical																Floor No														
	Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials				Fire Stopping Materials					Fire Stopping Materials													
	Stuplax	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Stuplax	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Stuplax	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool				
B																													B		
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15																													15		
16																													16		
Communal doors free from defects				Communal windows free from defects				Flat doors free from defects				Communal cupboards locked and secure				Communal areas free from tenant stored items				Communal areas free from repair materials											
				✓				✓				✗				✓				✗				✓							
<b>Foam Removal &amp; Enhancement Record</b>																<b>Foam, Enhancements &amp; Other Comments:</b>															
Foam Present But Not Removed This Visit																															
Foam Present & Partially Removed This Visit																															
Foam Present & Fully Removed This Visit																															
No Foam Present																✓															
No Enhancement Carried Out This Visit																✓															
Enhancement Carried Out This Visit																															

6) Individual flat entrance doors are predominantly Nominal FD30s rated composite fire doors.

Refer to updated door spreadsheet below.

Aston Street 71-76 (O&E)	BL02260A	BL02260AS10	71-76 Aston Street;Tipton;West Midlands;;	Intentionally Blank
Aston Street 71-76 (O&E)	BL02260AS11	DW0226000013	71 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 71-76 (O&E)	BL02260AS11	DW0226000014	72 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 71-76 (O&E)	BL02260AS11	DW0226000015	73 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 71-76 (O&E)	BL02260AS11	DW0226000016	74 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 71-76 (O&E)	BL02260AS11	DW0226000017	75 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 71-76 (O&E)	BL02260AS11	DW0226000018	76 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 77-82 (O&E)	BL02260A	BL02260AS11	77-82 Aston Street;Tipton;West Midlands;;	Intentionally Blank
Aston Street 77-82 (O&E)	BL02260AS11	DW0226000019	77 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 77-82 (O&E)	BL02260AS11	DW0226000020	78 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 77-82 (O&E)	BL02260AS11	DW0226000021	79 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 77-82 (O&E)	BL02260AS11	DW0226000022	80 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 77-82 (O&E)	BL02260AS11	DW0226000023	81 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 77-82 (O&E)	BL02260AS11	DW0226000024	82 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 83-88 (O&E)	BL02260A	BL02260AS12	83-88 Aston Street;Tipton;West Midlands;;	Intentionally Blank
Aston Street 83-88 (O&E)	BL02260AS12	DW0226000025	83 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 83-88 (O&E)	BL02260AS12	DW0226000026	84 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 83-88 (O&E)	BL02260AS12	DW0226000027	85 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 83-88 (O&E)	BL02260AS12	DW0226000028	86 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 83-88 (O&E)	BL02260AS12	DW0226000029	87 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 83-88 (O&E)	BL02260AS12	DW0226000030	88 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 89-94 (O&E)	BL02260A	BL02260AS13	89-94 Aston Street;Tipton;West Midlands;;	Intentionally Blank
Aston Street 89-94 (O&E)	BL02260AS13	DW0226000031	89 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 89-94 (O&E)	BL02260AS13	DW0226000032	90 Aston Street;Tipton;West Midlands;;	Timber Door FD30 Not Glazed
Aston Street 89-94 (O&E)	BL02260AS13	DW0226000033	91 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 89-94 (O&E)	BL02260AS13	DW0226000034	92 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 89-94 (O&E)	BL02260AS13	DW0226000035	93 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 89-94 (O&E)	BL02260AS13	DW0226000036	94 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 95-100 (O&E)	BL02260A	BL02260AS15	95-100 Aston Street;Tipton;West Midlands;;	Intentionally Blank
Aston Street 95-100 (O&E)	BL02260AS15	DW0226000037	95 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 95-100 (O&E)	BL02260AS15	DW0226000038	96 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 95-100 (O&E)	BL02260AS15	DW0226000039	97 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 95-100 (O&E)	BL02260AS15	DW0226000040	98 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 95-100 (O&E)	BL02260AS15	DW0226000041	99 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed
Aston Street 95-100 (O&E)	BL02260AS15	DW0226000042	100 Aston Street;Tipton;West Midlands;;	Hurst Not Glazed





- 7) There is access to the internal roof space from the common areas via a padlocked roof hatch. Access was not gained during the fire risk assessment.



