

# Fire Risk Assessment

## Stonehouse Crescent



**Flats 9-15,25-31,26-32  
Stonehouse Crescent,  
Wednesbury,  
WS10 0DG.**

**Date Completed: 09/08/2024.**

**Review Period: 3 years.**

**Officer: A. Smith Fire Risk Assessor**

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

**Current Risk Rating = Trivial**

**Subsequent reviews.**

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

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## Section

# 0

## Introduction

The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1)

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

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

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

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

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

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



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

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

Governance Structure



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

**Section**

**1**

**Significant findings**

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

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

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

**Significant findings**

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

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

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b>                      The exterior of the buildings is predominantly traditional brick with an insulated render finish and tiled concrete roof.                      Individual flat windows are UPVC double glazed units.                      Staircase windows are non-openable, single glazed, Georgian wired glass.</p>	Trivial

<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b> The means of escape staircase incorporates a final exit at the front and two further exit doors at the rear.</p>	Trivial
<a href="#">Section 8</a>	<p><b>Fire Detection and Alarm Systems</b> Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats to an LD3 standard.</p>	Trivial
<a href="#">Section 9</a>	<p><b>Emergency Lighting</b> Emergency lighting is not provided in the staircase. This is deemed adequate in this low-rise building.</p>	Trivial
<a href="#">Section 10</a>	<p><b>Compartmentation</b> The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats. Flat entrance doors are nominal 30-minute doors with cold smoke seals.</p>	Trivial
<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b> No firefighting provisions are provided within the premise.</p>	Trivial
<a href="#">Section 12</a>	<p><b>Fire Signage</b> Appropriate signage is in place.</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 installation should be tested every 5 years. At the time of the assessment, it was determined that the last EICR inspection of electrical equipment was carried out on 07/07/2020.</p>	Trivial



<a href="#">Section 15</a>	<b>Waste Control</b> Regular cleaning services take place at the block and regular checks from caretakers help with waste control at the block.	Trivial
<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
<a href="#">Section 17</a>	<b>Arson Prevention</b> External lighting is in place. Regular checks by caretakers reduce the risk of arson.	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.

<b>Medium</b>	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).
<b>High</b>	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 a fire is at a low level of risk. No reported fire incidents are recorded for these blocks.

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

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
<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. 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.)***

## 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.

## Section

# 3

## Contact Details

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

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

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

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

### **Chief Executive**

Shokat Lal

### **Directorate of Place**

Alan Lunt

### **Fire Safety Manager**

Tony Thompson

### **Team Lead Fire Safety**

Jason Blewitt

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

Adrian Jones

Anthony Smith

Carl Hill

Louis Conway

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

Abdul Monim Khan

Lee Miilo

### **Housing Office Manager**

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.*

**Section  
4**

## Description of Premises

Flats 9-15,25-31, 26-32  
Stonehouse Crescent,  
Wednesbury,  
WS10 0DG.

### Description of the Property:

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

The enforcing authority is West Midlands Fire Service.

This low-rise block of flats, which constitutes three detached blocks, has two storeys (inclusive of the ground floor), each of the floors contain 2 dwellings. The building was constructed circa 1961.

The building is of traditional brick construction with an insulated render finish. Flat windows are UPVC. The building has a pitched tiled roof.



The blocks have a main entrance that provides access to all flats, the main entrance is located at the front elevation.



The building has a single staircase that serves dwellings on all floors.



The rear garden is secured by fencing; there are access gates at each side of the building. The gardens are overgrown, and it is recommended that they are cleared as the vegetation obstructs egress from the rear doors of the staircase.



There is access to the loft space from the first floor landing area, the hatch is secured by padlocks. No access was gained into the roof during this fire risk assessment.



There are four internal store cupboards located on the ground floor, these are for storage of resident's belongings.





High/Low Rise	Low Rise
Number of Floors	2
Date of Construction	1961
Construction Type	Wimpey
Last Refurbished	2016
External Cladding	External Wall Insulation
Number of Lifts	None
Number of Staircases	One
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof	Loft access first floor
Equipment on roof (e.g. mobile phone station etc)	None

### Persons at Risk

Residents / Occupants of 12 flats),  
 Visitors,  
 Sandwell MBC employees,  
 Contractors,  
 Service providers (e.g. meter readers, delivery people etc)  
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

**Section  
5**

**Building Plan**

A general plan showing the building location.



