

Fire Risk Assessment

Devon Road



**Flats 37-43, 45-51, 53-59, 69-75, 77-83, 85-91, 93-99
Devon Road,
Wednesbury,
WS10 0RU.**

Date Completed: 13/08/2024.

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
Section 6	<p>External Envelope 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 openable at rear.</p>	Trivial

Section 7	<p>Means of Escape from Fire The means of escape staircase incorporates a final exit at the front and two further exit doors at the rear.</p>	Trivial
Section 8	<p>Fire Detection and Alarm Systems Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats to an LD2 standard.</p>	Trivial
Section 9	<p>Emergency Lighting Emergency lighting is provided in the staircase.</p>	Trivial
Section 10	<p>Compartmentation 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
Section 11	<p>Fire Fighting Equipment No firefighting provisions are provided within the premise.</p>	Trivial
Section 12	<p>Fire Signage Appropriate signage is in place.</p>	Trivial
Section 13	<p>Employee Training All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition The fixed electrical 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 22/06/2020.</p>	Trivial

Section 15	Waste Control Regular cleaning services take place at the block and regular checks from caretakers help with waste control at the block.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention Access control system in place. External lighting is in place. Regular checks by caretakers reduce the risk of arson.	Trivial
Section 18	Storage Arrangements Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

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

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

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

Low Medium High

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

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

Medium	Normal fire hazards (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Slight Harm Moderate Harm Extreme Harm

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

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

Moderate harm Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

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

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial Tolerable Moderate Substantial Intolerable

Comments:

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

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

Section

2

People at Significant Risk of Fire

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

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

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

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

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

Section

3

Contact Details

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

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

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

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

Chief Executive

Shokat Lal

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 37-43, 45-51, 53-59, 69-75, 77-83, 85-91, 93-99
Devon Road,
Wednesbury,
WS10 0RU.

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 seven 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.



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 28 flats, (4 per block) (7 Blocks)
 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.

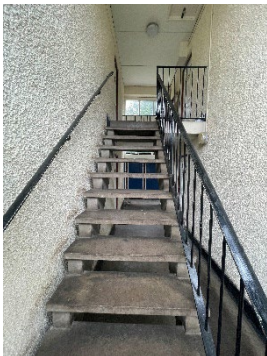


Section

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 1000mm) and must be maintained clear to that width as a minimum.



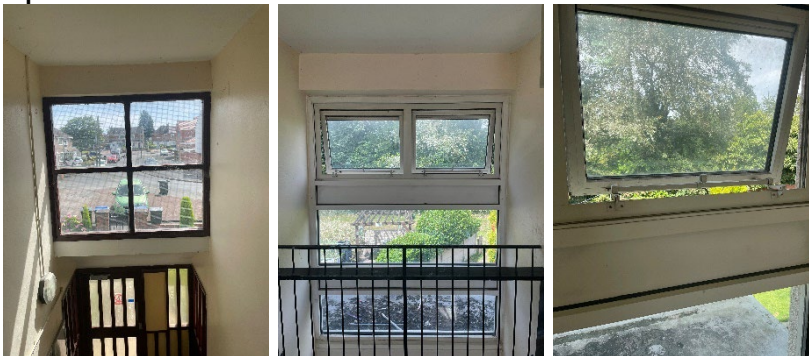
- 2) The final exit doors are fitted with a door entry system.



- 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 openable at rear.



- 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. **Appears flat entrance door 93 is a standard timber door.**



- 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 residents from A) flat 95 and B) 97 provided information on the front door, this was to establish whether the doors have been tampered with.**

The self-closing devices had been removed from both doors.



- 10) The premises do have emergency lighting installed within the staircase.



- 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.



- 13) Combustible Items were noted within the staircase within Blocks: 37-43, 45-51, 69-75 and 77-83. Email sent to housing officer requesting items are removed.

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 95 who confirmed that smoke detection was in the Hallway, living room & kitchen. Therefore, LD2 standard.
- 3) Resident of flat 97 confirmed no smoke detection provision. Resident confirmed a battery smoke detector had been removed from the hallway. This issue has been referred to Leaseholder management, by email, as technically the inside of the flat is not covered by the Fire Risk Assessment.

For information

LD1 all rooms except wet rooms.

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

LD3 Hallway only.

- 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.

Section 9

Emergency Lighting

- 1) This premise does have emergency lighting installed within the staircase. All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



Section 10

Compartmentation

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.