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## Section

# 11

## Fire Fighting Equipment

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

## Section 12

### Fire Signage

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



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

**Section  
13**

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

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Information regarding use of fire doors is provided to residents.



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



## Section 14

### Sources of Ignition

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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) A barbeque was noted at the rear of block 71-76. Email sent to housing manager as not permitted.



- 5) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was: Block 77-82 (03/02/2021) Block 83- 88 (03/02/2021) Block 89-94 (20/01/2021) Block 95-100 ( 19/01/2021, Email sent to electrical Engineers requesting confirmation that the unsatisfactory result has been rectified) . Block 71-76 is scheduled to be tested June 2024.
-

Block 77-82.

<b>1 DETAILS OF THE PERSON ORDERING THE REPORT</b>	
Client:	Sandwell MBC
Address:	Direct 2 Industrial Estate, Roway Lane, Oldbury, B69 3E5
<b>2 REASON FOR PRODUCING THIS REPORT</b>	
Reason for producing this report: 5 yearly report	
Date(s) on which inspection and testing was carried out:	03/02/2021
<b>3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b>	
Installation Address:	Client, 72-82 Aston Street, , Tipton, Westmidlands, DY40JD
Estimated age of wiring system:	40 years
Evidence of additions/alterations:	Yes if yes, estimated age: 10 years
Installation records available? (Regulation 651.1)	N/A
Date of last inspection:	
<b>4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b>	
Extent of the electrical installation covered by this report: communal lighting	
Agreed limitations including the reasons (see Regulation 653.2): 100% visual inspection carried out 20% accessories removed	
Agreed with:	Client
Operational limitations including the reasons: None	
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.	
<b>5 SUMMARY OF THE CONDITION OF THE INSTALLATION</b>	
See page 3 for a summary of the general condition of the installation in terms of electrical safety.	
Overall assessment of the installation in terms of it's suitability for continued use*:	<b>SATISFACTORY</b>
* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.	
<b>6 RECOMMENDATIONS</b>	
Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by:	
	5 Years
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.	

Block 83-88.

INSTALLATIONS LIMITED		Requirements For Electrical Installations - BS 7671 IET Wiring Regulations	
		Report Reference:	DH/DEICR/00006
<b>1 DETAILS OF THE PERSON ORDERING THE REPORT</b>			
Client:	Sandwell MBC		
Address:	Direct 2 Industrial Estate, Roway Lane, Oldbury, B69 3ES		
<b>2 REASON FOR PRODUCING THIS REPORT</b>			
Reason for producing this report: 5 yearly report			
Date(s) on which inspection and testing was carried out:	03/02/2021		
<b>3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b>			
Installation Address:	Client, 83-88 Aston Street, , Tipton, Westmidlands, DY40JD		
Estimated age of wiring system:	40 years	Evidence of additions/alterations:	Yes if yes, estimated age: 10 years
Installation records available? (Regulation 651.1)	N/A	Date of last inspection:	
<b>4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b>			
Extent of the electrical installation covered by this report: communal lighting			
Agreed limitations including the reasons (see Regulation 653.2): 100% visual inspection carried out 20% accessories removed			
Agreed with:	Client		
Operational limitations including the reasons: None			
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.			
<b>5 SUMMARY OF THE CONDITION OF THE INSTALLATION</b>			
See page 3 for a summary of the general condition of the installation in terms of electrical safety.			
Overall assessment of the installation in terms of it's suitability for continued use*:			<b>SATISFACTORY</b>
* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.			
<b>6 RECOMMENDATIONS</b>			
Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.			
Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by:			5 Years
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.			

Block 89-94.