## 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.

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

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

- 1) The external envelope of the premises is predominantly traditional brick construction with an insulated rendered finish.



- 2) Individual flat windows are UPVC double glazed window frames. The windows in the communal areas are timber framed windows, single glazed Georgian wired glass.

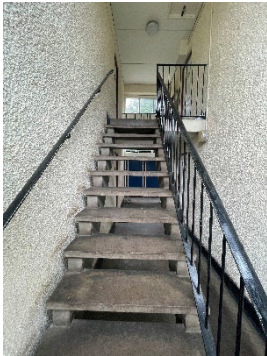


Section

7

Means of Escape from Fire

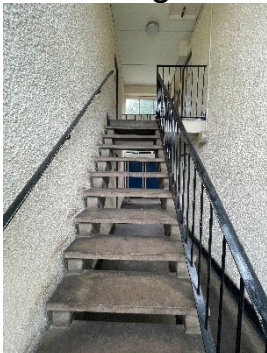
- 1) The building has a single staircase that provides the means of escape. The staircase is of adequate width (at least 950mm) and must be maintained clear to that width as a minimum.



- 2) The final exit doors are not fitted with a door entry system or other type of security device.



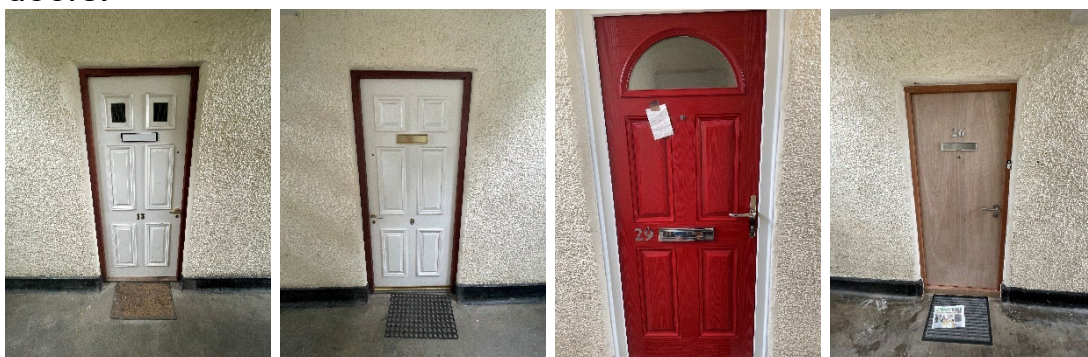
- 3) Communal areas should be kept free of flammable items. The communal areas should be checked on a regular basis by Caretaking / Cleaning teams and all items of rubbish removed.



- 4) Automatic smoke ventilation is not present. Staircase windows are non-openable.



- 5) Surface coatings to the walls in the communal areas appear to be Class 0 rated.
- 6) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put Policy Therefore residents are advised to remain in their flat unless the fire directly affects them.
- 7) The means of escape are protected to prevent the spread of fire and smoke with a combination of nominal composite/timber flat entrance doors.



- 8) There are no corridors within the means of escape that form part of a dead end.
- 9) At the time of the fire risk assessment, the resident from flat 13 provided information on the front door, this was to establish whether the doors have not been tampered with by residents etc.

There were no issues identified with the front door, the resident confirmed that the self-closer was present and the door closed as required.



- 10) The premises do not have emergency lighting installed; however standardised lighting is present. This is deemed acceptable due to the height of the building.
- 11) Any communal fire doors are subject to an annual check by the Fire Safety Rapid Response Team.
- 12) When any future upgrades of the building are carried out, consideration should be given to upgrading the storage cupboard doors in the communal area.



## Section

# 8

## Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) During the assessment, the assessor spoke with the resident of flat number 13 who confirmed that smoke detection was in the Hallway & Kitchen.
- 3) Therefore, based on the above point, it should be assumed that smoke detection in resident's flats is installed to a LD3 Standard.

