

Fire Risk Assessment

Bennitt Close



1-2a, 3-6a, 7-10a, 11-12a
Bennitt Close, West Bromwich.
B70 7ER

Date Completed: 28/11/2024.

Review Period: 3 years.

Officer: C. Hill Fire Risk Assessor

Checked By: A. Smith Fire Risk Assessor

Current Risk Rating = Trivial

Subsequent reviews

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

Contents

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

Section

0

Introduction

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

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

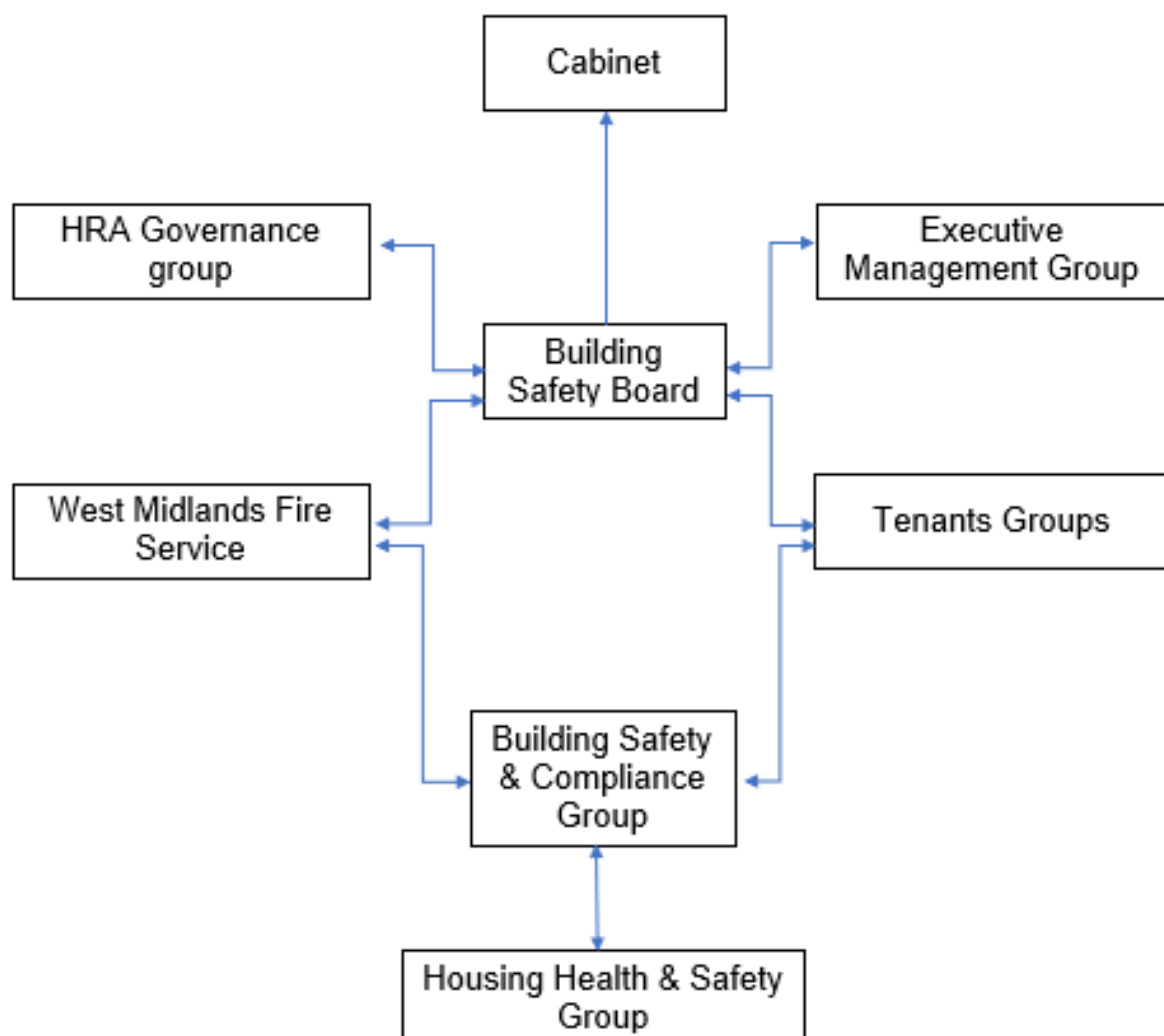
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 Brick cavity construction across 2 stories.</p> <p>Flat windows are UPVC frames.</p> <p>Block entrance doors and windows to stairs are timber glazed.</p>	Trivial
Section 7	<p>Means of Escape from Fire Occupants of first floor flats escape via open deck corridor, stairwell, and single final exit door.</p>	Trivial

