

Fire Risk Assessment

Holly Grange



**Mallin Street, Smethwick,
B66 1QY**

Date of Inspection: 20th August 2026

Review Period: 12 months.

Officer: Louis Conway **Building Safety Manager**

Verified By: C. Hill **Building Safety Manager**

Current Risk Rating = Tolerable

Subsequent reviews

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

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Section

0

Introduction, Scope & References

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 document has been written in accordance with BS 9792:2025 with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards relevant at the time of the assessment.

The purpose of this FRA report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with applicable fire safety legislation; see “Applicable fire safety legislation.”

The FRA considers all relevant factors necessary to form a balanced and informed judgement of fire risk within the premises. This includes consideration of the nature of the building, its use, and the profile of both current and potential occupants, including any available person centred fire risk assessments (PCFRA) & residential personal emergency evacuation plans (RPEEPS). It also considers identified fire hazards and the measures in place to eliminate or control them, alongside the existing fire protection systems and the arrangements for their inspection, testing, and maintenance. Relevant aspects of fire safety management, such as staffing arrangements and day to day operational practices, have been reviewed. Where available, the building’s fire strategy has been considered, particularly where it forms part of a fire engineered solution or alternative approach to regulatory compliance.

In addition, the content of any previous fire risk assessments or external wall appraisals has been considered to ensure continuity and awareness of historical findings.

This FRA has been completed as a:

Select appropriate box.

- ☒ Type 1 – Common parts only (non-intrusive)
- ☐ Type 2 – Common parts only (Intrusive)
- ☐ Type 3 – Common Parts & Dwellings (Non-Intrusive)
- ☐ Type 4 – Common Parts & Dwellings (Intrusive)

The assessment included consideration of:

- External wall construction and associated attachments.
- Flat entrance doors viewed from the common areas.
- Means of escape and evacuation provisions.
- Fire-resisting compartmentation and passive fire protection measures.
- Fire detection, warning and other active fire protection systems.
- Service risers, shafts and suspended ceilings where accessible.
- Roof voids and other accessible concealed spaces.
- Firefighting facilities and Fire and Rescue Service access provisions.
- Fire safety management, maintenance and housekeeping arrangements within the common parts.

The fire risk assessment has been undertaken based on visual observations made at the time of inspection, together with a review of relevant documentation made available. In line with the principles of the Golden Thread, all information relied upon should be accurate, up to date, and appropriately recorded to ensure transparency, accountability, and ongoing building safety management.

Where elements of the premise have not been accessed, limitations are recorded within the report. Further intrusive investigation or specialist external wall assessment will be recommended where appropriate.

This FRA does **not** constitute a compliance audit, an access audit for disabled persons, or any form of investigation intended to identify latent construction defects or deficiencies in fire compartmentation. Furthermore, the FRA does not verify, test, or provide an engineering judgement on the fire resistance of structural elements, nor does it determine the potential for structural collapse in the event of fire.

Also, it does not include a fire risk appraisal of external wall systems or cladding, nor does it provide a documented fire strategy for the building.

Additionally, this assessment is not intended as a snagging inspection for new construction, nor does it serve as a general guide to fire safety or a guide to legislative duties for the responsible person.

The findings are therefore limited to observable conditions and information made available at the time of inspection.

The FRA does not address the risk to property or business continuity from fire.

This FRA complies 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/contact/log-complaint> or by phone on 0121 569 7867.

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 SMBC will as a minimum review:-

- High Risk Residential Buildings annually.
- Commercial buildings annually.
- Emergency Housing Schemes annually.
- Sheltered schemes 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 outcome will then be 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 published.

The Building Safety Case will be updated to reflect the latest detail/information of latest fire risk assessment.

References

This Fire Risk Assessment has been undertaken with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards current at the time of assessment. For example: -

Applicable Legislation

- [Regulatory Reform \(Fire Safety\) Order 2005 \(FSO\)](#): The primary law governing fire safety in the common parts of flats, including stairways, corridors, and entrance doors.
- [Fire Safety \(England\) Regulations 2022](#): Introduced under the FSO, it mandates high-rise residents (>11m) to have fire doors checked quarterly and provides safety information.
- [Building Safety Act 2022](#): Imposes strict management requirements on higher-risk buildings.
- [Housing Act 2004](#): Empowers local authorities to enforce safety standards within individual residential units.

Key Guidance Documents

- [Fire Safety in Purpose-Built Blocks of Flats \(Local Government Association\)](#): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
 - [Fire Safety Risk Assessment: Sleeping Accommodation \(GOV.UK\)](#): Guidance on managing risks in communal areas.
 - [Making Your Small Block of Flats Safe from Fire \(GOV.UK\)](#): Specific guidance for small, 3-storey blocks.
 - [BS 9792:2025](#): New British Standard for conducting fire risk assessments in housing.
 - [NFCC publication](#) "Fire safety in specialised housing."
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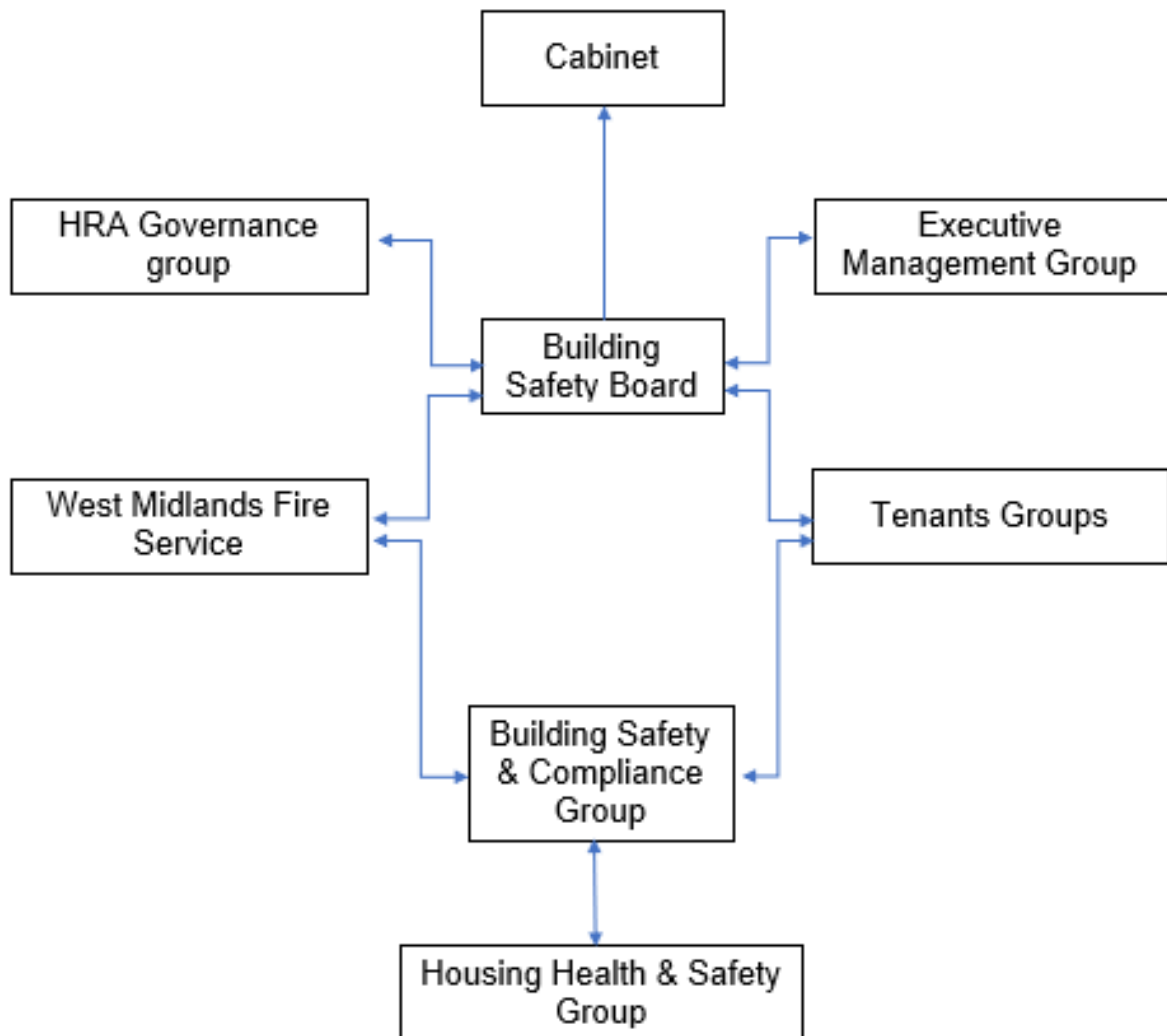
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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****Executive Summary**