Devon Road 45-51 (O)	BL14700DE53	45-51 Devon Road;Wednesbury;West Midlands;;	Intentionally Blank
Devon Road 45-51 (O)	BL14700DE53	45 Devon Road;Wednesbury;West Midlands;;	Composite Glazed
Devon Road 45-51 (O)	BL14700DE53	47 Devon Road;Wednesbury;West Midlands;;	Composite Glazed
Devon Road 45-51 (O)	BL14700DE53	49 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 45-51 (O)	BL14700DE53	51 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 53-59 (O)	BL14700DE54	53-59 Devon Road;Wednesbury;West Midlands;;	Intentionally Blank
Devon Road 53-59 (O)	BL14700DE54	53 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 53-59 (O)	BL14700DE54	55 Devon Road;Wednesbury;West Midlands;;	Timber non fire door Glazed
Devon Road 53-59 (O)	BL14700DE54	57 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 53-59 (O)	BL14700DE54	59 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 69-75 (O)	BL14700DE55	69-75 Devon Road;Wednesbury;West Midlands;;	Intentionally Blank
Devon Road 69-75 (O)	BL14700DE55	69 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 69-75 (O)	BL14700DE55	71 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 69-75 (O)	BL14700DE55	73 Devon Road;Wednesbury;West Midlands;;	Composite Glazed
Devon Road 69-75 (O)	BL14700DE55	75 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 77-83 (O)	BL14700DE56	77-83 Devon Road;Wednesbury;West Midlands;;	Intentionally Blank
Devon Road 77-83 (O)	BL14700DE56	77 Devon Road;Wednesbury;West Midlands;;	Composite Glazed
Devon Road 77-83 (O)	BL14700DE56	79 Devon Road;Wednesbury;West Midlands;;	Nationwide Glazed
Devon Road 77-83 (O)	BL14700DE56	81 Devon Road;Wednesbury;West Midlands;;	Timber non fire door Glazed
Devon Road 77-83 (O)	BL14700DE56	83 Devon Road;Wednesbury;West Midlands;;	Timber non fire door Glazed
Devon Road 85-91 (O)	BL14700DE57	85-91 Devon Road;Wednesbury;West Midlands;;	Intentionally Blank
Devon Road 85-91 (O)	BL14700DE57	85 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 85-91 (O)	BL14700DE57	87 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 85-91 (O)	BL14700DE57	89 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 85-91 (O)	BL14700DE57	91 Devon Road;Wednesbury;West Midlands;;	Timber non fire door Glazed
Devon Road 93-99 (O)	BL14700DE58	93-99 Devon Road;Wednesbury;West Midlands;;	Intentionally Blank
Devon Road 93-99 (O)	BL14700DE58	93 Devon Road;Wednesbury;West Midlands;;	Timber non fire door Glazed
Devon Road 93-99 (O)	BL14700DE58	95 Devon Road;Wednesbury;West Midlands;;	Timber Door FD30s Not Glazed
Devon Road 93-99 (O)	BL14700DE58	97 Devon Road;Wednesbury;West Midlands;;	Composite Glazed
Devon Road 93-99 (O)	BL14700DE58	99 Devon Road;Wednesbury;West Midlands;;	Nationwide 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.

Fire Risk Assessment

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

Block 37-43

Floor No	Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Floor No																																		
	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt	Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool	Supalux	Intu Batt		Intu Sponge	Intu AM Mastic	Graphite Filler	Intu Pads	Intu Pillows	Intu Wraps	Rockwool																											
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Communal doors free from defects						Communal windows free from defects										Flat doors free from defects										Communal cupboards locked and secure										Communal areas free from tenants stored items										Communal areas free from repairs materials									
Comments:																																																							

Fire Risk Assessment

Block 45-51

Electrical		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Floor No.																											
Floor No.	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Floor No.		
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Common areas free from defects		✓		Common windows free from defects		✓		Flat doors free from defects		✓		Common cupboards locked and secure		✓		Common areas free from loose plaster items		✓		Common areas free from repoint materials		✓																	
Foam Removal & Enhancement Record										Foam, Enhancements & Other Comments:																													
Foam Present But Not Removed This Visit										No service cupboards																													
Foam Present & Partailly Removed This Visit																																							
Foam Present & Fully Removed This Visit																																							
No Foam Present																												✓											
No Enhancement Carried Out This Visit																												✓											
Enhancement Carried Out This Visit																																							

Block 53-59

Electrical		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Floor No.																											
Floor No.	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Supalux	Inra Batt	Inra Sponge	Inra AM Mastic	Graphtite Filler	Inra Pads	Inra Pillows	Inra Wreps	Rockwood	Floor No.		
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Common areas free from defects		✓		Common windows free from defects		✓		Flat doors free from defects		✓		Common cupboards locked and secure		✓		Common areas free from loose plaster items		✓		Common areas free from repoint materials		✓																	
Foam Removal & Enhancement Record										Foam, Enhancements & Other Comments:																													
Foam Present But Not Removed This Visit										No service cupboards																													
Foam Present & Partailly Removed This Visit																																							
Foam Present & Fully Removed This Visit																																							
No Foam Present																												✓											
No Enhancement Carried Out This Visit																												✓											
Enhancement Carried Out This Visit																																							

Fire Risk Assessment

Block 69-75

Electrical		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Floor No																											
Floor No	Supalux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwood	Supalux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwood	Supalux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwood	Supalux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwood	Floor No		
B																																							B
G																																							G
1																																							1
2																																							2
3																																							3
4																																							4
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14																																							14
15																																							15
16																																							16
Communal doors free from defects		Communal windows free from defects		Flat doors free from defects		Communal cupboards locked and secure		Communal areas free from non-combustible items		Communal areas free from repair materials																													
Foam Removal & Enhancement Record										Foam, Enhancements & Other Comments:																													
Foam Present But Not Removed This Visit										No service cupboards																													
Foam Present & Partially Removed This Visit																																							
Foam Present & Fully Removed This Visit																																							
No Foam Present																				✓																			
No Enhancement Carried Out This Visit																				✓																			
Enhancement Carried Out This Visit																																							