**NEWAY ELECTRICAL  
INSTALLATIONS LIMITED**

**DOMESTIC ELECTRICAL INSTALLATION  
CONDITION REPORT**  
Requirements For Electrical Installations - BS 7671 IET Wiring Regulations  
Report Reference: 08/DEICR/00004

<b>1 DETAILS OF THE PERSON ORDERING THE REPORT</b>	
Client:	Sandwell MBC
Address:	Direct 2 Industrial Estate, Roway Lane, Oldbury, B69 3ES
<b>2 REASON FOR PRODUCING THIS REPORT</b>	
Reason for producing this report: Assess the condition of the fixed wiring final circuits in accordance with BS 7671	
Date(s) on which inspection and testing was carried out:	20/01/2021
<b>3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b>	
Installation Address:	Client tenant , 89-94 Aston Street , DY4 0JD
Estimated age of wiring system:	30 years Evidence of additions/alterations: N/A If yes, estimated age: N/A years
Installation records available? (Regulation 651.1)	N/A Date of last inspection:
<b>4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b>	
Extent of the electrical installation covered by this report: All distribution and fixed wiring final circuits from the landlords supply	
Agreed limitations including the reasons (see Regulation 653.2): NONE	
Agreed with: Client	
Operational limitations including the reasons: Cant get access to door entry system to take a zs reading and no point to get zs reading for the TV circuit	
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.	
<b>5 SUMMARY OF THE CONDITION OF THE INSTALLATION</b>	
See page 3 for a summary of the general condition of the installation in terms of electrical safety.	
Overall assessment of the installation in terms of it's suitability for continued use*:	<b>SATISFACTORY</b>
* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.	
<b>6 RECOMMENDATIONS</b>	
Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.	
Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by:	5 Years
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.	

Block 95-100

<b>NEWAY ELECTRICAL INSTALLATIONS LIMITED</b>		<b>DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT</b>	
		Requirements For Electrical Installations - BS 7671 IET Wiring Regulations	
		Report Reference:	08/DEICR/00002
<b>1 DETAILS OF THE PERSON ORDERING THE REPORT</b>			
Client:	Sandwell MBC		
Address:	Direct 2 Industrial Estate, Roway Lane, Oldbury, B69 3E5		
<b>2 REASON FOR PRODUCING THIS REPORT</b>			
Reason for producing this report: Assess the condition of the fixed wiring in accordance with BS 7671 for com lights			
Date(s) on which inspection and testing was carried out: 19/01/2021			
<b>3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b>			
Installation Address: Client Tenant , 95-100 Aston Street , DY4 0JD			
Estimated age of wiring system:	30 years	Evidence of additions/ alterations:	N/A if yes, estimated age: N/A years
Installation records available? (Regulation 651.1)	N/A	Date of last inspection:	
<b>4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b>			
Extent of the electrical installation covered by this report: All distrobution and fixed final circuits from landlords supply.			
Agreed limitations including the reasons (see Regulation 653.2): 100% visual inspection carried out and 20% accessories removed			
Agreed with: Client			
Operational limitations including the reasons: No access to door entry system to take zs reading and no point to take TV zs from			
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.			
<b>5 SUMMARY OF THE CONDITION OF THE INSTALLATION</b>			
See page 3 for a summary of the general condition of the installation in terms of electrical safety.			
Overall assessment of the installation in terms of it's suitability for continued use*:			<b>UNSATISFACTORY</b>
* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.			
<b>6 RECOMMENDATIONS</b>			
Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'F1 - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 5 Years			
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.			

This form is based on the model shown in Appendix 6 of BS 7671:2018.

Page: 1 of 7

- 6) The electrical installation i.e., risers are contained within dedicated service cupboards and are in the entrance lobby. No access obtained during fire risk assessment.





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



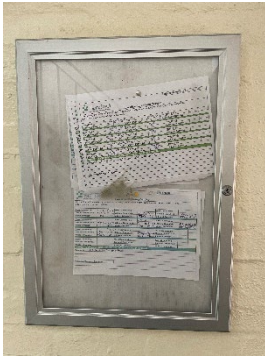
**Section  
15**

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## Waste Control

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



- 3) There is an 'Out of Hours' service in place to remove bulk items.