The executive summary of the fire risk assessment includes 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.

Due to the mixed-use nature of the premises, comprising both residential accommodation and office/meeting facilities, two distinct evacuation strategies are in operation. A **stay-put strategy** applies to residents within the flats, relying on the building's compartmentation and fire resisting construction to contain fire within the affected dwelling. A **simultaneous evacuation strategy** applies to occupants of the office areas, requiring all persons within these spaces to evacuate upon activation of the fire alarm system.

Section number	Section Area	Individual Risk Level
Section 6	External Envelope The walls are brick cavity, pitched tiled roof with UPVC fascia boards.	Trivial

Section 7	Means of Escape from Fire The building has 4 staircases which provide an adequate means of escape. Doors within the communal corridors are held open by electro-magnet holders linked to the fire alarm panel. Final exit doors are equipped with panic furniture. The premises are of mixed use, comprising office spaces and residential flats. The office areas operate a simultaneous evacuation policy, while the residential accommodation operates a stay put policy. 2 way travel is available in most areas of the premise. Extinguishers and emergency break glass points are located strategically around the premise at final exits and changes in level.	Trivial
Section 8	Fire Detection and Alarm Systems L1 alarm system installed to communal areas. Heat detector within all flats is linked to the fire alarm panel. Independent fire detection within flats to believe to be to an LD1 standard. Detection systems also installed within the loft spaces.	Trivial
Section 9	Emergency Lighting The premise has sufficient emergency/escape lighting system in accordance with BS 5266. Overdue annual EL test Emergency Escape lighting is present throughout the premise.	Tolerable

Section 10	Compartmentation The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. 30-minute nominal timber fire doors to corridors, stairs & landings.	Trivial
Section 11	Fire Fighting Access & Equipment Portable firefighting equipment is strategically located throughout the building. Last inspected.	Trivial
Section 12	Fire Signage Fire Action Notices are displayed throughout the building. Missing signage on fire doors. Review and update the emergency evacuation plans for the premise.	Tolerable
Section 13	Employee Training All staff receive basic fire safety awareness training.	Trivial
Section 14	Fire Precautions The Electrical Installation Condition Report was completed on 05/06/2026 and found to be satisfactory. PAT Testing had been carried out on sampled electrical equipment. Smoking is prohibited within the common parts of the building.	Trivial

Section 15	Waste Control Regular checks by staff minimise the risk of waste accumulation. There are two refuse chutes. Large waste bins on the grass verge within by the car park.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled by management, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention A door entry system prevents unauthorised access. There are no signs of arson within the building or grounds. CCTV is installed within the premise with a live view available in the security office and	Trivial
Section 18	Storage Arrangements There are no designated storage facilities for residents within the communal areas. However, items are still being stored in accessible rooms. Storerooms are present for staff / caretakers/ cleaners and other general storage areas. Note that guest rooms were being used as storage.	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 Risk:

☒ Medium Risk:

☐ High Risk:

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 ☐

Intolerable (Very High Risk)	The situation is intolerable. All or part of the building is unsafe for occupation. Significant effort and/or expenditure might be required to rectify the situation.
Substantial (High Risk)	Significant improvements are required. Urgent and/or substantial rectification work to at least normalize the risk.
Moderate (Normal Risk)	Improvements are necessary to reduce the risk to a tolerable level.
Tolerable (Low Risk)	While some very minor improvements might be required, the existing controls only require maintenance.
Trivial (Very Low Risk)	The risk to life is exceptionally low. No action is needed.

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment to include.

After considering the use of the premise and the occupants within the block, The building benefits from a combination of passive and active fire protection measures intended to safeguard residents and visitors, limit the spread of fire and smoke, and support the safe evacuation of occupants. Fire compartmentation is provided by walls and floor constructions assumed to achieve a minimum of 60 minutes' fire resistance. This is supplemented by nominal FD30S flat entrance doors, together with nominal fire-resisting doors protecting cross-corridors, store rooms, and ancillary accommodation, including office areas.

Occupant safety is further enhanced through the provision of four staircases serving all floors, suitable travel distances, and automatic fire detection systems. An L1 fire detection and alarm system is installed throughout the communal areas, with an LD1 standard of fire detection assumed within the residential flats, providing the earliest practicable warning of fire.

Additional fire safety provisions include natural ventilation to communal areas via openable windows, break-glass call points located throughout the common parts, and portable fire extinguishers positioned at changes in level and adjacent to final exits. Surface finishes within the communal areas are understood to achieve Class 0 performance, assisting in limiting fire spread across exposed surfaces.

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:

Overall, the level of risk at the time of this FRA is tolerable, this will be lowered to trivial once recommended actions have been completed.

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.

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Tolerable (Low Risk)	While some very minor improvements might be required, the existing controls only require maintenance.
Trivial (Very Low Risk)	The risk to life is exceptionally low. No action is needed.

(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

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

The [Fire Safety \(Residential Evacuation Plans\) \(England\) Regulations 2025](#) aim to improve the fire safety and evacuation of residents in specified residential buildings in England who would have difficulties evacuating a building by themselves in the event of a fire (relevant residents).

This may be due to a physical mobility issue, some other disability such as having a sight or hearing impairment, or a cognitive condition. The Regulations also mandate building emergency evacuation plans in these buildings.