	<p>Each block has a single open plan staircase that is partially open to the elements and provides a sufficient means of escape.</p> <p>Ground floor occupants escape via flat entrance doors which open directly to the street or via balcony doors at the rear.</p>	
Section 8	<p>Fire Detection and Alarm Systems Early warning is limited to hard wire smoke alarms within each of the resident's flats.</p>	Trivial
Section 9	<p>Emergency Lighting Emergency lighting has been installed to the communal areas of each block</p>	Trivial
Section 10	<p>Compartmentation The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire between dwellings.</p> <p>Individual flat entrance doors are FD30s composite doors.</p> <p>Service cupboard doors are nominal 54mm FD60 doors.</p> <p>Fibre Cement boards used for fire stopping in service cupboards.</p> <p>Electrical installations in service cupboards enclosed in steel cabinets.</p>	Trivial
Section 11	<p>Fire Fighting Equipment There are no provisions for firefighting equipment in the blocks.</p>	Trivial
Section 12	<p>Fire Signage No smoking signs are displayed in communal areas.</p> <p>Service cupboard doors display Fire Door Keep Shut signage.</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 shall be tested every 5 years. The last EICR was 11/03/2022</p>	Trivial
Section 15	<p>Waste Control Bins are stored at a safe distance away from the blocks.</p>	Trivial
Section 16	<p>Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention There have been no reported fire incidents since the last FRA.</p>	Trivial
Section 18	<p>Storage Arrangements Residents have access to a storage cupboard adjacent flat entrance doors.</p> <p>Residents are instructed not to bring LPG cylinders into the building.</p>	Trivial

Risk Level Indicator

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

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

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

Low Medium High

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

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

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

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

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

Slight Harm Moderate Harm Extreme Harm

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

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

Having taken into account the few combustible items stored outside flat 11a on the furthest end of the open deck corridor, the likelihood of a fire in this block is at a low level of risk because persons do not have to escape past these items, and any potential sources of ignition are negligible. The Leasehold Manager has been emailed to liaise with the leaseholder and instruct to remove those items. Any potential sources of ignition in the other three blocks is also negligible.

After considering the use of the premise and the occupants within the blocks, the consequences for life safety in the event of a fire would be slight harm due to the simplicity in the layout, all flats having FD30s entrance doors, and a Stay Put Unless policy being in place.

There are no outstanding actions in this Fire Risk Assessment therefore the level of risk at the time of this FRA is trivial.

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

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

Section

2

People at Significant Risk of Fire

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

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

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

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

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

Assistant Director Asset Management & Improvement

Sarah Ager

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Carl Hill

Louis Conway

Anthony Smith

Adrian Jones

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Housing Office Manager

Lisa Ellis

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

1-2a, 3-6a, 7-10a, 11-12a
Bennitt Close
West Bromwich
B70 7SE.

Description of the Property

These low-rise two storey blocks were built in approximately 1960 of traditional brick cavity construction.



The four buildings were purpose built for flatted accommodation. Two blocks contain 4 number dwellings per floor and two blocks contain two number dwellings per floor.

Ground floor flats have external front doors with a rear door that opens onto a ground floor balcony.



1st floor flats are accessed via a semi enclosed stairwell that leads to an open deck corridor.



The stairwell in each block is secured with a door entry system with a firefighter override switch.



Each block has a 1st floor secured service cupboard that contains a fixed steel ladder for access to the flat roof.



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

The enforcing authority is West Midlands Fire Service.

High/Low Rise	Low Rise
Number of Floors	2
Date of Construction	1960
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	One per block
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to External Roof	Via first floor service cupboard
Equipment on roof (e.g., mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 24 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

Typical orientation of the blocks.



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.