**Section  
16**

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## **Control and Supervision of Contractors and Visitors**

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- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
  - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 3) 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**

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- 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 has been 1 related fire incident since the last fire risk assessment. The fire service attended a bedroom fire at Flat 95 on 03/06/2018.
-

**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.
-

**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:

Aston Street:71-76,77-82,83-88,89-94,95-100

Date of Action Plan:

31/05/2024

Review Date:

<Insert date>

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



## Fire Risk Assessment

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

### Observations

Future works programme should consider replacing the electrical intake timber door, within the ground floor staircase, and store cupboard doors on first and second floors within staircase, with 30 minutes certified fire resisting door sets.



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

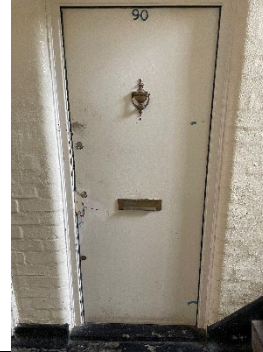




Fire Risk Assessment

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Future works programme should replace the timber entrance door to flat 90 with a certified self-closing FD 30s door set. Email sent to manager of door programme.



Arrangements to be made for rapid fire team to gain access to roof voids to allow inspection by the fire risk assessor.



Signed

	Fire Risk Assessor	Date: 31/05/2024
	Quality Assurance Check	Date: 03/06/2024

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

Name of property: Aston Street. 71-76, 77-82, 83-88, 89-94, 95-100.


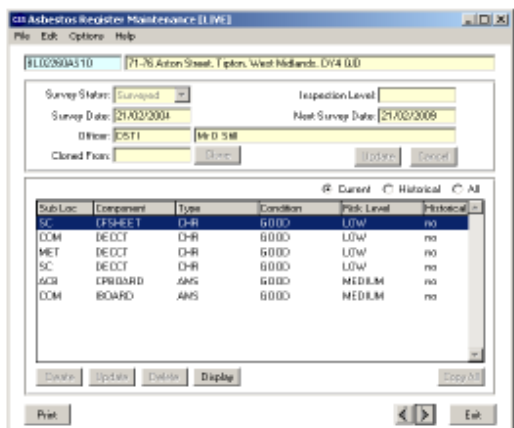

Updated: 29/07/2022.

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still <a href="tel:01215695077">Tel:- 0121 569 5077</a> ). <i>Include survey</i>


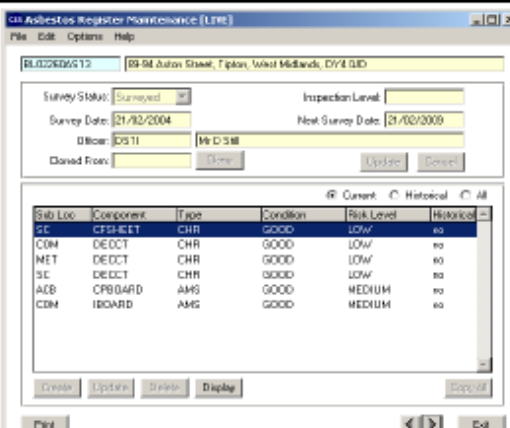

### Block 71-76

<b>Asbestos Survey</b>		Property Address	71-76 Aston Street, Tipton DY4 0JD		<input checked="" type="checkbox"/> Office use					
Surveyed by	S. Harrison	Date	14/03/14		Checked by	DEREK STILL	Desktop Check	<input checked="" type="checkbox"/>	Site Check	<input type="checkbox"/>
Reason for request		HSG 264 - Survey Report Type		Date		19/03/2014				
Investment Void		Refurbishment Survey		Property Description		3 STOREY LOW RISE BLOCK				
Investment Tenanted		Management Survey								
R & M Void		SHAPE Interrogated.		<input checked="" type="checkbox"/>						
R & M Tenanted		No Existing SHAPE Data.								
Medical / Emergency - Heating Works		Existing SHAPE Data.		<input checked="" type="checkbox"/>						
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?								
						Notes / including details of similar property surveys completed.  <b>**Survey revised by W Colbourne on 03/08/16 **</b> Revised by S. Harrison – 29/07/2022				
Building Surveyors 0121 569 5077						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES				
										