Block 77-83

Electrical		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Floor No																											
Floor No	Supalux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwood	Supalux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwood	Supalux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwood	Floor No											
B																																							B
G																																							G
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2																																							2
3																																							3
4																																							4
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13																																							13
14																																							14
15																																							15
16																																							16
Communal doors free from defects		Communal windows free from defects		Flat doors free from defects		Communal cupboards locked and secure		Communal areas free from non-combustible items		Communal areas free from repair materials																													
Foam Removal & Enhancement Record										Foam, Enhancements & Other Comments:																													
Foam Present But Not Removed This Visit										No service cupboards																													
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 85-91

Electrical																												
Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials																				
Floor No	Supplies	Info Leaf	Info Storage	Info AMI Details	Circuit Plan	Info Paths	Info Pillows	Info Wreps	Backward	Supplies	Info Leaf	Info Storage	Info AMI Details	Circuit Plan	Info Paths	Info Pillows	Info Wreps	Backward	Supplies	Info Leaf	Info Storage	Info AMI Details	Circuit Plan	Info Paths	Info Pillows	Info Wreps	Backward	Floor No
B																											B	
G																											G	
1																											1	
2																											2	
3																											3	
4																											4	
5																											5	
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15																											15	
16																											16	
Common doors free from defaults		<input checked="" type="checkbox"/>		Common windows free from defaults		<input checked="" type="checkbox"/>		Flat doors free from defaults		<input checked="" type="checkbox"/>		Common cupboards locked and secure		<input checked="" type="checkbox"/>		Common areas free from treacle stored items		<input checked="" type="checkbox"/>		Common areas free from repairs materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
Foam Removal & Enhancement Record										Foam, Enhancements & Other Comments:																		
Foam Present But Not Removed This Visit										No service cupboards																		
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																												

Block 93-99

Electrical																												
Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials		Fire Stopping Materials																				
Floor No	Supplies	Info Leaf	Info Storage	Info AMI Details	Circuit Plan	Info Paths	Info Pillows	Info Wreps	Backward	Supplies	Info Leaf	Info Storage	Info AMI Details	Circuit Plan	Info Paths	Info Pillows	Info Wreps	Backward	Supplies	Info Leaf	Info Storage	Info AMI Details	Circuit Plan	Info Paths	Info Pillows	Info Wreps	Backward	Floor No
B																											B	
G																											G	
1																											1	
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Common doors free from defaults		<input checked="" type="checkbox"/>		Common windows free from defaults		<input checked="" type="checkbox"/>		Flat doors free from defaults		<input checked="" type="checkbox"/>		Common cupboards locked and secure		<input checked="" type="checkbox"/>		Common areas free from treacle stored items		<input checked="" type="checkbox"/>		Common areas free from repairs materials		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
Foam Removal & Enhancement Record										Foam, Enhancements & Other Comments:																		
Foam Present But Not Removed This Visit										No service cupboards																		
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																												

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.

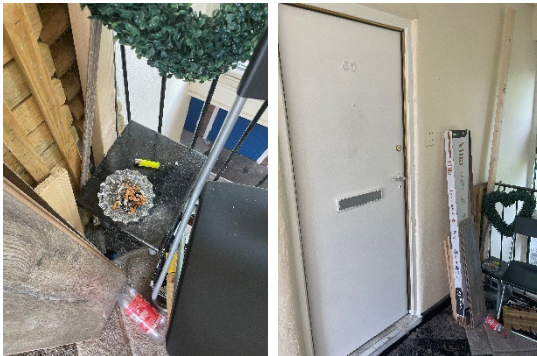


Section

14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Signs of smoking were witnessed outside of flat 49. Email sent to housing officer.



- 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 22nd June 2020.



Fire Risk Assessment

Block 37-43

ELECTRICAL INSTALLATION CONDITION REPORT

3006203 - Master

**NEWAY ELECTRICAL
INSTALLATIONS LIMITED**

A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
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 Date(s) on which inspection and testing was carried out: 22/06/2020		
C. Details of the Installation which is the Subject of this Report			
Installation: 37-43 Devon Road Occupier: N/A Address: N/A WS10 0RU Record of installation available: N/A Records held by: N/A	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: 27/09/2018		
D. Extent and Limitations Inspection and Testing			
Extent of Electrical Installation covered by this report: All communal lighting		Agreed limitations including the reasons (See regulation 553.2) 25% accessories removed, 100% visual client	
Operational Limitations including the reasons (See page No. 8) Unable to locate main supply, possibly in locked area local authority closed due to covid/Unable to test door access system, cabinet -See Additional Page- This 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 July 2018. It should be noted that cables concealed within trunking and conduits, under floors, in roof space, 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.			
E. Summary of the Condition of the Installation			
General condition of the installations (in terms of electrical safety) Crabtree loadstar metal clad consumer unit non rcd, installation approximately forty years old with upgraded lights approximately 5 -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.			
F. Recommendations			
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 27/06/2025			
G. Declaration			
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 taking into account the stated extent and limitations in section D of this report.			
Trading Title and address: Neway Electrical Installations Limited, Hingley House, 95-99 Reddell Hill Road, Cradley Heath, West Midlands, B64 5JR	Other Registration Number: 014846		
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature:  Date: 22/06/2020 Report authorized for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature:  Date: 02/07/2020			
H. Schedule(s)			
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			