Based on the information available at the time of the assessment, it is deemed that these materials, their combination of and, application present an acceptable level of fire risk.

- 1) The external walls of the blocks are a brick masonry.



- 2) The blocks all have a flat roof.
- 3) Flat windows are UPVC glazed units.



- 4) Communal windows in stairwells are timber framed units with additional panels presumed to be formed from plastic based material.



- 5) All flats have a concrete balcony with steel balustrade, doors on balconies are either timber or UPVC type.



- 6) Flat entrance doors are nominal fd30s composite fire doors.



- 7) Ground floor external service cupboard doors are 54mm nominal timber fire doors.



- 8) Storage cupboard doors for flats timber non fire rated doors.



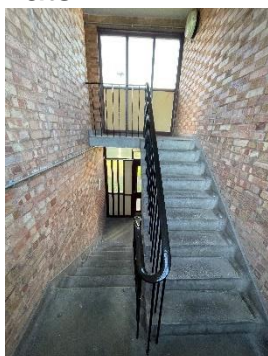
- 9) Entrance doors and combination frames to stairwells are timber.



Section 7

Means of Escape from Fire

- 1) A concrete staircase 900mm in width leads to an open deck corridor in each block. This staircase is partially open to the elements and provides an adequate means of escape for 1st floor flats.



- 2) There are no internal communal corridors. Open deck corridors at 1st floor level are of adequate width at 1200mm wide however, this is reduced to 1000mm at the narrowest points.



- 3) There are dead end situations on first floor deck corridors however, the corridors are open to the elements, therefore sufficiently ventilated, adequately lit and therefore acceptable.



- 4) The means of escape at 1st floor level is protected with FD30s composite fire doors to flat entrances. Windows along the deck access corridors are 1100mm above the floor.



- 5) The only communal doors within the blocks are the final exit doors from stairwells, these are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).



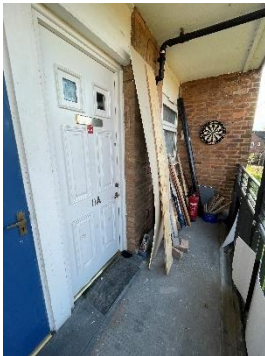
- 6) All final exit doors have push buttons to exit.



- 7) Final exit doors have door entry systems installed. These systems are designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.
-

- 8) Ground floor flat entrance doors are external and therefore open directly to street. Ground floor flats also have a rear door to the balcony which provides a second means of escape for those occupants.
- 9) The communal areas / means of escape should be kept free of combustible items and ignition sources.

There are a number of items stored including combustible materials, outside flat 11a on the means of escape. Email sent to the Leasehold Manager to Liaise with the owner.



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

- 10) Emergency lighting has been installed throughout the blocks.



- 11) 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.
-

12) Flat entrance doors are nominal FD30s composite doors manufactured by permadoor.



13) Access was attempted to a sample of properties as part of the fire risk assessment to ensure that fire doors have not been tampered with by residents etc. Despite best endeavours access could only be gained to three properties.

- a) Flat 4 ground floor – Door is correct.
 - b) Flat 10 ground floor – Self-closing device removed. This is a leaseholder flat with tenant. The door doesn't open into a communal area however tenant advised to reconnect the self-closer.
 - c) Flat 12 ground floor – Door was correct.
-

Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats let by SMBC. The equipment is subjected to a cyclical test.
- 2) Access was attempted to a sample of properties during the fire risk assessment to determine the number of smoke alarms within resident's flats. Despite best endeavours access was only gained to three properties.

Flat 12 – LD2

Flat 10 – No smoke detection – Flat is a leaseholders property occupied with a tenant. Tenant was advised to contact their landlord and also given the contact number for West Bromwich Fire Station to arrange a Safe & Well. The tenant was also provided with details for the Regulator of Social Housing.

Flat 4 – LD1

For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this is:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place.
 - IV. The communal parts are open to the elements.
-

Section 9

Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.
- 2) The self-contained units are provided to the communal landings, open deck corridors & stairs.