## Fire Risk Assessment

Sample Locations	Property Address 71-76 Aston Street, Tipton DY4 0JD							
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Label 1	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 LANDING/STAIRS - WALLS	TEXTURED COATING	-	SEALED	PRESUMED	CHRYSTOLE	NO	NO	-
75 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1143003	NO ASBESTOS DETECTED	-	-	-
73 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1143005	NO ASBESTOS DETECTED	-	-	-
72 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1143006	NO ASBESTOS DETECTED	-	-	-
2 <sup>ND</sup> FLOOR STORES - FRAME SEALANT	MASTIC	-	SEALED	SH 1143007	NO ASBESTOS DETECTED	-	-	-
1 <sup>ST</sup> FLOOR STORES - FRAME SEALANT	MASTIC	-	SEALED	SH 1143008	NO ASBESTOS DETECTED	-	-	-
LANDING WINDOW FRAMES - SEALANT	MASTIC	-	SEALED	SH 1143009	NO ASBESTOS DETECTED	-	-	-
LANDING DUCT PANELS - SEALANT	MASTIC	-	SEALED	SH 1143010	NO ASBESTOS DETECTED	-	-	-
GROUND FLOOR UNDER STAIR CUPBOARD - FRAME SEALANT	MASTIC	-	SEALED	SH 1143011	NO ASBESTOS DETECTED	-	-	-
COMMUNAL LANDING/STAIRS - WALLS	TEXTURED COATING	-	SEALED	-	-	-	-	REQUEST SAME E/F E 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			
FRONT AND REAR ENTRANCE COMBI FRAME PANELS	PLASTIC	2 <sup>ND</sup> FLOOR LANDING CEILING	PLASTERBOARD					
ALL FLOORS - VERTICAL PANELS ADJACENT FRONT DOORS	TIMBER	FRONT AND REAR DOOR ENTRY-FRAME SEALANT	SILICONE					
COMMUNAL STAIRS LANDING CEILING/SOFFITS	CONCRETE / PLASTER	LANDING WINDOW FRAME ADJACENT NO. 75- SEALANT	SILICONE					
EXTERNAL BIN STORE CEILING	CONCRETE	NO. 76 DOOR FRAME- SEALANT	SILICONE					
GROUND FLOOR UNDER STAIR CUPBOARD - SOFFIT	CONCRETE							


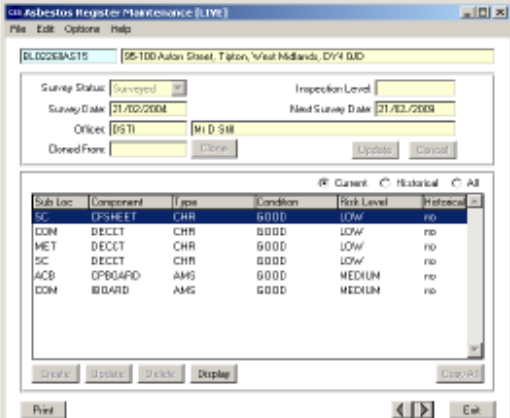

### Block 89-94

Asbestos Survey		Property Address	89-94 Aston Street, Tipton DY4 0JD		✓ Office use			
Surveyed by	S. Harrison	Date	14/03/14		Checked by	DEREK STILL	Desktop Check	Site Check
Reason for request		HSG 264 - Survey Report Type		Date	19/03/2014			
Investment Void		Refurbishment Survey		<div style="border: 1px solid black; padding: 5px;">                     Property Description                       3 STOREY LOW RISE BLOCK    </div>				
Investment Tenanted		Management Survey	✓					
R & M Void		SHAPE Interrogated.	✓					
R & M Tenanted		No Existing SHAPE Data.						
Medical / Emergency - Heating Works		Existing SHAPE Data.	✓					
Communal Areas	✓	Refurb Surveys Interrogated ?		Year Built	1962			
						Notes / including details of similar property surveys completed.  **Survey revised by W Colbourne on 03/08/16**  Revised by S. Harrison - 29/07/2022.		
Building Surveyors 0121 569 5077						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES		
								