Block 45-51

ELECTRICAL INSTALLATION CONDITION REPORT		3005202 - Master	
		NEWAY ELECTRICAL INSTALLATIONS LIMITED	
A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
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	Date(s) on which inspection and testing was carried out: 22/06/2020
C. Details of the Installation which is the Subject of this Report		Domestic: <input checked="" type="checkbox"/> Commercial: <input type="checkbox"/> Industrial: <input type="checkbox"/>	
Installation: 45-51 Devon Road	Occupier: N/A	Description of premises: N/A	Other: N/A
Address: N/A	WS10 0RU	Estimated age of wiring system: 40 ym	Evidence of alterations or additions: <input checked="" type="checkbox"/> If yes estimated Age: 5 ym
Record of installation available: N/A	Records held by: N/A	Date of previous inspection: 27/09/2018	
D. Extent and Limitations Inspection and Testing			
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 5): Unable to locate main supply, possibly in locked area, unable to locate keys as local authority closed. Unable to access door system, -See Additional Page-		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.			
E. Summary of the Condition of the Installation General condition of the installations (in terms of electrical safety):			
Crabtree loadstar metal consumer unit, installation is approximately forty years old with lights upgraded approximately five years -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.	
F. Recommendations			
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). Observations 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 22/06/2025.			
G. Declaration I, 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 schedule, 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, 95-99 Reddell Hill Road, Cradley Heath, West Midlands, B64 5JR	Other Registration Number: D14846		
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature: [Signature] Date: 22/06/2020	Report authorised for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature: [Signature] Date: 02/07/2020		
H. Schedule(s) 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 test results are attached	

Fire Risk Assessment

Block 53-59

ELECTRICAL INSTALLATION CONDITION REPORT		3005204 - Master	
NEWBY ELECTRICAL INSTALLATIONS LIMITED			
A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
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 for landlords supply 23/6/20 Date(s) on which inspection and testing was carried out: 23/06/2020	
C. Details of the Installation which is the Subject of this Report			
Installation: 53-57 Devon Road Occupier: N/A Address: N/A WS10 0RT		Description of premises: Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: N/A Estimated age of wiring system: 15 yrs Evidence of alterations or additions: <input checked="" type="checkbox"/> If yes estimated Age: 5 yrs Record of installation available: N/A Records held by: N/A Date of previous inspection: 23/09/2018	
D. Extent and Limitations Inspection and Testing			
Extent of Electrical Installation covered by this report: All distribution and fixed wiring final circuits within the property		Agreed limitations including the reasons (See regulation 053.2) 25% accessories removed 100% visual	
Operational Limitations including the reasons (See page No. 6) Unable to locate main supply, possibly in locked area, local authority office closed due to covid Unable to test door entry system as -See Additional Page-		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.			
E. Summary of the Condition of the Installation		General condition of the installations (In terms of electrical safety):	
Metal clad crabtree loadstar consumer unit installation approximately 30 years old, no rcd protection.			
Overall assessment of the installation: Satisfactory		*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.	
F. Recommendations			
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 23/06/2025			
G. Declaration			
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 taking 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 Radcliff Hill Road, Cuddley Heath, West Midlands, B64 5JR		Other Registration Number: 014846	
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature: [Signature] Date: 23/06/2020			
Report authored for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature: [Signature] Date: 02/07/2020			
H. Schedule(s)			
N/A Schedule(s) of inspection and N/A Schedule(s) of test results are attached			

Block 69-75

ELECTRICAL INSTALLATION CONDITION REPORT		3005201 - Master	
		NEWWEY ELECTRICAL INSTALLATIONS LIMITED	
A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
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 BS7671	Date(s) on which inspection and testing was carried out: 22/06/2020
C. Details of the installation which is the Subject of this Report		Domestic: <input checked="" type="checkbox"/> Commercial: <input type="checkbox"/> Industrial: <input type="checkbox"/>	
Installation: 59-75 Devon Road	Occupier: N/A	Description of premises: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Other: N/A
Address: N/A	WS10 DRT	Estimated age of wiring system: 40 yrs	Evidence of alterations or additions: <input checked="" type="checkbox"/> If yes, estimated Age: 5 yrs
Record of installation available: N/A	Records held by: N/A	Date of previous inspection: 27/09/2018	
D. Extent and Limitations Inspection and Testing		Agreed limitations including the reasons (See regulation 033.2)	
Extent of Electrical installation covered by this report: All distribution and fixed wiring final circuits within the property -See Additional Page-		25% accessories removed 100%visual	
Operational Limitations including the reasons (See page No. N/A)		client	
Unable to locate main supply, possibly in locked area Unable to access door entry system, locked cabinet			
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 space, 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.			
E. Summary of the Condition of the Installation		General condition of the installations (in terms of electrical safety)	
Low rise property, Crabtree loadstar metal consumer unit, Installation is approximately forty years old with lights upgraded -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.	
F. Recommendations			
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 O3) should be given due consideration. Subject to the necessary remedial action being taken, I recommend that the installation is further inspected and tested by 22/06/2025			
G. Declaration			
I, 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 schedule, 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: Newwey Electrical Installations Limited, Hingley House, 55-59 Redes Hill Road, Cradley Heath, West Midlands, B64 5UR	Other Registration Number: 014846		
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature: [Signature] Date: 22/06/2020			
Report authorized for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature: [Signature] Date: 02/07/2020			
H. Schedule(s)			
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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Block 77-83