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

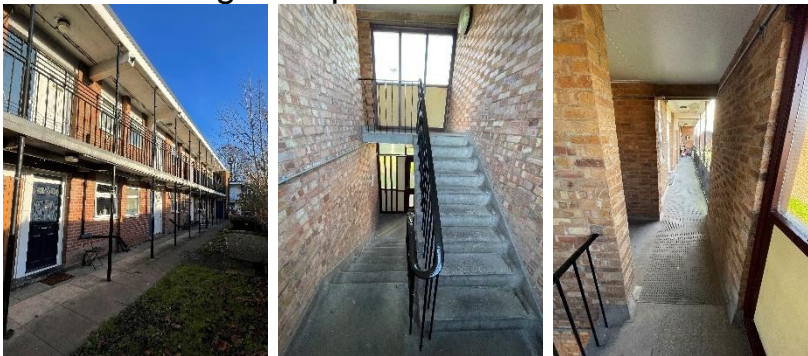


Section 10

Compartmentation

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.

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance between dwellings and 1-hour horizontal fire resistance around flats.
- 2) The premises doesn't have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in communal areas due to open plan design of the blocks. All communal areas of the building are open to the elements.



- 3) There is a cyclical programme (annually) to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
 - 4) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
 - 5) Fibre cement boards have been used to fire stop service installs within service cupboards.
-



- 6) The only communal doors within the building are the final exit doors.



- 7) Each flat has an external storage cupboard adjacent the flat entrance door. The cupboard doors are non-fire rated timber doors.



- 8) Service cupboard doors are 54mm nominal fire doors with intumescent strips and secured with 54 key suited mortice locks.



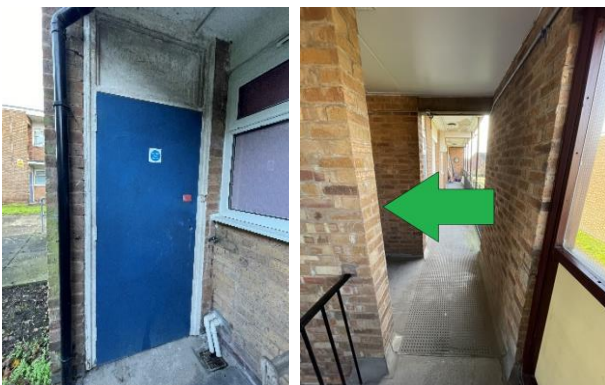
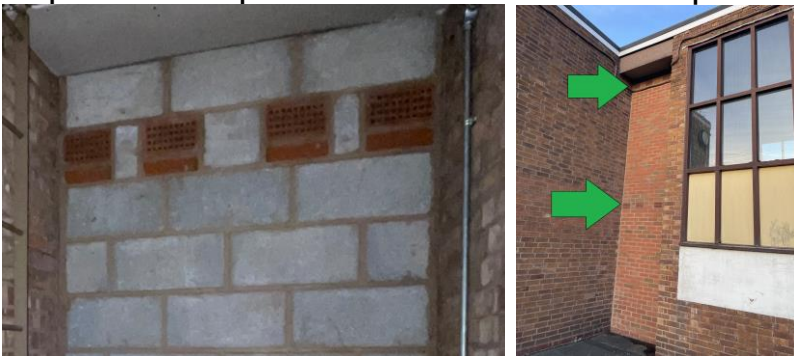
- 9) The landlord's electricity supply is secured within steel cabinets in ground floor service cupboards.



- 10) Voids beneath communal stairs are secured by 54mm nominal timber doors.



- 11) Fire stopping to 1st and 2nd floor service cupboard airbricks is not required as cupboards and airbricks are open to the elements.



Section

11

Fire Fighting Equipment

- 1) The premises have no provision for firefighting equipment.

Section

12

Fire Signage

- 1) No Smoking signage is displayed throughout the blocks.