## Fire Risk Assessment

Sample Locations		Property Address 89-94 Aston Street, Tipton DY4 0JD						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LIBRETT	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 LANDINGS/STAIRS - WALLS	TEXTURED COATING	-	SEALED	PRESUMED	CHRYSOITILE	NO	NO	-
93 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1140001	NO ASBESTOS DETECTED	-	-	-
91 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1140002	NO ASBESTOS DETECTED	-	-	-
90 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1140003	NO ASBESTOS DETECTED	-	-	-
2 <sup>ND</sup> FLOOR STORES - FRAME SEALANT	MASTIC	-	SEALED	SH 1140004	CHRYSOITILE	NO	NO	-
1 <sup>ST</sup> FLOOR STORES - FRAME SEALANT	MASTIC	-	SEALED	SH 1140005	NO ASBESTOS DETECTED	-	-	-
GROUND FLOOR UNDER STAIRS CLIPBOARD -	MASTIC	-	SEALED	SH 1140006	CHRYSOITILE	NO	NO	-
LANDING WINDOW FRAMES - SEALANT	MASTIC	-	SEALED	SH 1140007	NO ASBESTOS DETECTED	-	-	-
ALL LANDINGS - DUCT PANELS - SEALANT	MASTIC	-	SEALED	SH 1140008	NO ASBESTOS DETECTED	-	-	-
COMMUNAL LANDINGS/STAIRS - WALLS	TEXTURED COATING	-	SEALED	-	-	-	-	REQUEST SAMPLE TO BE DESTROYED
<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			
FRONT AND REAR ENTRANCE COMBI FRAME PANELS	PLASTIC	2 <sup>ND</sup> FLOOR LANDING CEILING	PLASTERBOARD					
ALL FLOORS - VERTICAL PANELS ADJACENT FRONT DOORS	TIMBER	FRONT AND REAR DOOR ENTRY-FRAME SEALANT	SILICONE					
COMMUNAL STAIRS LANDING CEILING/SOFFITS	CONCRETE / PLASTER	ALL FRONT DOOR FRAMES - SEALANT	MASTIC					
EXTERNAL BIN STORE CEILING	CONCRETE							
GROUND FLOOR UNDER STAIR CLIPBOARD - SOFFIT	CONCRETE							