A resident is a 'relevant resident' for the purposes of these Regulations if the domestic premises in which they reside (which must be in scope of the Regulations) is their only or principal residence; and their ability to evacuate the building without assistance in the event of a fire is compromised as a result of a cognitive or physical impairment or condition.

Resident consent

Resident consent is required throughout every stage of Residential PEEP & PCFRA's. For instance:

- The decision as to whether to participate in Residential PEEP & PCFRA's lie with the resident and they cannot be compelled to participate.
 - The decision as to whether to agree an emergency evacuation statement lies with the resident.
 - The decision as to whether the prescribed information can be shared with WMFS lies with the resident; sharing requires the resident's explicit consent.
-

The Residential PEEPs process includes a suite of measures: -

- The responsible person (typically the building owner or manager) identifying residents who need Residential PEEPs.
- A person-centred fire risk assessment – a conversation between the responsible person and the resident, if one is requested by the resident – to understand their particular risks and identify how their fire safety and evacuation can be improved.
- An emergency evacuation statement of what the resident should do in the event of a fire, (if agreed between the responsible person and the resident).
- Information for WMFS to help inform any operational response and in case they need to undertake evacuation, (but only if the resident explicitly agrees to that information being shared).
- An ongoing duty to review the person-centred fire risk assessment / emergency evacuation statement, and the building emergency evacuation plan.

These measures are set out as duties in these Regulations that the [Responsible Person](#) under fire safety legislation is legally required to meet.

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

Building Safety Managers, Resident Engagement Officers (Fire) or Fire Risk Assessors with support from a Housing Officer will conduct a PCFRA and where necessary an RPEEP following any referral or request from residents within SMBC residential properties.

When an RPEEP is in place, the relevant information will be retained 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.

No RPEEP's/PCFRA's have been identified during this FRA, the premise manager should take all reasonable steps to identify those who may require an RPEEP and contact the BSM to complete a joint visit.

As the premises are of mixed use, Personal Emergency Evacuation Plans (PEEPs) may be in place for staff requiring assistance in an emergency. Any staff PEEPs are held and managed by the Holly Grange management team.

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		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Management & Improvement Sarah Agar		
Head of Building Safety & Compliance Jon Hemming		
Building & Fire Safety Team Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Premise Manager Kirsty Flanagan		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	Fire Risk Assessors Mohammed Zafeer Stuart Henley	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya Hannah Russon

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

Holly Grange,
Mallin Street,
Smethwick,
B66 1QY

Description of the Property

Holly Grange is a former residential care home that has been re-purposed and is being utilised by the Housing Solutions Service with the former dinner hall being converted into meeting / office spaces.

Staff occupy the building 0900 – 1730hrs Monday to Friday and are on call at all other times.

Security staff occupy the building 1800 – 0700hrs Monday to Friday and 24hrs per day throughout weekends & bank holidays. There is a security office in the reception lobby and live CCTV that can be monitored.

The low-rise block was constructed in 1986 using traditional masonry cavity construction with a timber pitched and tiled roof. At either end of the building are 2 houses, number 34 and number 35. Number 35 is let independently of the scheme.

The block consists of 3 storeys (inclusive of the ground floor) served by 4 staircases and 2 lifts. Each of the floors has a different number of dwellings with a total of 33.

The block has a main entrance/exit to the front elevation on Mallin Street and a further entrance/exit located on the rear elevation on Marriott Road where there is a car park and the fire assembly point. Both front and rear entrances have a door entry system with a fob reader installed. Additionally, the front entrance is equipped with a firefighter's door override switch.

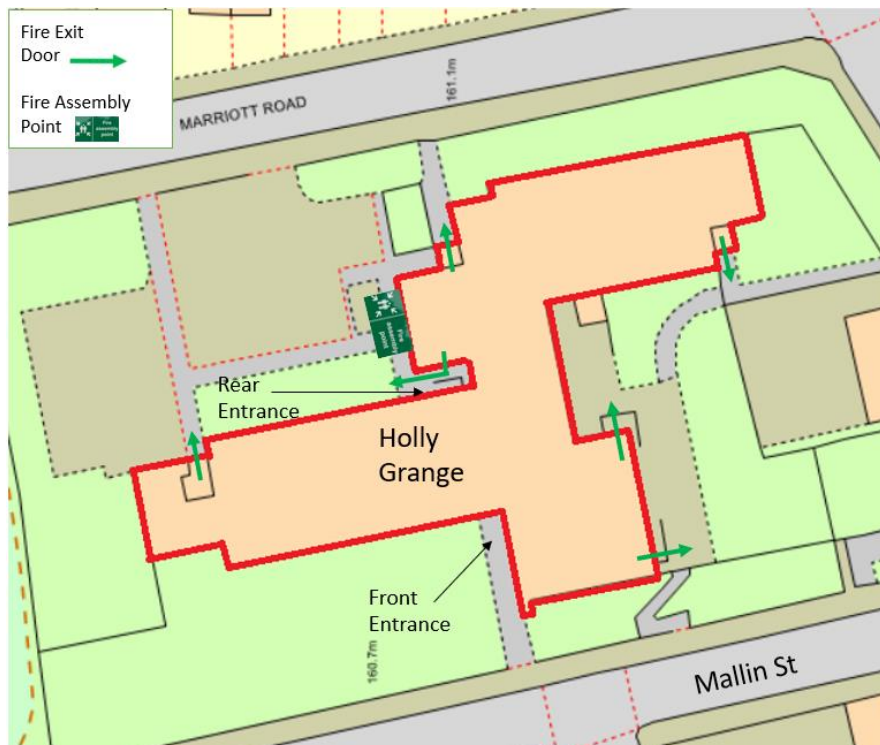
Further escape exits can be found leading from the former communal lounge & dining room (now offices) and corridors. It should be noted that as the premise is a sheltered scheme the exits are alarmed.

The kitchen should not be assessable to residents and is used only by staff for hot drinks and warming / refrigerating food, gas appliances have been isolated.

There are two lifts within the building both of which have a capacity of 630kg or 8 persons. Each lift is hydraulically powered. The machinery for each lift is in the cupboards in adjacent corridors.



There is a working laundry room to the ground floor which is kept locked with alternative escape leading to an ultimate place of safety. A request from the premise manager is for this space to be decommissioned however there is no date to when / if this will happen.



On arrival Information (for WMFS)

Access to the building is gained via the firefighter's door override switch located at the main entrance (Mallin Rd) using the drop latch key.

There is a Fire safety documentation box located in the lobby nearest the main fire control panel adjacent a zone plan for the building.

The gas isolation point for the building is accessed externally near the rear entrance & carpark. The louvred door is secured with a suited 54key mortice lock available from staff or security.