- 2) All doors display “Fire Door Keep Shut” signage where necessary.
 - 3) Fire escape directional signage is not installed due to the simplicity of layout.
 - 4) Fire Action Notices are also not displayed due to simplicity of layout.
-

Section 13

Employee & Resident Training/Provision of Information

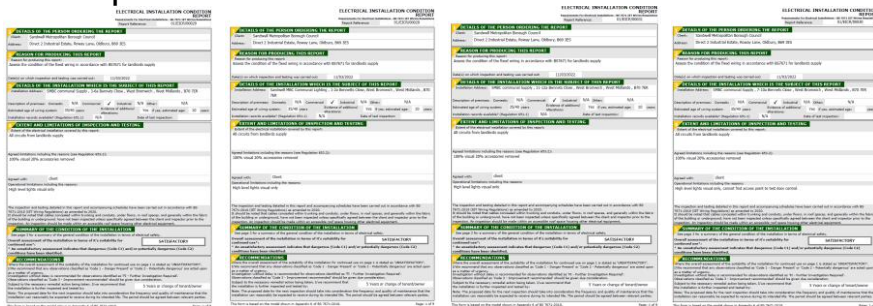
- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Staff undertaking fire risk assessments are qualified to Level 4 Diploma in Fire Risk Assessment.
- 4) Fire safety information has been provided as part of tenancy pack.
- 5) Building safety and evacuation notices are not displayed within the blocks.
- 6) Information regarding the Stay Put unless fire evacuation strategy and regarding the use of fire doors is provided to residents.



Section
14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
- 2) Hot working is not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) The fixed electrical equipment shall be tested every 5 years. The date of the last EICR condition report for the blocks is 11/03/2022. The reports confirm the installation in the 4 blocks is satisfactory.



- 4) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is external of the blocks. Meters to ground floor flats are external.

**Section
15**

Waste Control

- 1) Refuse containers for the blocks are stored externally at a safe horizontal distance.



- 2) Regular checks by caretaker's minimise risk of waste accumulation.



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

**Section
16**

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 3) Owing to the nature of low rise flatted accommodation, it is difficult to manage / control individual contractors / utility companies.
 - 4) However, utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. 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 the caretakers which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.



- 3) There are no CCTV provisions at the block.
- 4) The perimeter of the premises is well illuminated with exterior lighting and borrowed lighting from streetlights.



- 5) There have been no reported fire incidents since the last FRA (November 2017).
-

**Section
18**

Storage Arrangements

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



Section
19

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



Name of Premises or Location:

Bennitt Close 1-2a, 3-6a, 7-10a, 11-12a

Date of Action Plan:

29/11/2024

Review Date:

<Insert date>

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

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).

Fire Risk Assessment

Observations

Upgrade all resident's storage cupboard doors on open communal corridors to FD30s door sets.	N/A
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Signed

<i>Chill</i>	Fire Risk Assessor	Date: 29/11/2024
<i>A. Smith</i>	Quality Assurance Check	Date: 03/12/2024

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


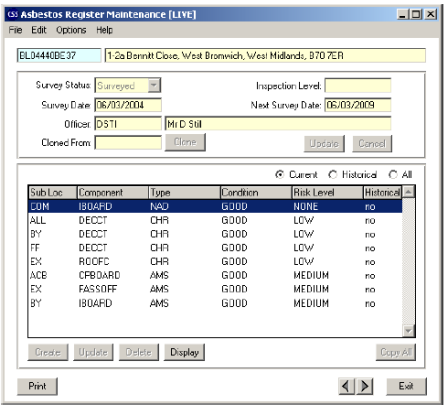

Name of property: Bennitt Close 1-2a, 3-6a, 7-10a, 11-12a

Updated: 04/07/2022

Premise Manager: Tony Thompson


Tel. No.: 0121 569 2975

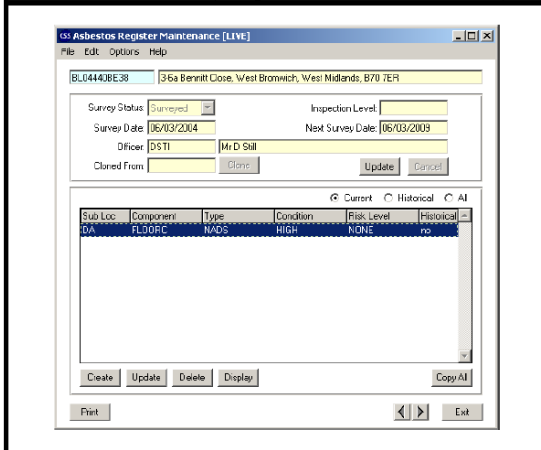
Information/Comments
<p>An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077).</p>