*For information*

*LD1 all rooms except wet rooms.*

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

*LD3 Hallway only.*

- 4) There is no other effective means for detecting an outbreak of fire to communal areas. 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.

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**Section**

**9**

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**Emergency Lighting**

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- 1) This premise does not have emergency lighting installed; however standardised lighting is present. This is deemed acceptable due to the height of the building.
- 2) Any future upgrade works should consider the installation of emergency lighting.



## Section 10

# Compartmentation

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

1. The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats. All flat entrance doors are 30-minute nominal doors, including those in 1-hour rated walls.
- 2) Generally, the means of escape is protected from flats with the use of nominal rated timber & composite doors. These doors should be upgraded to certified FD30's when the door replacement programme commences.
- 3) The fire stopping / compartmentation of the premises is subject to an annual inspection by the Fire Safety Rapid Response Team.
- 4) The building has sufficient passive controls that provide effective compartmentation 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.
- 5) Access to the roof space could not be gained at the time of the assessment. A future date will be agreed where the Assessor will meet the trades team at the premise to carry out a survey of the Roof void.
- 6) Access was not gained to the roof void at the time of the assessment. A future date will be scheduled with the trade team to access the roof void with appropriate equipment. This is to establish whether compartmentation is sufficient.

7) All front entrance doors appear to be nominal composite/timber fire rated FD 30's. Refer to the updated sheet below.

Stonehouse Crescent 25-31   BL46360ST32	25-31 Stonehouse Crescent;Wednesbury;West Midlands;;	Intentionally Blank	
Stonehouse Crescent 25-31   BL46360ST32	25 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Glazed
Stonehouse Crescent 25-31   BL46360ST32	27 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Not Glazed
Stonehouse Crescent 25-31   BL46360ST32	29 Stonehouse Crescent;Wednesbury;West Midlands;;	Hurst	Glazed
Stonehouse Crescent 25-31   BL46360ST32	31 Stonehouse Crescent;Wednesbury;West Midlands;;	Composite	Not Glazed
Stonehouse Crescent 26-32   BL46360ST33	26-32 Stonehouse Crescent;Wednesbury;West Midlands;;	Intentionally Blank	
Stonehouse Crescent 26-32   BL46360ST33	26 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Glazed
Stonehouse Crescent 26-32   BL46360ST33	28 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Glazed
Stonehouse Crescent 26-32   BL46360ST33	30 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Glazed
Stonehouse Crescent 26-32   BL46360ST33	32 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Glazed
Stonehouse Crescent 9-15 (C BL46360ST34	9-15 Stonehouse Crescent;Wednesbury;West Midlands;;	Intentionally Blank	
Stonehouse Crescent 9-15 (C BL46360ST34	9 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Not Glazed
Stonehouse Crescent 9-15 (C BL46360ST34	11 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Not Glazed
Stonehouse Crescent 9-15 (C BL46360ST34	13 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Glazed
Stonehouse Crescent 9-15 (C BL46360ST34	15 Stonehouse Crescent;Wednesbury;West Midlands;;	Permadoor	Glazed

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

8) A variety of methods / materials have been used to achieve fire-stopping, refer to table(s) below.  
Block 9-15

Floor No	Electrical																Floor No																															
	Fire Stopping Materialz				Fire Stopping Materialz				Fire Stopping Materialz				Fire Stopping Materialz																																			
	Sagpack	Info Beaf	Info Spange	Info AMI Maska	Cranghlo Fibre	Info Pads	Info Pkases	Info Wings	Backward	Sagpack	Info Beaf	Info Spange	Info AMI Maska	Cranghlo Fibre	Info Pads	Info Pkases	Info Wings	Backward	Sagpack	Info Beaf	Info Spange	Info AMI Maska	Cranghlo Fibre	Info Pads	Info Pkases	Info Wings	Backward																					
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Commonal doors free from defects					✓				Commonal windows free from defects				✓				Flat doors free from defects				✓				Commonal cupboards locked and secure				✓				Commonal areas free from loose stored items				✓				Commonal 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 25-31

Electrical		Fire Stopping Materials										Fire Stopping Materials										Fire Stopping Materials										Fire Stopping Materials									
		Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																			
Floor No	Sublux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Padk	Inu Pillows	Inu Wraps	Rockwool	Sublux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Padk	Inu Pillows	Inu Wraps	Rockwool	Sublux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Padk	Inu Pillows	Inu Wraps	Rockwool	Sublux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Padk	Inu Pillows	Inu Wraps	Rockwool	Floor No				
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<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 26-32

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

## Section

# 11

## Fire Fighting Equipment

1) No firefighting provisions are provided within the premise.