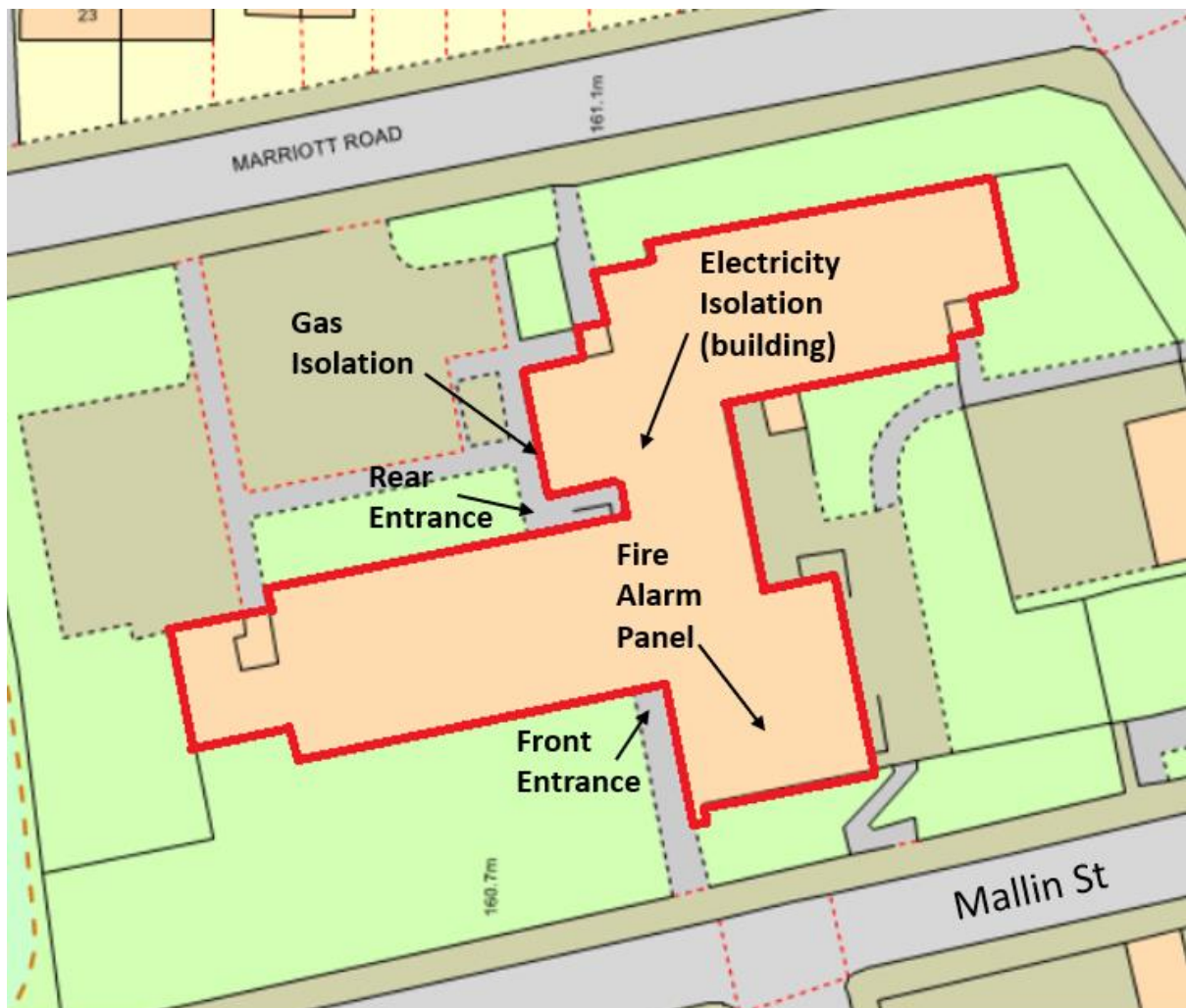
The electricity supply can be isolated within each individual flat. The main incoming supply can be isolated from the ground floor service room adjacent the laundry room.



The boiler room is accessed externally from the rear carpark. (photos from previous FRA, no access gained during this FRA.)



Plan to depict isolation points / Fire alarm panel and main entrances / exits to the building.



High/Low Rise	Low – Multi use building compromising of Sheltered Scheme and office spaces.
Number of Floors	3
Height	9m
Approximate floor area	249.71 Sq. Mtrs
Date of Construction	Circa 1986
Construction Type	Traditional Masonry Cavity
Last Refurbished	N/A
External Cladding	None
Number of Lifts	2
Number of Staircases	4 Communal
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	Yes – L1 Communal areas
Refuse Chute	Yes x2
Access to Roof	Access to roof space via loft hatches in some flats, corridors and rooms.
Equipment on roof (e.g., mobile phone station etc)	No
WMFS Audit	None recorded
Enforcement action	No
Fire strategy	None recorded

Persons at Risk

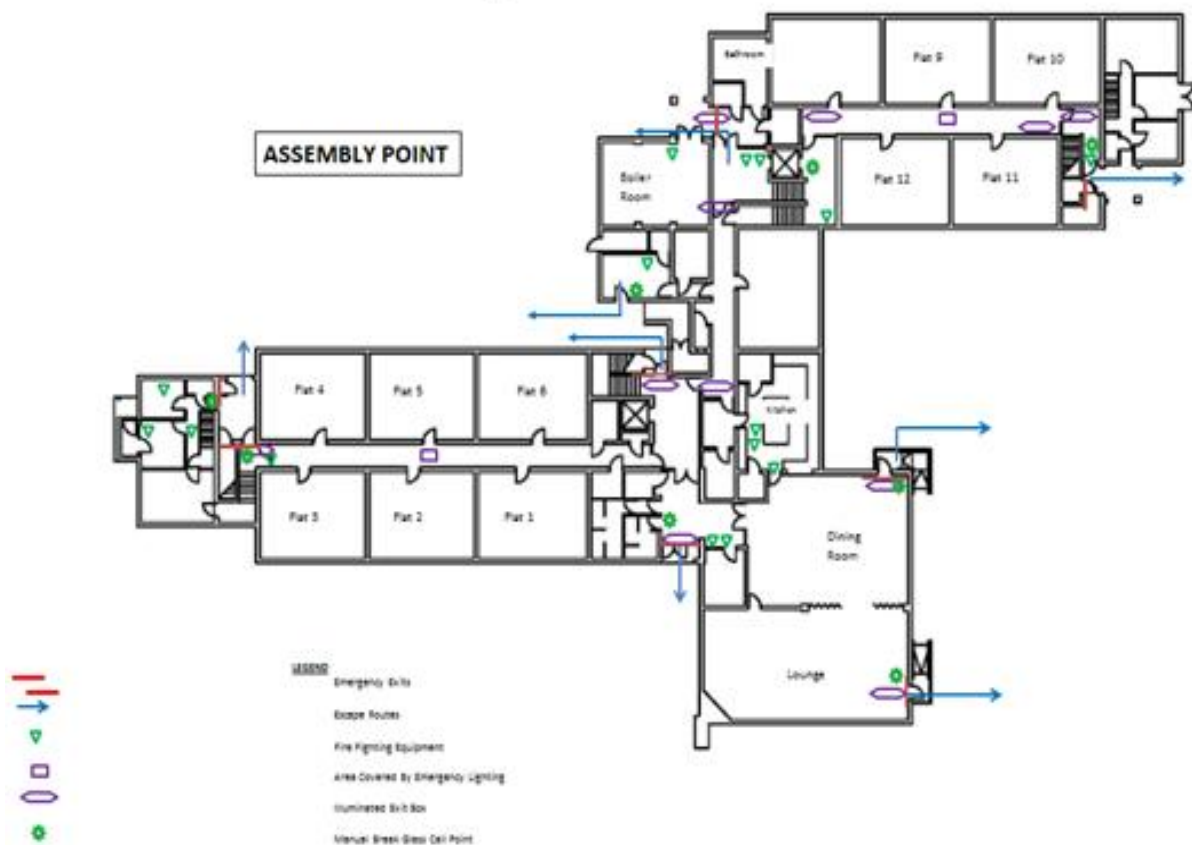
Residents / Occupants of 33 flats & 2 Houses,
 Visitors,
 Sandwell MBC employees,
 Contractors,
 Service providers (e.g. meter readers, delivery people etc)
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