ELECTRICAL INSTALLATION CONDITION REPORT		3006207 - Master	
NEWAY ELECTRICAL INSTALLATIONS LIMITED			
A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
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 Date(s) on which inspection and testing was carried out: 22/06/2020	
C. Details of the Installation which is the Subject of this Report			
Installation: 77-83 Devon Road Occupier: N/A Address: N/A WS10 0RT		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: 5 yrs Record of installation available: N/A Records held by: N/A Date of previous inspection: 22/06/2020	
D. Extent and Limitations Inspection and Testing			
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) unable to locate main supply, possibly in locked area. Unable to access door entry system as in locked cabinet			
<small>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.</small>			
E. Summary of the Condition of the Installation			
General condition of the installation (in terms of electrical safety): Low rise property, Crabtree loadstar metal consumer unit, installation is approximately forty years old with lights upgraded -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.			
F. Recommendations			
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 27/09/2025			
G. Declaration			
I, 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 being into account the stated extent and limitations in section D of this report.			
Trading Title and address: Neway Electrical Installations Limited, Hingley House, 95-99 Radde Hill Road, Cradley Heath, West Midlands, B64 5JR		Other Registration Number: 014846	
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature: [Signature] Date: 22/06/2020		Report authorized for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature: [Signature] Date: 02/07/2020	
H. Schedule(s)			
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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Block 85-91

ELECTRICAL INSTALLATION CONDITION REPORT		3005206 - Master	
NEWWEY ELECTRICAL INSTALLATIONS LIMITED			
A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
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 Date(s) on which inspection and testing was carried out: 22/06/2020	
C. Details of the installation which is the Subject of this Report		Domestic: <input checked="" type="checkbox"/> Commercial: <input type="checkbox"/> Industrial: <input type="checkbox"/> Description of premises: <input checked="" type="checkbox"/> <input type="checkbox"/> <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: 5 yrs	
Installation: 85-91 Devon Road Occupier: N/A Address: N/A WS10 DRT		Record of installation available: <input type="checkbox"/> N/A Records held by: <input type="checkbox"/> N/A Date of previous inspection: 27/09/2018	
D. Extent and Limitations Inspection and Testing			
Extent of Electrical Installation covered by this report: landlords supply		Agreed limitations including the reasons (See regulation 003.2) 25% accessories removed 100% visual	
Operational Limitations including the reasons (See page No. N/A) unable to locate main supply, possibly in locked areas Unable to access door entry system as in locked cabinet		Agreed with name: client	
This 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 July 2018. It should be noted that cables concealed within trunking and conduits, under floors, in roof space, 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.			
E. Summary of the Condition of the Installation General condition of the installations (in terms of electrical safety)			
Low rise property, Crabtree loadstar metal consumer unit, Installation is approximately forty years old with lights upgraded -See Additional Page-			
Overall assessment of the installation: <input type="checkbox"/> Satisfactory		*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.	
F. Recommendations			
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 O3) should be given due consideration. Subject to the necessary remedial action being taken, I recommend that the installation is further inspected and tested by 22/06/2025			
G. Declaration I, 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 schedule, 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: Newwey Electrical Installations Limited, Hingley House, 55-59 Redes Hill Road, Cradley Heath, West Midlands, B64 5UR		Other Registration Number: 014846	
Inspected and tested by: Name: Paul Pearson Position: Electrician Signature: [Signature] Date: 22/06/2020			
Report authorized for issue by: Name: Philip Hingley Position: Qualified Supervisor Signature: [Signature] Date: 02/07/2020			
H. Schedule(s) 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	
Copyright © Trade 2018, Rev'd Ed Plus v2018.0.2, Newwey Electrical Installations Limited Page 1 of 8			