### Block 95-100

Asbestos Survey		Property Address 95-100 Aston Street, Tipton DY4 0JD				Office Use <input checked="" type="checkbox"/>																																											
Surveyed by	S. Harrison	Date	14/03/14	Checked by	DEREK STILL	Desktop Check	<input checked="" type="checkbox"/>	Site Check	<input type="checkbox"/>																																								
Reason for request		HSG 264 - Survey Report Type		Date	19/03/2014	 <p>3 STOREY LOW RISE BLOCK</p> <p>Year Built 1962</p>																																											
Investment Void		Refurbishment Survey		Property Description																																													
Investment Tenanted		Management Survey	<input checked="" type="checkbox"/>																																														
R & M Void		SHAPE Interrogated.	<input checked="" type="checkbox"/>																																														
R & M Tenanted		No Existing SHAPE Data.																																															
Medical / Emergency - Heating Works		Existing SHAPE Data.	<input checked="" type="checkbox"/>																																														
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?				Notes / including details of similar property surveys completed.																																											
				<p><b>**Survey revised by W Colbourne on 03/08/16 **</b></p> <p>Revised by S. Harrison - 29/07/2022</p>																																													
<table border="1"> <thead> <tr> <th>Sub Loc</th> <th>Component</th> <th>Type</th> <th>Location</th> <th>Risk Level</th> <th>Reference</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>OSHEET</td> <td>CHR</td> <td>0000</td> <td>LOW</td> <td>no</td> </tr> <tr> <td>DOM</td> <td>DECCT</td> <td>CHR</td> <td>0000</td> <td>LOW</td> <td>no</td> </tr> <tr> <td>MET</td> <td>DECCT</td> <td>CHR</td> <td>0000</td> <td>LOW</td> <td>no</td> </tr> <tr> <td>SC</td> <td>DECCT</td> <td>CHR</td> <td>0000</td> <td>LOW</td> <td>no</td> </tr> <tr> <td>ACB</td> <td>OPBOARD</td> <td>AMS</td> <td>0000</td> <td>MEDIUM</td> <td>no</td> </tr> <tr> <td>DOM</td> <td>BOARD</td> <td>AMS</td> <td>0000</td> <td>MEDIUM</td> <td>no</td> </tr> </tbody> </table>				Sub Loc	Component	Type	Location	Risk Level	Reference	SC	OSHEET	CHR	0000	LOW	no	DOM	DECCT	CHR	0000	LOW	no	MET	DECCT	CHR	0000	LOW	no	SC	DECCT	CHR	0000	LOW	no	ACB	OPBOARD	AMS	0000	MEDIUM	no	DOM	BOARD	AMS	0000	MEDIUM	no	<p>Building Surveyors 0121 569 5077</p> <p style="text-align: right;"><b>Asset Team - Investment Division</b> Operations &amp; Development Centre Roway Lane Oldbury B69 3ES</p> 			
Sub Loc	Component	Type	Location	Risk Level	Reference																																												
SC	OSHEET	CHR	0000	LOW	no																																												
DOM	DECCT	CHR	0000	LOW	no																																												
MET	DECCT	CHR	0000	LOW	no																																												
SC	DECCT	CHR	0000	LOW	no																																												
ACB	OPBOARD	AMS	0000	MEDIUM	no																																												
DOM	BOARD	AMS	0000	MEDIUM	no																																												

## Fire Risk Assessment

Sample Locations		Property Address 95-100 Aston Street, Tipton DY4 0JD						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Lab No	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 LANDING/STAIRS - WALLS	TEXTURED COATING	-	SEALED	PRESUMED	CHRYBOTILE	NO	NO	-
99 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1139/01	CHRYBOTILE	NO	NO	-
97 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1137/01	NO ASBESTOS DETECTED	-	-	-
96 FRONT DOOR FRAME SEALANT	MASTIC	-	SEALED	SH 1138/01	CHRYBOTILE	NO	NO	-
2 <sup>ND</sup> FLOOR STORES - FRAME SEALANT	MASTIC	-	SEALED	SH 1139 /001	NO ASBESTOS DETECTED	-	-	-
1 <sup>ST</sup> FLOOR STORES - FRAME SEALANT	MASTIC	-	SEALED	SH 1139 /002	NO ASBESTOS DETECTED	-	-	-
GROUND FLOOR STORE- FRAME SEALANT	MASTIC	-	SEALED	SH 1139 /003	NO ASBESTOS DETECTED	-	-	-
LANDING DUCT PANELS - SEALANT	MASTIC	-	SEALED	SH 1139 /004	NO ASBESTOS DETECTED	-	-	-
ALL FRONT DOOR FRAMES EXCEPT NO. 97 - SEALANT	MASTIC	-	SEALED	PRESUMED	CHRYBOTILE	NO	NO	-
COMMUNAL LANDING/STAIRS - WALLS	TEXTURED COATING	-	SEALED	-	-	-	-	REQUEST SAMPLE TO BE CUSTODIED
<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			
FRONT AND REAR ENTRANCE COMBI FRAME PANELS	PLASTIC	2 <sup>ND</sup> FLOOR LANDING CEILING	PLASTERBOARD					
ALL FLOORS - VERTICAL PANELS ADJACENT FRONT DOORS	TIMBER	FRONT AND REAR DOOR ENTRY-FRAME SEALANT	SILICONE					
COMMUNAL STAIRS LANDING CEILING/SOFFITS	CONCRETE / PLASTER	LANDING WINDOW FRAMES - SEALANT	SILICONE					
EXTERNAL BIN STORE CEILING	CONCRETE							
GROUND FLOOR UNDER STAIR CUPBOARD - SOFFIT	CONCRETE							

## Fire Risk Assessment

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