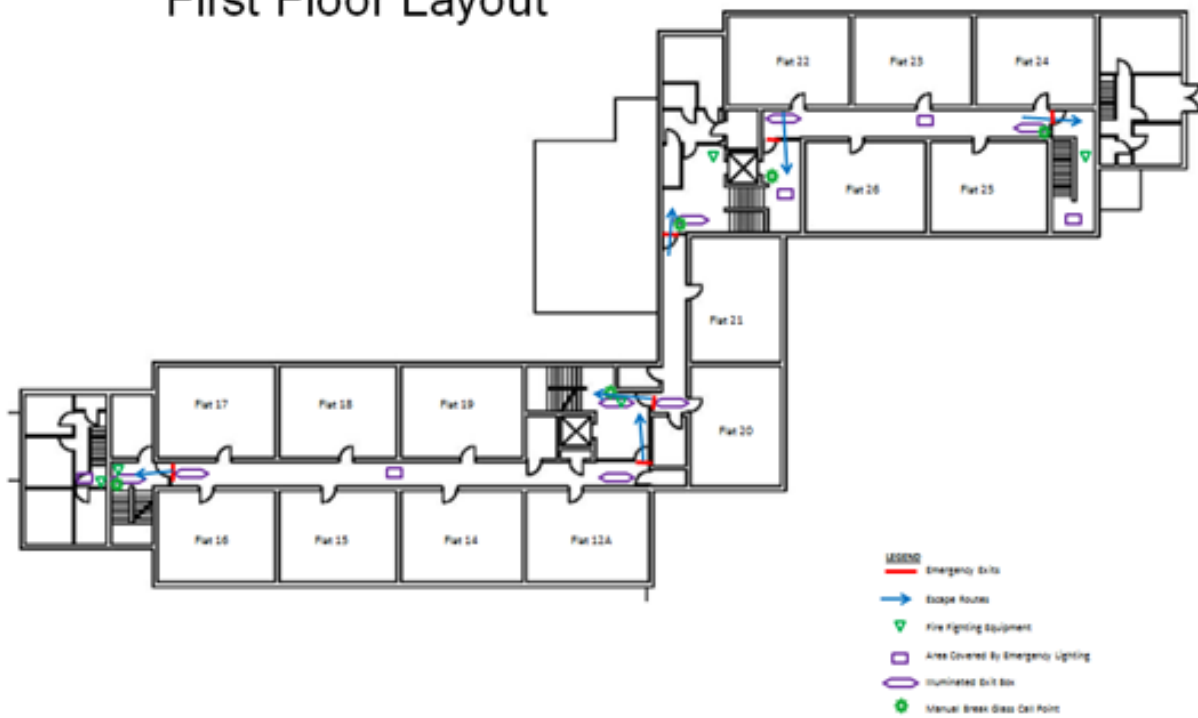
Building Plan

A typical floor layout

Ground Floor Layout



First Floor Layout



Second Floor Layout



Section 6

External envelope

Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

A breakdown of the materials present within the external envelope has been listed below. Based on the information available, it is deemed that these materials, their combination of and application present an acceptable level of fire risk.

- 1) The building is brick and block cavity with UPVC fascia and soffit board.



- 2) There are no balconies or other external attachments.
- 3) All windows to the building are uPVC double glazed units.



- 4) The door and combination frame to the main entrance is powder coated aluminium construction.



5) Other external doors around the building are timber.



6) Soffits and Fascia's are UPVC.



7) Tiles to the pitched roof are concrete interlocking.



Section

7

Means of Escape from Fire

The means of escape within the building are supported by a combination of fire-resisting compartmentation, nominal FD30S flat entrance doors, and nominal FD30 communal doors, protected staircases, automatic fire detection and warning systems, natural ventilation, and appropriate firefighting equipment. Based on the information available and the assumptions made regarding fire-resisting construction, these measures are considered to provide a suitable and sufficient means of escape for occupants in the event of fire.

Due to the mixed-use nature of the premises, comprising both residential accommodation and office/meeting facilities, two distinct evacuation strategies are in operation. A **stay-put strategy** applies to residents within the flats, relying on the building's compartmentation and fire resisting construction to contain fire within the affected dwelling. A **simultaneous evacuation strategy** applies to occupants of the office and meeting areas, requiring all persons within these spaces to evacuate upon activation of the fire alarm system and report to the refuge point.

- 1) Individual flat doors are nominal FD30s timber doors with overhead self-closing devices (externally mounted) apart from flat 18 that has been fitted with a composite FD30 rated door previous assessments mentions overhead closer fitted inside property), intumescent lined letterboxes and two Georgian wired glazed panels. There is an alarm system connected to each door which has been disabled since the building has been repurposed.
 - 2) The external leaf of each flat entrance door was visually reviewed to identify any obvious signs of damage or defect. This assessment also draws upon information from the previous FRA; relevant records held on file (JM).
-

- 3) All corridors are well lit and of an adequate width at least 1180mm and will be maintained clear to that width as a minimum.



- 4) The site has four staircases that provide a means of escape. The maximum width from wall to wall is 1200mm & the minimum width between handrails is 929mm.



- 5) No corridors that form part of the means of escape are dead ends.
- 6) The means of escape are protected to prevent the spread of fire and smoke. This includes above false ceilings on the upper floors, above false ceilings was strategically sampled to inspect fire stopping and compartment lines above flat entrance doors and cross corridors and no issues were identified.
- 7) The communal corridors / staircases / landings are protected by use of nominal FD30s timber fire doors with vision panels. Fire door keep shut stickers are on each door.



- 8) All communal doors are fitted with automatic closing devices. These doors are held open by magnetic devices that are activated by the fire alarm panel. A number of the electro-magnet devices are defective (failing to hold door open), but this does not cause any concern with the integrity of the fire doors.



- 9) All communal doors are fitted with overhead self-closing devices that are checked on a regular basis by the staff on site.