Block 93-99

ELECTRICAL INSTALLATION CONDITION REPORT		3006205 - Master	
NEWAY ELECTRICAL INSTALLATIONS LIMITED			
A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
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	Date(s) on which inspection and testing was carried out: 22/06/2020
C. Details of the Installation which is the Subject of this Report		Domestic: <input checked="" type="checkbox"/> Commercial: N/A Industrial: N/A	
Installation: 93-99 Devon Road	Occupier: N/A	Description of premises: Other: N/A	Estimated age of wiring system: 40 yrs
Address: N/A	WS10 DRT	Evidence of alterations or additions: <input checked="" type="checkbox"/>	If yes estimated Age: 5 yrs
Record of installation available: N/A	Records held by: N/A	Date of previous inspection: 27/09/2018	
D. Extent and Limitations Inspection and Testing			
Extent of Electrical installation covered by this report: All circuits from landlords supply		Agreed limitations including the reasons (See regulation 653.2) 25% accessories removed 100%visual	
Operational Limitations including the reasons (See page No: N/A)		Unable to locate main supply, possibly in locked area Unable to access door entry system as in locked cabinet	
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.			
E. Summary of the Condition of the Installation			
General condition of the installations (in terms of electrical safety): Low rise property, Crabtree loadstar metal consumer unit, Installation is approximately forty years old with lights upgraded -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.	
F. Recommendations			
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 22/09/2025			
G. Declaration			
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 taking into account the stated extent and limitations in section D of this report.			
Trading Title and address: Neway Electrical Installations Limited, Hingley House, 95-99 Reddell Hill Road, Cradley Heath, West Midlands, B64 5JR	Other Registration Number: 014846		
Inspected and tested by: Name: Paul Pearson Position: Electrician Date: 22/06/2020	Signature: [Signature]		
Report authorized for issue by: Name: Philip Hingley Position: Qualified Supervisor Date: 02/07/2020	Signature: [Signature]		
H. Schedule(s)			
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			
Copyright © Tomlin 2018, Facilities Plus v2018.0.2, Neway Electrical Installations Limited Page 1 of 8			

- 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

Waste Control

- 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

Arson Prevention

- 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 restricted by a door entry system.
- 3) There have been no reported fire incidents since the last FRA.

Section 18

Storage Arrangements

- 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 37-43, 45-51, 53-59, 69-75, 77-83, 85-91,93-99
Devon Road, Wednesbury.

Date of Action Plan:

20/08/2024

Review Date:

Fire Risk Assessment

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/7	Replace the non-fire resisting flat entrance door of flat 93 to a certified self-closing FD 30s door set.		P3	Repairs Within 3-6 Months	
07/9A	Self-closing device is required to flat entrance door 95.		P3	Rapid Fire Team Within 3-6 Months	

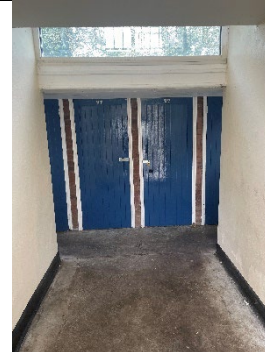
Fire Risk Assessment

07/9B	Self -closing device is required to flat entrance door 97.		P3	Leaseholder Management Within 3-6 Months.	
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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

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 FD30S doorsets as part of the next improvement works programme.



Fire Risk Assessment

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.



Signed

<i>A. Smith</i>	Fire Risk Assessor	Date: 20/08/2024
<i>Bevan H</i>	Quality Assurance Check	Date: 20/08/2024

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

Name of property: Flats 37-43, 45-51, 53-59, 69-75,77-83, 85-91,93-99. Devon Road, Wednesbury.


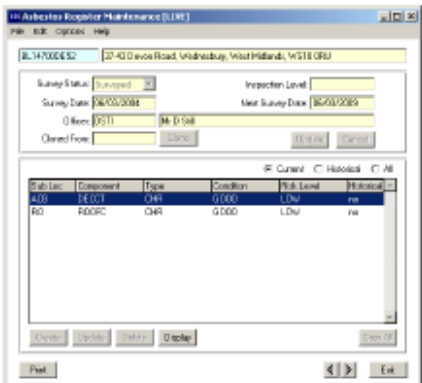

Updated: 29/07/2022

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 Tel:- 0121 569 5077).



Fire Risk Assessment

Block 37-43

Asbestos Survey		Property Address		37-43 Devon Road, Wednesbury. WS10 0RU.		✓ Office use	
Surveyed by	Tudor Evans	Date	17/03/2014	Checked by	DEREK STILL	Desktop Check	
Reason for request		HSG 264 - Survey Report Type		Date	05/06/2017		
Investment Void		Refurbishment Survey		Property Description			
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	1961		
				Notes / including details of similar property surveys completed. Revised by G.Carrington – 29/07/2022			
				Building Surveyors 0121 569 5077			
				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES			

Sample Locations		Property Address		37-43 Devon Road, Wednesbury. WS10 0RU.				
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIF Y	ACTION TAKEN ON CONTRACT	
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
COMMUNAL STAIRWELL WALLS	TEXTURED COAT	-	SEALED-PAINT	TE 488	NO ASBESTOS DETECTED	NO	-	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
GROUND FLOOR SOFFIT ADJACENT TO OUTHOUSES	SUPALUX	FLATS FRONT DOOR FRAME SEALANT	RENDER / SILICONE					
FRONT CANOPY CEILING	PLASTERBOARD							
MAIN ROOF SOFFIT	PVC							
OUTHOUSE ROOF	MINERAL FELT							
GROUND FLOOR - FLOOR	NON ASBESTOS THERMOPLASTIC TILES							