## Section 12

### Fire Signage

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



- 2) The fire escape routes are self-evident and therefore additional fire action notices are not required.
- 3) No smoking (Smoke Free England) signage is displayed at the front entrance to the premises.



# 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) Employees within the Neighbourhoods Directorate assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack. Information regarding the Stay Put Unless fire evacuation strategy is provided to tenants.



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**Section**

**14**

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**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 conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) The fixed electrical installation should be tested every 5 years. At the time of the assessment, it was confirmed that the last electrical installation conditioning report (EICR) was carried out on 7<sup>th</sup> July 2020.

# Fire Risk Assessment

ELECTRICAL INSTALLATION CONDITION REPORT		1607408 - Master
<b>NEWAY ELECTRICAL INSTALLATIONS LIMITED</b>		
<b>A. Details of the Client/Person Ordering the Report</b>		<b>B. Reason for Producing this Report</b>
Client: <input type="text" value="Sandwell Metropolitan Borough Council"/>	Purpose of this report: <input type="text" value="Assess the condition of the fixed wiring in accordance with BS 7671 7/7/20"/>	
Address: <input type="text" value="Roway lane"/> <input type="text" value="Oldbury"/> <input type="text" value="West Midlands"/> <input type="text" value="B69 3EX"/>	Date(s) on which inspection and testing was carried out: <input type="text" value="07/07/2020"/>	
<b>C. Details of the Installation which is the Subject of this Report</b>		
Installation: <input type="text" value="9-15 Stonehouse Crescent"/>	Description of premises: Domestic <input checked="" type="checkbox"/> Commercial <input type="text" value="N/A"/> Industrial <input type="text" value="N/A"/>	Other: <input type="text" value="N/A"/>
Occupier: <input type="text" value="N/A"/>	Estimated age of wiring system: <input type="text" value="40"/> yrs	
Address: <input type="text" value="N/A"/>	Evidence of alterations or additions: <input type="text" value="N/A"/> If yes estimated Age <input type="text" value="10"/> yrs	
Record of installation available: <input type="text" value="N/A"/> Records held by: <input type="text" value="N/A"/>	Date of previous inspection: <input type="text" value="07/03/2011"/>	
<b>D. Extent and Limitations Inspection and Testing</b>		
Extent of Electrical Installation covered by this report: <input type="text" value="All distribution and fixed wiring final circuits within the property"/> -See Additional Page-	Agreed limitations including the reasons (See regulation 653.2) <input type="text" value="25% accessories removed 100%visual"/>	
Operational Limitations including the reasons (See page No <input type="text" value="N/A"/> ) <input type="text" value="None"/>	Agreed with name <input type="text" value="client"/>	
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to July 2018. 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>E. Summary of the Condition of the Installation</b> General condition of the installations (in terms of electrical safety)		
<input type="text" value="Wylex plastic non RCD 2 way consumer unit with push in MCB's, no Isolator mains supply/ cut out is possibly in the loft area, lighting"/> -See Additional Page-		
Overall assessment of the installation <input type="text" value="Satisfactory"/> *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.		
<b>F. Recommendations</b>		
Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY, I recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code F). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I recommend that the installation is further inspected and tested by <input type="text" value="07/07/2025"/>		
<b>G. Declaration</b> I, <input type="text" value="Philip Hingley"/> , being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my signature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.		
Trading Title and address: <input type="text" value="Neway Electrical Installations Limited, Hingley House, 95-99 Radcliff Hill Road, Cradley Heath, West Midlands, B64 5JR"/>	Other Registration Number: <input type="text" value="014845"/>	
Inspected and tested by: Name: <input type="text" value="Paul Pearson"/> Position: <input type="text" value="Electrician"/> Signature: <input type="text" value="Paul Pearson"/> Date: <input type="text" value="07/07/2020"/>		
Report authorized for issue by: Name: <input type="text" value="Philip Hingley"/> Position: <input type="text" value="Qualified Supervisor"/> Signature: <input type="text" value="Philip Hingley"/> Date: <input type="text" value="17/07/2020"/>		
<b>H. Schedule(s)</b> The attached schedule(s) are part of this document and this report is valid only when they are attached to it. <input type="text" value="N/A"/> Schedule(s) of inspection and <input type="text" value="N/A"/> Schedule(s) of test results are attached		
Copyright © Trade 2018, Facilities Plus v2018.0.3, Neway Electrical Installations Limited <span style="float: right;">Page 1 of 8</span>		