- 10) All communal fire doors are subject to a 12 week check by the Fire Safety Rapid Response Team. Feb, May, Aug, Nov.
- 11) Emergency lighting is provided to communal landings and stairs which provides emergency lighting on the escape routes in the event of a power failure. Checks are done monthly by Sandwell MBC in house electrical team or Procured Contractor.
- 12) Automatic smoke ventilation is not employed. Communal windows can be opened without the use of a key. It was noted that one of the staircases has louvre vents in place.



- 13) Communal areas should be kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
- 14) Service cupboards and storerooms are fitted with nominal FD30s timber doors, secured with mortice locks.
- 15) The surface coatings to the communal areas are Class 0 rated.



- 16) 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** they are affected by fire or smoke in residential areas and a simultaneous evacuation policy for those in offices outside of residential areas.



- 17) The final exit door to the main entrance has a door entry system installed and door release pad to exit. 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.



- 18) The remaining final fire exit doors to the building are operated by panic push bars.



- 19) The ground floor corridor (flats 8-12) has a final exit door that leads to the street via a footpath and gate. The exit route is through the garden and is shared with number 35 (house).

There are 8 final exits from the building strategically placed. final exit doors at the bottom of each stairwell have door entry & exit 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.

Office/ Meeting spaces

- 20) The former communal lounge and dining room is utilised as a staff office; meeting room & drop in area. The two rooms are separated with a concertina door.

There are two final exit doors within the combined rooms both opening outwards and are 780mm in width and a third door that leads to a relative place of safety in the main reception area.

Once in the main lobby area There is a further final exit door 780mm in width, within a short distance accessed via notional double FD30s doors and the main entrance reception. This leads to the rear car park. Occupants can also escape via the main entrance / exit sliding door of the building. Occupants of this space have two directions of travel in the instance of a fire.

The travel distances to each of these exits (more than one direction) do not exceed the limitations set in the approved document B Fire Safety volume 2 for a normal risk building with more than one exit.

Prior to taking account of the floorspace factor the maximum combined exit capacity, after discounting the rear exit door, is 120 persons.

Floor space factor

The dimensions of the combined former lounge & dining room are approximately 180m². For the purpose of calculating the floor space factor the room has been divided into two.

The former lounge which is utilised as an office is approximately 92m². Based on table D1 within the Approved Document B (fire safety) volume 2 **the maximum occupancy for this room is 15 persons** (6m per person and their associated workstations).

During the inspection, the area previously identified as a dining room was observed to be laid out and apparently utilised as office accommodation, with workstations in place. For the purposes of this Fire Risk Assessment, the occupancy of this room has therefore been assessed using the floor space factor applicable to office use, as detailed in Table D.1 of Approved Document B (Fire

Safety), Volume 2. Based on a factor of 6m² per person, the calculated maximum occupancy of the room is 15 persons.

Confirmation of the intended use of this room should be obtained. Should the use of the room change in the future, the occupancy calculations and associated floor space factors should be reviewed and amended accordingly.

At the time of the previous Fire Risk Assessment, this area was identified as a meeting room/drop-in reception area. Applying the occupancy factor previously attributed to this use resulted in a significantly higher maximum occupancy of 88 persons. However, the current office-style layout, including the provision of workstations, desks and associated furniture, substantially reduces the available usable floor area and, consequently, the number of occupants that can reasonably be accommodated within the space.

Taking into account both the current layout and the available exit capacity serving the room, it is considered that a maximum occupancy of 15 persons is more representative of the room's present use.



- 21) Following discussions with the Premises Manager, it was identified that the emergency evacuation plans should be reviewed and updated to reflect the current use and management arrangements of the premises. This has been noted as an observation to support the continued effectiveness of the building's fire safety management strategy.

Good housekeeping is fundamental to reducing risk. 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.

Section 8

Fire Detection and Alarm Systems

- 1) There is an automatic fire detection and alarm system fitted within the premises. The control panel is located within the front reception lobby.



- 2) A plan detailing the location of each zone has been installed adjacent the fire alarm panel.



- 3) There are Fire Alarm Call Points strategically located within the building.



- 4) Fire exits are alarmed and connected to the fire alarm panel.



- 5) Smoke / heat detector heads linked to the panel are present within the communal corridors, rooms, kitchen, offices, and roof voids.



- 6) Fire alarm sounders are strategically located throughout the building.



- 7) Each flat is fitted with an LD1 system also has a hardwired heat detector within the hall that is linked to the fire alarm system / panel.

For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 8) All installed equipment is checked and tested on a six-monthly basis by Sandwell MBC in house electrical team or Procured Contractor, in accordance with current standards.
- 9) Weekly fire alarm testing are conducted by site staff. It was noted that some tests have not been missed, discussed with premise manager.

Section 9

Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located. A number of the illuminated directional fire exit signs were not working on the previous FRA, and this is still the case. An email was sent to the electrical compliance manager to rectify on 06/08/2025. A follow up email will be sent upon issue of this report.



- 2) The self-contained units are provided throughout the building not including individual flats.
- 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.
- 4) All installed equipment is checked and tested in accordance with BS 5266 by Sandwell MBC in house electrical team or an approved contractor. The date of the latest monthly test has been recorded as 20/08/2026, **The date of the last annual emergency lighting test was completed 03/05/2025**

▼ Emergency Lighting Group

Emergency Lighting Required	Y
Monthly Emergency Lighting Last Done	31-Jul-2026
Annual Emergency Lighting Last Done	03-Mar-2025
Emergency Lighting Target Month Day	30

Section 10

Compartmentation

A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building. From a visual inspection carried out at the time of the inspection, there were no breaches in compartmentation evident between the communal areas and the residential accommodation.

- 1) The building is believed to have been designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are minimum nominal 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) From areas sampled the premise is believed to have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
- 3) No access was gained above the loft hatches as part of this Fire Risk Assessment. Consequently, the fire compartmentation within the roof voids could not be inspected. However, the previous Fire Risk Assessment recorded that sample inspections confirmed compartment walls extended to the roof line above the flats and communal corridors. Unless subsequent alterations have been undertaken, this arrangement is assumed to remain in place.



- 4) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 5) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 6) A variety of methods / materials have been used to achieve fire-stopping including intumescent mastic, intumescent sponge and mineral wool.
- 7) All communal doors 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). These doors are held open by magnetic devices that are activated by the fire alarm panel. Automatic fire door stickers are displayed on each door. A number of the electro-magnet devices are defective, but this does not cause any concern with the integrity of the fire doors.



- 8) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team. Feb, May, Aug, Nov.
 - 9) Communal cross corridor fire doors within the means of escape are nominal FD30s doors with vision panels.
 - 10) The dry riser cupboards are secured with locked nominal FD60s fire doors.
 - 11) The service cupboards in this building are secured by locked nominal FD30s fire doors.
-

- 12) The doors to chute rooms are nominal FD30.
- 13) The door to the laundry room is not a fire rated door however, sufficient compartmentation is achieved by a second door which is a nominal FD30s to the corridor creating a small lobby between the laundry room and the corridor. Fire detection is in place and community alarms is also present in this area, with alternative exit at the rear of the laundry room.