Block 45-51

Asbestos Survey		Property Address 45-51 Devon Road, Wednesbury. WS10 0RU.				<input checked="" type="checkbox"/>	
Surveyed by Tudor Evans		Date 17/03/2014		Checked by DEREK STILL		Desktop Check <input checked="" type="checkbox"/>	
Reason for request		HSG 264 - Survey Report Type		Date 05/06/2017		Site Check <input type="checkbox"/>	
Investment Void		Refurbishment Survey		Property Description Low Rise Flats Year Built 1961			
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. Revised by G.Carrington – 29/07/2022			
				Building Surveyors 0121 589 5077  Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES			

Sample Locations		Property Address 45-51 Devon Road, Wednesbury. WS10 0RU.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	CHECKED	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
COMMUNAL STAIRWELL WALLS	TEXTURED COAT	-	SEALED-PAINT	TE 486	NO ASBESTOS DETECTED	NO	NO	-
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
GROUND FLOOR SOFFIT ADJACENT TO OUTHOUSES	SUPALUX							
FRONT CANOPY CEILING	PLASTERBOARD							
MAIN ROOF SOFFIT	PVC							
OUTHOUSE ROOF	MINERAL FELT							
FLATS FRONT DOOR FRAME SEAL	RENDER / SILICONE							

Fire Risk Assessment




Block 53-59

Asbestos Survey			Property Address			53-59 Devon Road, Wednesbury. WS10 0RU.			Office use <input checked="" type="checkbox"/>		
Surveyed by		Tudor Evans		Date		17/03/2014		Checked by		Date	
Reason for request		HSG 264 - Survey Report Type				Property Description Low Rise Flats				Desktop Check <input type="checkbox"/> Site Check <input type="checkbox"/> Year Built 1961	
Investment Void		Refurbishment Survey									
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.									
Communal Areas		<input checked="" type="checkbox"/> Refurb Surveys Interrogated ?									
						Notes / including details of similar property surveys completed. Revised by G.Carrington – 29/07/22					
Building Surveyors 0121 589 5077						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES					

Sample Locations		Property Address		53-59 Devon Road, Wednesbury. WS10 0RU.					
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIF Y	Label 1	ACTION TAKEN ON CONTRACT	
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE									
COMMUNAL STAIRWELL WALLS	TEXTURED COAT	-	SEALED-PAINT	TE 486	NO ASBESTOS DETECTED	NO	NO	-	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.									
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL				
GROUND FLOOR SOFFIT ADJACENT TO OUTHOUSES	SUPALLIX								
FRONT CANOPY CEILING	PLASTERBOARD								
MAIN ROOF SOFFIT	PVC								
OUTHOUSE ROOF	MINERAL FELT								
FLATS FRONT DOOR FRAME SEAL	RENDER / SILICONE								

Fire Risk Assessment


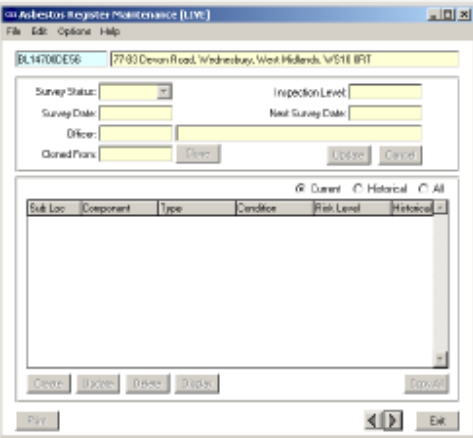

Block 69-75

Asbestos Survey		Property Address	69-75 Devon Road, Wednesbury. WS10 0RU.		✓ Office use						
Surveyed by	Tudor Evans	Date	17/03/2014		Checked by	Derek still	Desktop Check	✓	Site Check		
Reason for request		HSG 264 - Survey Report Type		Date	02/08/2022						
Investment Void		Refurbishment Survey		Property Description Low Rise Flats							
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	1961						
						Notes / including details of similar property surveys completed. Revised by G.Carrington – 29/07/2022					
Building Surveyors 0121 589 5077						 Sandwell Metropolitan Borough Council					
						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES					

Fire Risk Assessment

Sample Locations		Property Address 69-75 Devon Road, Wednesbury. WS10 0RU.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LIBRETT	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
COMMUNAL STAIRWELL WALLS	TEXTURED COAT	-	SEALED-PAINT	TE 488	NO ASBESTOS DETECTED	NO	NO	-
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
GROUND FLOOR SOFFIT ADJACENT TO OUTHOUSES	SUPALUX							
FRONT CANOPY CEILING	PLASTERBOARD							
MAIN ROOF SOFFIT	PVC							
OUTHOUSE ROOF	MINERAL FELT							
FLATS FRONT DOOR FRAME SEAL	RENDER / SILICONE							