# Fire Risk Assessment

## ELECTRICAL INSTALLATION CONDITION REPORT

1607409 - Master

**NEWBY ELECTRICAL  
INSTALLATIONS LIMITED**

<b>A. Details of the Client/Person Ordering the Report</b>		<b>B. Reason for Producing this Report</b>	
Client: Sandwell Metropolitan Borough Council Address: Roway lane Oldbury West Midlands B69 3EX		Purpose of this report: Assess the condition of the fixed wiring in accordance with BS 7671 7/7/20 Date(s) on which inspection and testing was carried out: 07/07/2020	
<b>C. Details of the Installation which is the Subject of this Report</b>			
Installation: 25-31 Stonehouse crescent Occupier: N/A Address: N/A WS10 0DG		Description of premises: Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: N/A Estimated age of wiring system: 40 yrs Evidence of alterations or additions: <input checked="" type="checkbox"/> if yes estimated Age 10 yrs Date of previous inspection: 07/03/2011	
Record of installation available: N/A Records held by: N/A			
<b>D. Extent and Limitations Inspection and Testing</b>			
Extent of Electrical Installation covered by this report: All distribution and fixed wiring final circuits within the property -See Additional Page-		Agreed limitations including the reasons (See regulation 653.2) 25% accessories removed 100% visual	
Operational Limitations including the reasons (See page No. N/A ) None		Agreed with name: client	
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to July 2018. 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>E. Summary of the Condition of the Installation</b>			
General condition of the installations (in terms of electrical safety): Crabtree starbreak metal non RCD 4 way consumer unit installation approximately forty years old two lights on the circuit one not -See Additional Page-			
Overall assessment of the installation: Satisfactory *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.			
<b>F. Recommendations</b>			
Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY, I recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'further investigation required' (code F). Observation classified as 'improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I recommend that the installation is further inspected and tested by: 07/07/2025			
<b>G. Declaration</b>			
I, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation being into account the stated extent and limitations in section D of this report.			
Trading Title and address: Newby Electrical Installations Limited, Hingley House, 95-99 Radnal Hill Road, Cradley Heath, West Midlands, B64 5JR		Other Registration Number: 014846	
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature: [Signature] Date: 07/07/2020 Report authorised for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature: [Signature] Date: 17/07/2020			
<b>H. Schedule(s)</b>			
The attached schedule(s) are part of this document and this report is valid only when they are attached to it. N/A Schedule(s) of inspection and N/A Schedule(s) of test results are attached			