- 14) The cupboard door within the 2nd floor landing was previously noted as a nominal 54mm / 60 minute fire door with 25mm stop



Definitions Fire Doors.

Notional fire door - A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

Upgraded notional fire door - A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

Nominal fire door – A fire door that may meet the standards specified within the building regulations but have not been awarded the official certification of doors manufactured and tested by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

Section 11

Fire Fighting Access & Equipment

- 1) Portable firefighting equipment is strategically located throughout the building. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year.

Engineering Report

Prestige Protec Systems Limited
3 Fivewood Barn
Money Lane
Bromsgrove
Worcestershire
B61 0QY
0121 453 7796
0121 453 7565
enquiries@ppslimited.net



Prestige Protec Systems
FIRE PROTECTION FOR BUSINESS



BAFE
FIRE SAFETY
REGISTER
REGISTERED ORGANISATION
ID: 301901

Site ID SMBC/HOLLYGR Site Name SMBC Holly Grange Address Malin Street Smethwick B66 1QY Contact: Jason Blewitt System Type: Fire Fighting Appliances BS5306 Call No. J.112715 Type: Corrective Maintenance 1 Description: 10 x 6L Water Extinguishers are due extended service. 1 x 2KG CO2 Extinguisher is due for replacement. Office/Lounge Lift Motor Room by Flat 6 Exit by Lift By Flat 10 By Flat 21 By Flat 12a By Flat 16 By Flat 31 By Flat 27 By Flat 24 In Flat 34 Started: 01/12/25 @ 10:18:00 Finished: 01/12/25 @ 13:45:00 Excludes travel to and from site Remarks: Carried out Extended Service on 10 x 6L Water Extinguishers. 1 x 2KG CO2 Extinguisher replaced for new as required. Engineer Signature:  Engineer: Chris Maxwell	SSANDCOU Sandwell Metropolitan Borough Council PO Box 11196 Sandwell Council House Freeth Street Oldbury, West Midlands B69 3WF Customer Reference: October 2025 Ext Repairs System Maintained: Y Reason: Remedial Work Status: PASSED Customer Signature:  Customer Name: SMBC	
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- 2) Access to the building for firefighting appliances can be gained via one access road at the front and another gives you access to the rear external carpark areas; this area is tarmacked however landscaped areas are surrounding the block on all sides.



Section 12

Fire Signage

- 1) Fire doors display “Fire Door Keep Shut” & “Fire Door Keep Locked Shut” where appropriate. **Doors that should remain locked closed were found to be left open during the FRA particularly where the kitchen leads to the corridor for residential areas, ensure all fire doors stating keep locked are secured when not in use.**
- 2) Some fire doors off of lobby areas missed appropriate signage, this information has been shared with the premise manager.
- 3) Fire Action Notices are displayed throughout the building within communal areas and within flats. .
- 4) Yellow LPG warning signs are displayed within the lift car.
- 5) Signage illustrating the floor location of each flat is fitted to the ground floor lobby wall and at changes in level.
- 6) A fire assembly point sign is displayed in the rear carpark.



- 5) Fire escape routes are clearly defined by the use of directional fire signage in accordance with BS5499.



- 6) The previous FRA detailed a number of the illuminated directional fire exit signs were not illuminated, email was sent 06/08/25 to electrical repairs to inspect, a follow up email will be sent upon issue of this fire risk assessment, and the premise manager has been made aware.
- 7) **Review and update the emergency evacuation plans to ensure they accurately reflect the current use, occupancy profile, and fire safety management arrangements of 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) Staff undertaking fire risk assessments on High Rise buildings are qualified to a minimum of Level 4 Diploma in Fire Risk Assessment.
- 4) Fire safety information has been provided as part of tenancy pack.
- 5) Updated Fire safety information has been shared with the premise manager this is to be distributed to residents.
- 6) The Fire Safety (England) Regulations 2022 places a legal duty on responsible persons to provide information to residents within flatted accommodation on the importance of maintaining Fire Doors. The information below has been provided for distribution to all residents



- Information regarding the Stay Put Unless fire evacuation strategy is provided to residents.



- 8) Information regarding the fire evacuation strategy is provided to residents to the internal flat entrance door leaf and at strategic locations around the building.

Section 14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Signs displayed around the building.



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime and is subject to annual PAT Testing. This information is held by the Estate Services Manager.
- 4) Evidence of PAT testing to other small appliances was noted.



- 5) The fixed electrical installation shall be tested every 5 years. It was noted that the EICR – Electrical Installation Condition Report was carried out on 05/06/2026. The EICR carried out has said the overall assessment of the installation is: Satisfactory

The image shows a completed Electrical Installation Condition Report (EICR) form. The form is titled 'ELECTRICAL INSTALLATION CONDITION REPORT' and includes a reference number 'EICR18.3C'. It is dated 05/06/2026. The form is divided into several sections: PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION; PART 2: SUMMARY OF THE CONDITION OF THE INSTALLATION; PART 3: DECLARATION; and PART 4: REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR. The overall assessment is 'Satisfactory'.

- 6) Servicing records are in place for the washing machines and tumble dryers used within the laundry room and were found to be okay. Premise management expressed interest in this area being decommissioned and washing/ tumble dryer facilities be kept within flats.

The image shows two service records from WashWorks. The first is a 'TUMBLE DRYER SERVICE RECORD' dated Wednesday, April 2, 2025, for a machine at 100/102. The second is a 'WASHING MACHINE SERVICE RECORD' dated Wednesday, April 2, 2025, for a machine at 100/102. Both records show a list of checks and their results, all of which are 'COMPLETE'.

- 7) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a 54mm 60-minute notional fire door with a 25mm stop to the ground floor cupboard. The electrical service cupboard door to the 1st floor is an upgraded FD30s. Both doors are secured with a mortice lock.



- 8) Portable heaters are not allowed in any common parts of the premises.

- 9) Gas appliances and pipework (where installed) are subject to annual testing and certification; this was carried out on the 19/03/2026. This cyclical contract is managed by the in-house Gas Team.
- 10) Gas appliances within the commercial kitchen are not used and have been isolated. Kitchen area is to be used for the warming and preparing of food and drinks only no cooking facilities are to be used. This area should be for the use of staff only and residents should not have access.



- 11) The communal areas are heated by wall-mounted radiator units, which were observed to be in place throughout the common parts at the time of the inspection. No significant concerns were identified in relation to the heating provision.
 - 12) No e-bikes, e-scooters, or associated battery charging arrangements were observed within the communal areas, means of escape routes, plant areas, or other accessible parts of the premises at the time of the inspection. no significant sources of ignition associated with the charging, storage, or use of lithium-ion battery-powered transport devices were identified.
 - 13) Vehicles were observed to be parked within the designated parking areas and at a suitable distance from the main building. No concerns were identified regarding vehicle parking arrangements introducing an undue risk of fire spread to the premises. It is considered that the current parking arrangements provide appropriate separation between vehicles and the building. There is no electrical charging points provided.
-

Section 15

Waste Control

- 1) There is a regular Cleaning Service to the premises.