Asbestos Survey		Property Address	1-2a Bennitt Close, West Bromwich. B70 7ER.		✓ Office use						
Surveyed by	Tudor Evans	Date	20/03/2014		Checked by	DEREK STILL	Desktop Check	✓	Site Check		
Reason for request		HSG 264 - Survey Report Type		Date		27/03/2014					
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	1960						
						Notes / including details of similar property surveys completed. AMMENDED 14/08/2014 MAIN ROOF FELT NONE ASBESTOS Revised by G.Carrington – 04/07/2022					
Building Surveyors 0121 569 5077						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES					
											

Fire Risk Assessment

Sample Locations	Property Address	1-2a Bennitt Close, West Bromwich. B70 7ER.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIF Y	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
FIRST FLOOR COMMUNAL BALCONY CEILING	BOARD	-	SEALED-PAINT	DS 3465	NO ASBESTOS DETECTED	NO	NO	-
BALCONY - FLOORS	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
DAMP PROOF COURSE	BITUMINOUS	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
MAIN ROOF FELT	BITUMINOUS	-	SEALED	DS 8659	NONE ASBESTOS	-	-	-
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	
MAIN ROOF	MINERAL FELT							
FIRST FLOOR STAIRWELL CEILING	PVC							
FRONT DOOR FRAME SEALANT (ALLFLATS)	SILICONE							
EXTERNAL FLUE BOXINGS	SUPALUX							
BIN STORE DUCT PANELS	SUPALUX							

Asbestos Survey		Property Address	3 - 6A Bennitt Close, Oldbury, B70 7ER			✓ Office use
Surveyed by	Derek Still	Date	14/11/2012		Checked by	Paul Arundel
Reason for request		HSG 264 - Survey Report Type		Date	15/11/12	
Investment Void	Refurbishment Survey	<input checked="" type="checkbox"/>	Property Description			
Investment Tenanted	Management Survey	<input type="checkbox"/>				
R & M Void	SHAPE Interrogated.	<input checked="" type="checkbox"/>	Semi Detached	Low Rise Flat	<input checked="" type="checkbox"/>	
R & M Tenanted	No Existing SHAPE Data.	<input type="checkbox"/>	End Terrace	High Rise Flat	<input type="checkbox"/>	
Medical / Emergency - Heating Works	Existing SHAPE Data.	<input checked="" type="checkbox"/>	Mid Terrace	Maisonette	<input type="checkbox"/>	
Void Schedule Provided	Refurb Surveys Interrogated ?	<input type="checkbox"/>	No of Bedrooms	Floor Level	<input type="checkbox"/>	
				Year Built	1960	




Notes / including details of similar property surveys completed.

COMMUNAL AREA SURVEY FOR THE PURPOSES OS STRUCTURAL WORK TO CONCRETE ACCESSWAY.
NO ACCESS TO EXTERNAL METER CUPBOARDS ON GROUND AND 1ST FLOORS

AMMENDED SURVEY 14/0/82014 DEREK STILL MAIN ROOF FELT NONE ASBESTOS
Revised by G.Carrington – 03/01/16 – Communal walkway soffit.
Revised by G.Carrington – 04/07/22


Building Surveyors
0121 569 5077

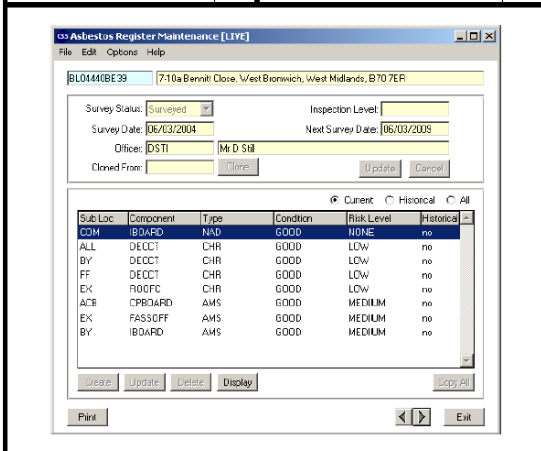
Asset Team – Investment Division
Operations & Development Centre
Roway Lane
Oldbury
B69 3ES