**1607410 - Master**

**ELECTRICAL INSTALLATION  
CONDITION REPORT**

**NEWAY ELECTRICAL  
INSTALLATIONS LIMITED**

<b>A. Details of the Client/Person Ordering the Report</b>		<b>B. Reason for Producing this Report</b>	
Client: Sandwell Metropolitan Borough Council Address: Roway lane Oldbury West Midlands B69 3EX	Purpose of this report: Assess the condition of the fixed wiring in accordance with BS 7671 7/7/20 Date(s) on which inspection and testing was carried out: 07/07/2020		
<b>C. Details of the Installation which is the Subject of this Report</b>			
Installation: 26-32 Stonehouse crescent Occupier: N/A Address: N/A WS10 0DG	Description of premises: Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: N/A Estimated age of wiring system: 40 yrs Evidence of alterations or additions: <input checked="" type="checkbox"/> If yes estimated Age: 15 yrs Record of installation available: <input type="checkbox"/> N/A Records held by: <input type="checkbox"/> N/A Date of previous inspection: 07/03/2011		
<b>D. Extent and Limitations Inspection and Testing</b>			
Extent of Electrical Installation covered by this report: All distribution and fixed wiring final circuits within the property -See Additional Page-		Agreed limitations including the reasons (See regulation 653.2) 25% accessories removed 100% visual Agreed with name: client	
Operational Limitations including the reasons (See page No: N/A ) Main cut out in locked in loft area This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to July 2018 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>E. Summary of the Condition of the Installation</b>			
General condition of the installations (in terms of electrical safety) Crabtree starbreak metal non RCD consumer unit installation is approximately forty years old lighting circuit has two lights 16w -See Additional Page- Overall assessment of the installation: Satisfactory *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.			
<b>F. Recommendations</b>			
Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY, I recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'further investigation required' (code F1). Observation classified as 'improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I recommend that the installation is further inspected and tested by 07/07/2025			
<b>G. Declaration</b>			
I, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declares that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.			
Trading Title and address: Neway Electrical Installations Limited, Hingley House, 90-96 Reddall Hill Road, Cradley Heath, West Midlands, B64 5JF		Other Registration Number: 014846	
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature: [Signature] Date: 07/07/2020 Report authorized for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature: [Signature] Date: 17/07/2020			
<b>H. Schedule(s)</b>			
The attached schedule(s) are part of this document and this report is valid only when they are attached to it. N/A Schedule(s) of inspection and N/A Schedule(s) of test results are attached			

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- 4) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 5) Portable heaters are not allowed in any common parts of the premises.
- 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team.

- 7) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.

## Section 15

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## Waste Control

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- 1) Refuse containers are emptied at regular intervals.
- 2) There is an 'Out of Hours' service in place to remove bulk items.
- 3) Refuse containers noted too close to the building. Email sent to housing officer.



## 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) Owing to the nature of low-rise flatted accommodation it is difficult to manage/control individual contractors/utility companies.
- 3) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
- 4) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
- 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 – 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**

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**Arson Prevention**

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- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Access to the flats is not restricted by a door entry system. It is recommended that a secure door entry system is fitted to the building should any future upgrades of the building take place.
- 3) There have been no reported fire incidents since the last FRA.

**Section  
18**

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## **Storage Arrangements**

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- 1) Residents are instructed not to bring L.P.G cylinders into block. This information is contained within the tenants' handbook.
- 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) Most store/service cupboards are kept locked, these doors were in good condition at the time of the assessment.
- 5) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.

**Section  
19**

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

Significant Findings

**Action Plan.**

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

Trivial       Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days.

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

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

P4 Arrange and complete exceeding 6 months under programmed work.



# Fire Risk Assessment Level 2 Action Plan



Name of Premises or Location:

Flats 9-15, 25-31, 26-32, Stonehouse Crescent,  
Wednesbury.

Date of Action Plan:

09/08/2024

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
		No Action Points within this Fire Risk Assessment.			



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

**Observations**

Internal store cupboards doors should be considered for replacement to certified FD30s door sets as part of next improvement works programme.



Flat entrance doors should be considered for replacement to certified FD 30S doorsets as part of the next improvement works programme.



As part of any future upgrades or door replacement programme, consideration should be given to providing a suitable door entry system to offer greater security to the building and to replace the rear doors to the staircase to ensure suitable access and egress arrangements are present.



Access to the roof space could not be gained at the time of the assessment. A future date will be agreed where the Assessor will meet the trades team at the premise to carry out a survey of the Roof void.

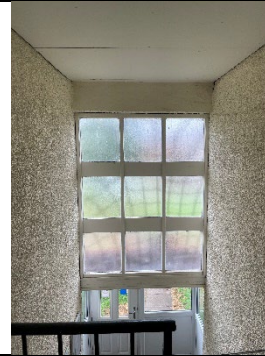


As part of any future upgrade work consideration should be given to the installation of emergency lighting.