- 2) There are two internal refuse chutes serving bin stores. These areas are stated to be building up rubbish, information to be dissipated to residents regarding responsible disposal of rubbish.



- 3) Large waste bins on the grass verge. The premise manager has been advised to store the bins at a safe horizontal distance of 6 metres.



section
16

Control and Supervision of Contractors and Visitors

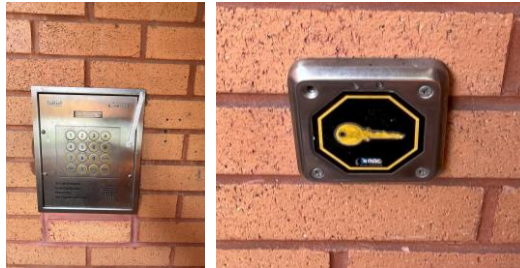
- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 3) Security Persons are provided with a handbook detailing emergency procedures.
 - 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 or the premise manager for holly grange . This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 5) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site Security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
 - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
-

- d) Final Contractor review on completion of works undertaken.

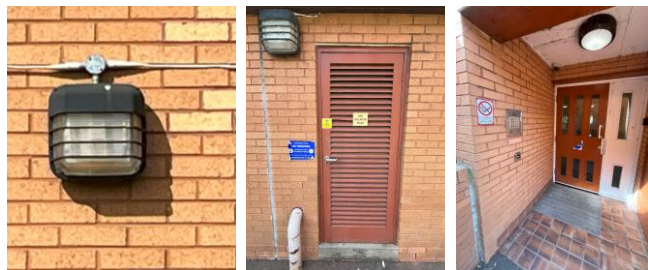
Section 17

Fire Precautions

- 1) Regular checks are undertaken by staff & cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system to the main and rear entrances.



- 3) Monitored CCTV installed at the premises. With staff onsite during daytime hours and security during the night. Security office located nearest the main access point for the premise.
- 4) There is no current evidence of arson.
- 5) The perimeter of the premises is well illuminated.



- 6) There has have been no reported fire incidents since the date of the last FRA review.
-

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
 - 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) All store cupboards are kept locked.
 - 5) There are no flammable liquids or gas cylinders stored on site.
 - 6) The previous FRA stated the Shed located in the courtyard outside of offices no access was gained during this fire risk assessment. It is for the premise manager to ensure this area stores no sources of ignition.
 - 7) Rooms off the main residential corridors / stairs that are not designated storerooms are currently being used as storage e.g. Guest rooms, these areas have adequate detection in place in the chance of a fire as a mitigating measure, however it is not known the control of these areas and what items are being stored within. These rooms are not intended storerooms, and consideration should be given to reinstating them to their original use or implement a suitable management policy to control and limit the type and quantity of materials stored within these areas as this leads directly into the protected stair for the premise.
-

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:

Holly Grange

Date of Action Plan:

26/08/2026

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
09/04	Arrange for the outstanding annual emergency lighting test to be completed and recorded, as the previous annual test is now overdue.	▼ Emergency Lighting Group Emergency Lighting Required Y Monthly Emergency Lighting Last Done 31-Jul-2026 Annual Emergency Lighting Last Done 03-Mar-2025 Emergency Lighting Target Month Day 30	P2	Electrical 3-6 Months	

12/1	Ensure all fire doors designated to remain locked are kept secure when not in use, particularly the door between the kitchen and residential corridor, to maintain compartmentation and prevent the spread of fire and smoke.		P2	Premise Manager 1-3 Months	
12/7	Review and update the emergency evacuation plans to ensure they accurately reflect the current use, occupancy profile, and fire safety management arrangements of the premises.		P3	Premise Manager	

Observations

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)

Consider erecting a new dedicated external bin store to keep bins at a safe horizontal distance of 6 metres.

The following have been discussed with the Premise manager prior to the completion of the Fire Risk Assessment

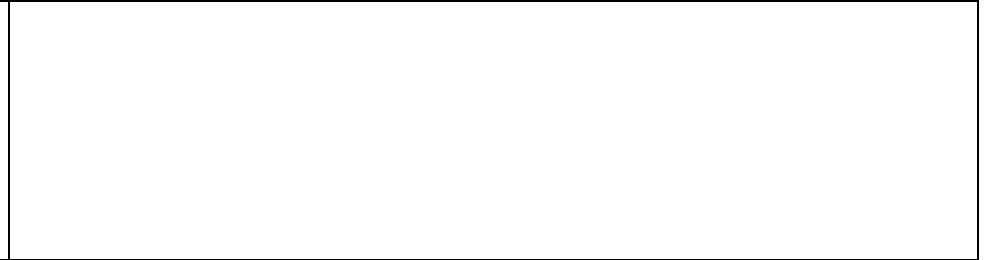
Updated fire safety information to be provided to the Premise manager to distribute to residents.

Ensure Weekly fire alarm testing are conducted.

Consider removing items stored within rooms not designated for storage purposes or implementing a suitable management policy to control and limit the type and quantity of materials stored within these areas.

Some fire doors off lobby areas are missing appropriate signage, this information has been shared with the premise manager.

A number of the illuminated directional fire exit signs were not working on the previous FRA, and this is still the case. An email was sent to the electrical compliance manager to rectify on 06/08/2025. A follow up email will be sent upon issue of this report.	
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Fire Risk Assessment

Officer	Louis Conway	Qualifications	L4 Diploma
Signed		Date	26/08/2026
Contact details	0121 569 7474		

Verified	Carl Hill	Qualifications	L4 Diploma
Signed		Date	28/08/2026
Contact details	07436 054467		

Appendix 1

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

Name of property: Holly Grange

Updated:

Premise Manager: (Housing Officer or Scheme Manager)

Tel. No.: 0121 569 2975

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 5077 .



Report No.: J420756
 Nature of Work: Management Survey
 Issue Date: 12/08/2025
 Client Name: Sandwell MBC (formerly Homes)
 Building Services, Direct 2 Trading Estate, Roway Lane,
 Oldbury, West Midlands, B69 3ES
 UPRN: BL31020HO04
 Site Address: 1-33 Holly Grange, Smethwick, B66 1QY



Order Placed By: Jon Hemming
 Site Contact: Dean Harding
 Date(s) of Work: 25/07/2025
 Technical Manager: D Ely CCP (Asbestos)
 Assistant Surveyor(s): Not Applicable

Lead Surveyor:

Authorised Signatory:

Jack France

Louise Farmer

Jack France
 Asbestos Surveyor

Louise Farmer
 Technical Review Officer and Asbestos Consultant
 12/08/2025

Non-accredited activities are present within this report.

Head Office:
 20 Snowbridge Road,
 Halesowen, West Midlands
 B63 3US
 Tel: 0121 550 0224
 Email: sales@bradley-environmental.co.uk



Registered Office: Bradley Environmental Consultants Limited, 20 Snowbridge Road, Halesowen, West Midlands, B63 3US. Registered in England No. 02571937
 Management Survey (with MA - LOD) Template Version 56

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