Fire Risk Assessment

Sample Locations		Property Address 3 - 6A Bennitt Close, Oldbury, B70 7ER						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
DECK ACCESS FLOOR	ASPHALT	-	SEALED	DS 8500	NON DETECTED	-	-	-
MAIN ROOF FELT	BITUMEN	-	SEALED	DS 8660	NON DETECTED	-	-	-
COMMUNAL WALKWAY SOFFIT	BOARD	-	SEALED	GC1016 / 1	NON DETECTED	-	-	-
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 CONCRETE SOFFIT COATING	PAINT	BOILER FLUE BOXINGS	SUPALUX					
STAIRWELL WALLS	BRICKWORK	FRONT DOOR FRAME SEALANT (ALL FLATS)	SILICONE					
1ST FLOOR DECK ACCESS SOFFIT	HARDBOARD							
STAIRWELL CEILING	PVC							
BIN STORE WALL PANELS	SUPALUX							

Asbestos Survey		Property Address 7-10a Bennitt Close, West Bromwich. B70 7ER.				Office use <input checked="" type="checkbox"/>			
Surveyed by	Tudor Evans	Date	20/03/2014	Checked by	DEREK STILL	Desktop Check	<input checked="" type="checkbox"/>	Site Check	<input type="checkbox"/>
Reason for request		HSG 264 - Survey Report Type		Date					
Investment Void		Refurbishment Survey		27/03/2014					
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 ?							
				Property Description		Low Rise Flats			
						Year Built		1960	




Sub Loc	Component	Type	Condition	Risk Level	Historical
COM	BOARD	NAD	GOOD	NONE	no
ALL	DEECT	CHR	GOOD	LOW	no
BY	DEECT	CHR	GOOD	LOW	no
FF	DEECT	CHR	GOOD	LOW	no
EK	ROOFC	CHR	GOOD	LOW	no
ACB	CPROJARD	AMS	GOOD	MEDIUM	no
EK	FASOFF	AMS	GOOD	MEDIUM	no
BY	BOARD	AMS	GOOD	MEDIUM	no

Notes / including details of similar property surveys completed.
 Revised by G.Carrington – 04/07/2022


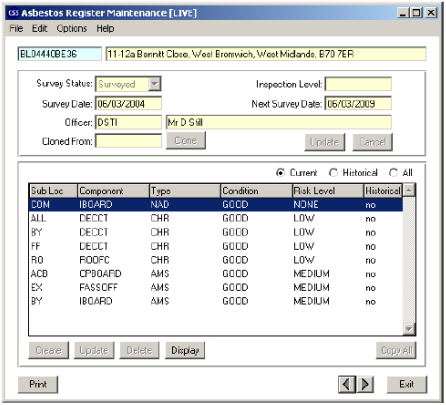

Building Surveyors
 0121 569 5077

Asset Team – Investment Division
 Operations & Development Centre
 Roway Lane
 Oldbury
 B69 3ES



Fire Risk Assessment

Sample Locations		Property Address 7-10a Bennitt Close, West Bromwich. B70 7ER.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
FIRST FLOOR COMMUNAL BALCONY CEILING	BOARD	-	SEALED-PAINT	DS 3467	NO ASBESTOS DETECTED	NO	NO	-
BALCONY - FLOORS	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
DAMP PROOF COURSE	BITUMINOUS	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
MAIN ROOF	MINERAL FELT							
FIRST FLOOR STAIRWELL CEILING	PVC							
FRONT DOOR FRAME SEALANT (ALL FLATS)	SILICONE							
EXTERNAL BOILER FLUE BOXINGS	SUPALUX							
BIN STORE WALL PANELS	SUPALUX							

Asbestos Survey		Property Address 11-12a Bennitt Close, West Bromwich. B70 7ER.		✓ Office use					
Surveyed by	Tudor Evans	Date	20/03/2014	Checked by	DEREK STILL	Desktop Check	✓	Site Check	
Reason for request		HSG 264 - Survey Report Type		Date		<div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>Low Rise Flats</p> <p>Year Built 1960</p> </div> </div>			
Investment Void		Refurbishment Survey		27/03/2014					
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 ?							
<div style="display: flex;"> <div style="flex: 1;">  </div> <div style="flex: 1; padding-left: 10px;"> <p>Notes / including details of similar property surveys completed.</p> <p style="color: red;">Revised by G.Carrington – 04/07/22</p> </div> </div>									
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: left;"> <p>Building Surveyors 0121 569 5077</p> </div> <div style="text-align: center;">  </div> <div style="text-align: right;"> <p>Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES</p> </div> </div>									