Fire Risk Assessment

As part of any future upgrade works the installation of staircase ventilation should be considered.



**Signed**

<i>A. Smith</i>	Fire Risk Assessor	Date: 09/08/2024
<i>Beauchamp</i>	Quality Assurance Check	Date: 12/08/2024

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

**Name of property:** Flats 9-15, 25-31,26-32 Stonehouse Crescent,  
Wednesbury.

**Updated:**

**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> ).

Fire Risk Assessment

Block 9-15

<b>Asbestos Survey</b>		Property Address	9-15 Stonehouse Crescent, Wednesbury, WS10 0DQ.		Office use <input checked="" type="checkbox"/>
Surveyed by	Gary Carrington	Date	19/03/14	Checked by	Derek still
Reason for request		HSG 264 - Survey Report Type		Date	20/05/2020
Investment Void		Refurbishment Survey		Property Description	
Investment Tenanted		Management Survey	<input checked="" type="checkbox"/>	2 Storey Block	
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 ?		Year Built	1961

Sub-Lo	Component	Type	Condition	Risk Level	Abandon
BT	CEILING				no
FF	CEILING				no
SC	DECKT	CHR	GOOD	LOW	no
SPD	DOOR	CHR	GOOD	LOW	no
RD	ROOF	CHR	GOOD	LOW	no
RS	LINOLE	CR	GOOD	MEDIUM	no

Notes / including details of similar property surveys completed.

No access to store cupboard doors in communal area.


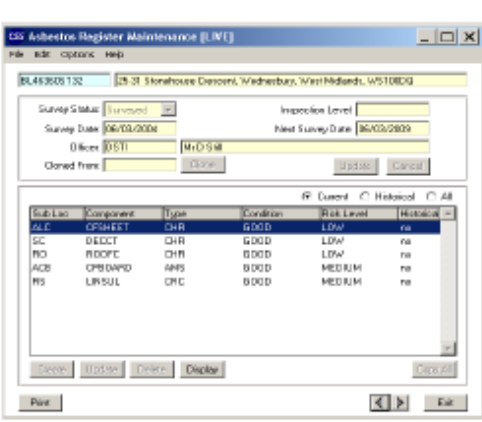

Building Surveyors  
0121 569 5077

Asset Team – Investment Division  
Operations & Development Centre  
Roway Lane  
Oldbur  
B69 3EJ

Sample Locations		Property Address	9-15 Stonehouse Crescent, Wednesbury, WS10 0DQ.					
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIF Y	LIBRETY	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>								
FRONT ENTRANCE INTERNAL SOFFIT	CEMENT	2 m <sup>2</sup>	SEALED	PRESUMED	CHRYSOITILE	NO	-	-
REAR CEILING ADJACENT TO STORE DOORS	CEMENT	4 m <sup>2</sup>	SEALED	PRESUMED	CHRYSOITILE	NO	-	-
1 <sup>ST</sup> FLOOR COMMUNAL CEILING	CEMENT	20 m <sup>2</sup>	SEALED	PRESUMED	CHRYSOITILE	NO	-	-
COMMUNAL STORE CUPBOARD CEILING	CEMENT	8 m <sup>2</sup>	SEALED	PRESUMED	CHRYSOITILE	NO	-	-
<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			
COMMUNAL WALLS	AGGREGATE RENDER							
REAR SHED ROOF	MINERAL FELT							
MAIN SOFFITS	UPVC							
FRONT ENTRANCE ROOF	MINERAL FELT							
1 <sup>ST</sup> FLOOR HIGH LEVEL METER BOX	PLYWOOD							

# Fire Risk Assessment


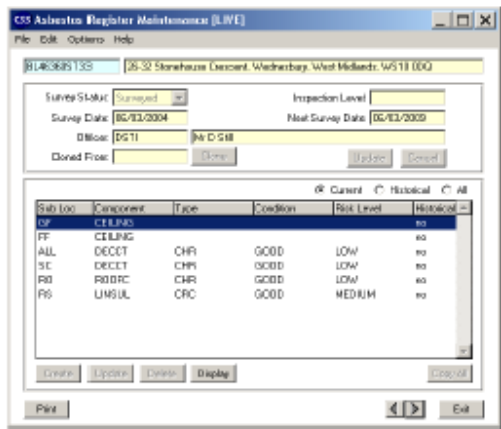

## Block 25-31

<b>Asbestos Survey</b>		Property Address	25-31 Stonehouse Crescent, Wednesbury, WS10 0DQ.		✓ Office use					
Surveyed by	Gary Carrington	Date	19/03/14		Checked by	DEREK STILL	Desktop Check	✓	Site Check	
Reason for request		HSG 264 - Survey Report Type		Date		21/05/2020		<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Property Description</p> <p style="text-align: center;">2 Storey Block</p> </div> <div style="width: 35%; text-align: center;">  <p>Year Built</p> <p>1961</p> </div> </div>		
Investment Void		Refurbishment Survey								
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 ?								
						<p>Notes / including details of similar property surveys completed.</p> <p>No access to ground floor communal store cupboards x 4.</p>				
						Building Surveyors 0121 589 5077		Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES		
										

Sample Locations		Property Address	25-31 Stonehouse Crescent, Wednesbury, WS10 0DQ.							
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LABOUR	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										
FRONT ENTRANCE INTERNAL CANOPY SOFFIT	CEMENT	2 m <sup>2</sup>	SEALED	PRESUMED	CHRYSTOLE	NO	-	-		
REAR ENTRANCE CEILING ADJACENT TO STORE SHEDS	CEMENT	4 m <sup>2</sup>	SEALED	PRESUMED	CHRYSTOLE	NO	-	-		
GROUND FLOOR STORE SHED CEILINGS	CEMENT	8 m <sup>2</sup>	SEALED	PRESUMED	CHRYSTOLE	NO	-	-		
1 <sup>ST</sup> FLOOR COMMUNAL CEILING	CEMENT	20 m <sup>2</sup>	SEALED	PRESUMED	CHRYSTOLE	NO	-	-		
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.										
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL					
COMMUNAL WALLS	AGGREGATE RENDER									
MAIN ROOF SOFFIT	UPVC									
1 <sup>ST</sup> FLOOR HIGH LEVEL METER BOX	PLYWOOD									
REAR SHED ROOF	MINERAL FELT									
FRONT ENTRANCE ROOF	MINERAL FELT									

# Fire Risk Assessment

Block 26-32

<b>Asbestos Survey</b>		Property Address	26-32 Stonehouse Crescent, Wednesbury, WS10 0DQ.		✓ Office use
Surveyed by	Gary Carrington	Date	19/03/14	Checked by	DEREK STILL
Reason for request		HSG 254 - Survey Report Type		Date	21/05/2020
Investment Void		Refurbishment Survey		Property Description  2 Storey Block    Year Built      1961	
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 ?			
				Notes / including details of similar property surveys completed.  No access to ground floor communal store cupboards x 4  Building Surveyors 0121 569 5077  	
				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B89 3ES	

Sample Locations		Property Address	26-32 Stonehouse Crescent, Wednesbury, WS10 0DQ.					
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Letter 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>								
FRONT ENTRANCE CANOPY INTERNAL BOFFIT	CEMENT	2 m <sup>2</sup>	SEALED	PRESUMED	CHRYBOTILE	NO	-	-
REAR ENTRANCE CEILING ADJACENT TO STORE CUPBOARDS	CEMENT	4 m <sup>2</sup>	SEALED	PRESUMED	CHRYBOTILE	NO	-	-
COMMUNAL STORE SHED CEILINGS	CEMENT	8 m <sup>2</sup>	SEALED	PRESUMED	CHRYBOTILE	NO	-	-
1 <sup>ST</sup> FLOOR COMMUNAL CEILING	CEMENT	20 m <sup>2</sup>	SEALED	PRESUMED	CHRYBOTILE	NO	-	-
<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			
COMMUNAL WALLS	AGGREGATE RENDER							
REAR SHED ROOF	MINERAL FELT							
1 <sup>ST</sup> FLOOR HIGH LEVEL METER BOX	PLYWOOD							
FRONT ENTRANCE ROOF	MINERAL FELT							