Block 77-83

Asbestos Survey		Property Address 77-83 Devon Road, Wednesbury. WS10 0RU.				Office use	
Surveyed by Tudor Evans	Date 17/03/2014	Checked by Derek Still		Desktop Check <input checked="" type="checkbox"/>	Site Check <input type="checkbox"/>	<input checked="" type="checkbox"/>	
Reason for request		HSG 264 - Survey Report Type		Date 02/08/2022			
Investment Void	Refurbishment Survey	Property Description Low Rise Flats					
Investment Tenanted	Management Survey <input checked="" type="checkbox"/>						
R & M Void	SHAPE Interrogated. <input checked="" type="checkbox"/>						
R & M Tenanted	No Existing SHAPE Data. <input checked="" type="checkbox"/>						
Medical / Emergency - Heating Works	Existing SHAPE Data.						
Communal Areas <input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?						
				Notes / including details of similar property surveys completed. Revised by G.Carrington – 29/07/22			
Building Surveyors 0121 569 5077				 Sandwell Metropolitan Borough Council			
				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B89 3ES			

Fire Risk Assessment

Sample Locations		Property Address 77-83 Devon Road, Wednesbury. WS10 0RU.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LABILETY	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
COMMUNAL STAIRWELL WALLS	TEXTURED COAT	-	SEALED-PAINT	TE 486	NO ASBESTOS DETECTED	NO	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	LOCATION DESCRIPTION	MATERIAL	
GROUND FLOOR SOFFIT ADJACENT TO OUTHOUSES	SUPALLIX							
FRONT CANOPY CEILING	PLASTERBOARD							
MAIN ROOF SOFFIT	PVC							
OUTHOUSE ROOF	MINERAL FELT							
FLATS FRONT DOOR FRAME SEAL	RENDER / SILICONE							


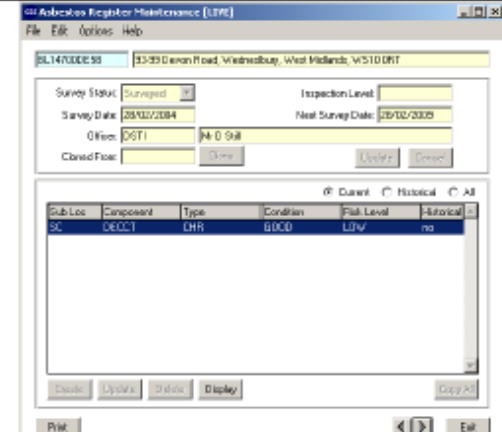

Block 85-91

Asbestos Survey		Property Address	85-91 Devon Road, Wednesbury. WS10 0RU.				✓ Office use
Surveyed by	Tudor Evans	Date	17/03/2014		Checked by	Derek still	
Reason for request		HSG 264 - Survey Report Type		Date	02/08/2022		
Investment Void		Refurbishment Survey		Property Description Low Rise Flats 			
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	1961		
				Notes / including details of similar property surveys completed. Revised by G.Carrington – 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 85-91 Devon Road, Wednesbury. WS10 0RU.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LIBRETY	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
COMMUNAL STAIRWELL WALLS	TEXTURED COAT	-	SEALED-PAINT	TE 486	NO ASBESTOS DETECTED	NO	NO	-
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
GROUND FLOOR SOFFIT ADJACENT TO outhouses	SUPALUX							
FRONT CANOPY CEILING	PLASTERBOARD							
MAIN ROOF SOFFIT	PVC							
OUTHOUSE ROOF	MINERAL FELT							
FLATS FRONT DOOR FRAME SEAL	RENDER / SILICONE							

Block 93-99

Asbestos Survey		Property Address 93-99 Devon Road, Wednesbury. WS10 0RU.			Office use <input checked="" type="checkbox"/>		
Surveyed by Tudor Evans	Date 17/03/2014	Checked by Derek still	Desktop Check <input checked="" type="checkbox"/>	Site Check <input type="checkbox"/>			
Reason for request		HSG 264 - Survey Report Type		<div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> <p style="text-align: center;">Property Description</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 5px 0;">Low Rise Flats</div> <p style="text-align: right;">Year Built 1961</p> </div> <div style="width: 30%; text-align: center;">  </div> </div>			
Investment Void	Refurbishment Survey	Date 02/08/2022					
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 ?						
				<p>Notes / including details of similar property surveys completed.</p> <p style="color: red;">Revised by G.Carrington – 29/07/22</p>			
Building Surveyors 0121 569 5077		<p>Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES</p> 					

Fire Risk Assessment

Sample Locations	Property Address	93-99 Devon Road, Wednesbury. WS10 0RU.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LIBRETY	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
COMMUNAL STAIRWELL WALLS	TEXTURED COAT	-	SEALED-PAINT	TE 488	NO ASBESTOS DETECTED	NO	NO	-
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM's.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
GROUND FLOOR SOFFIT ADJACENT TO OUTHOUSES	SUPALLIX							
FRONT CANOPY CEILING	PLASTERBOARD							
MAIN ROOF SOFFIT	PVC							
OUTHOUSE ROOF	MINERAL FELT							
FLATS FRONT DOOR FRAME SEAL	RENDER / SILICONE							