Fire Risk Assessment

Sample Locations		Property Address 11-12a Bennitt Close, West Bromwich. B70 7ER.							
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT	
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE									
FIRST FLOOR COMMUNAL BALCONY CEILING	BOARD	-	SEALED-PAINT	DS 3468	NO ASBESTOS DETECTED	NO	NO	-	
BALCONY - FLOORS	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED	
DAMP PROOF COURSE	BITUMINOUS	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.									
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL		
MAIN ROOF	MINERAL FELT								
FIRST FLOOR STAIRWELL CEILING	PVC								
EXTERNAL BOILER FLUE BOXINGS	SUPALUX								
BIN STORE WALL PANELS	SUPALUX								
FRONT DOOR FRAME SEALANT (ALL FLATS)	SILICONE								

ABOUT THE REPORT – PLEASE READ

All Survey Methodology is based upon HSE document HSG 264 - Asbestos: The Survey Guide. All surveyors are experienced British Occupational Hygiene Society (BOHS) P402 qualified surveyors with extensive Surveying & Refurbishment Project experience specific to Sandwell MBC's managed housing stock.

The person or persons using this report to programme refurbishment work on site are assumed to be competent & experienced in the field of domestic refurbishment projects & have suitable & sufficient asbestos awareness to understand the scope of this report & apply it to the project. All trade operatives working on site are also expected to have relevant asbestos awareness training & experience. IF IN DOUBT STOP & ASK! Please ensure the report covers the areas that you need to work on.

SHAPE: Sandwell MBC's Integrated ICT solution holds the Company Asbestos Register. The Asbestos Register is interrogated when completing the asbestos survey report to ensure that ACM's in similar properties are considered where relevant. The Register holds details of all suspected or confirmed ACM's identified during Refurbishment & Demolition programmes as well as Repairs activities for the past 11 years. If potential ACM's have been identified within difficult to survey areas such as Cavity Walls, Floor Voids etc these will be highlighted within the report. The interrogation of the Company Asbestos Register compliments the survey & report process it does not substitute the Refurbishment & Demolition Survey.

Void Properties – The Building Surveying team who undertake Refurbishment & Demolition Asbestos Surveys also undertake Domestic Energy Assessment Surveys, Boroscope Surveys for Thermal Insulation & Fire Integrity Assessments to a representative percentage of the void turn over.

Site Overview Page 2 – This section is included to aid surveying & to ensure comprehensive survey information is detailed.

Term	Explanation
Property Address	Specific Property to which survey relates.
Surveyed by	Relates to P402 trained surveyor.
Action taken on Project	Record what action may have been undertaken to the Asbestos in question. E.g. Nothing, Repair, replace, Manage.
Type of Work to be undertaken	Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken.
ACM	Asbestos Containing Material.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.
Bulk Sample	Sample of potential ACM that is representative of the whole.
Request Sample	The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting.
Awaiting Results	If no results have been detailed then you must not work on these items until you receive further confirmation.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.
Labels	Materials will be labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Asbestos" where practical. All sampled materials will be labelled with an "Asbestos Sampled" label.

Term	Explanation
Photo's	These will usually be provided for the front elevation of the property to aid identification.
Sampled by	P402 trained surveyor.
Checked by	P402 trained surveyor who checks report prior to issuing.
Survey Report Type	Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken.
Refurbishment Survey	HSG 264 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include, New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. Anyone using this report to support building works being undertaken to the property should ensure that the report is sufficient for the purposes of the building work being undertaken. The reader should be confident that the areas that are to be disturbed by the proposed work are included.
Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
Refurb & Management Survey	Both Survey Report Types are ticked! Due to works identified at survey stage the surveyor has completed Refurbishment Survey for the works required & may have undertaken a management survey on remaining areas of the property. The report should not be used for works outside the scope stated, unless the reader assures themselves that it is suitable & sufficient.
Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
Photo's	Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary.