

Fire Risk Assessment

**1-9 Laing House
Martley Road,
Oldbury,
B69 1ED**



Date Completed: 05/08/2025

Review Period: 3 years.

Officer: S. Henley Fire Risk Assessor
Checked by: J Blewitt Team Lead Fire Safety

Current Risk Rating = Tolerable

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	

Section

0

Introduction

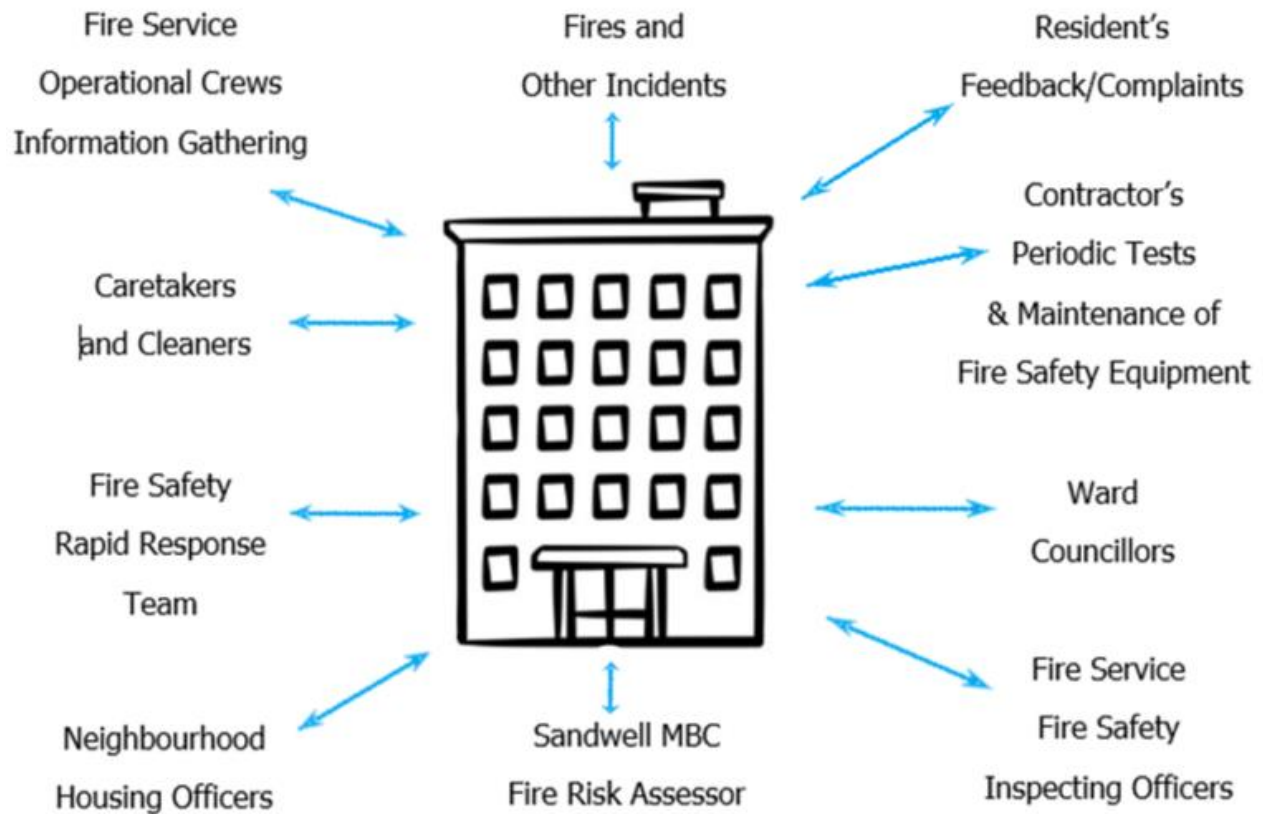
The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA).

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 type 1 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/feedback_and_complaints or by phone on 0121 569 6000.

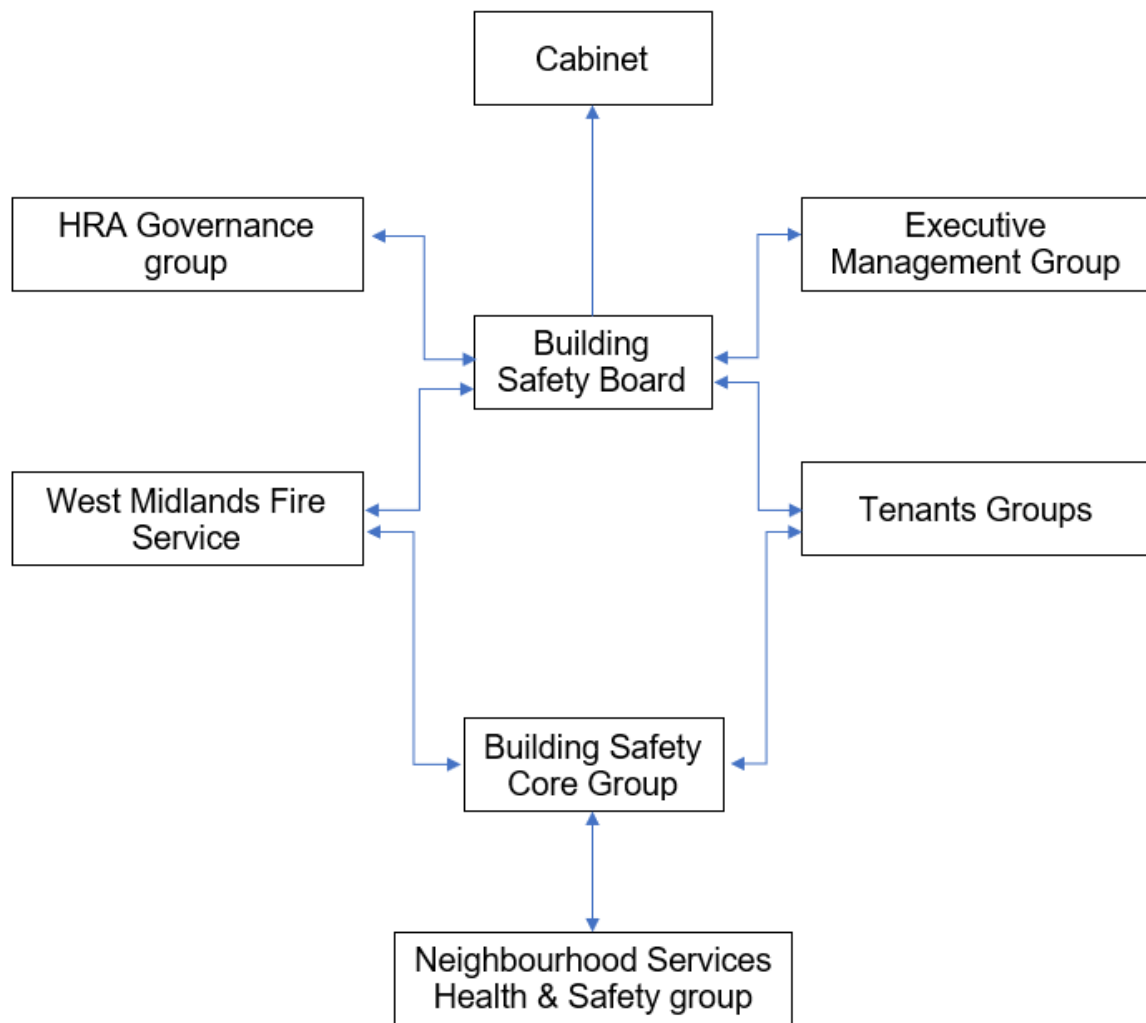
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.



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 or smoke.

Section number	Section Area	Individual Risk Level
Section 6	External Envelope The block is brick cavity construction, with felt roofing and UPVC fascia. There is a small amount of spandrel panels fitted below windows in the common area stairwell. Property windows are UPVC double glazed units. There are vertically aligned concrete balconies with steel balustrades. A number of external lights are fitted for safety and security around the premises. Doors are fitted with self-closers and access is via fob or buzzer.	Tolerable

	Flat 1 has bamboo screening installed to balustrade, also fitted an external wall light with its power cable trailing over items being stored on the balcony.	
Section 7	<p>Means of Escape from Fire</p> <p>The block has a protected staircase with 2 final exit doors that provide a suitable means of escape. 2 emergency lights installed near front entrance and 2 near the rear.</p> <p>Front & Rear exit door frames are of aluminium construction.</p> <p>Metal Trunking installed across ceiling routing from residents' meter cupboard and supplying flats within the block.</p> <p>All communal hallway floors are carpeted.</p> <p>All floors have S.M.B.C. fitted carpet. Due to the fact SMBC specified and managed the installation of the carpets, they are in accordance with BS EN 13501-1</p> <p>BS 4790 Fire Test Method to textile Floor Coverings</p> <p>Carpets BS 5287,1988 specification for assessment and labelling of textile floor coverings</p> <p>A number of flats at their entrances have door mats, the fire rating is not known on the door mats.</p>	Trivial
Section 8	<p>Fire Detection and Alarm Systems</p> <p>Flats have a fire detection system fitted to an LD3 standard.</p>	Trivial

	No detection in communal areas.	
Section 9	Emergency Lighting The premises have a sufficient emergency / escape lighting system in accordance with BS 5266. The last annual check was carried out on the 7 th March 2025	Trivial
Section 10	Compartmentation All service cupboards to communal landings are FD30s rated and lockable with budget locks and include a fire door Keep locked sticker. Service cupboard on the 1 st floor does not lock Each flat has access to a storage cupboard on the landing of the flat. Cupboards do not have fire rated doors but are kept locked	Tolerable
Section 11	Fire Fighting Equipment The premises have no provision for firefighting equipment.	Trivial
Section 12	Fire Signage There is sufficient Fire door keep shut signs & No Smoking signs in place. The signage on the outside at the rear is in need of replacement due to fading and damage.	Tolerable
Section 13	Employee Training All staff receive basic fire safety awareness training.	Trivial

Section 14	Sources of Ignition The fixed electrical installation should be tested every 5 years. At the time of the assessment, it was determined that the last EICR inspection of electrical equipment was carried out on 24 th Feb 2025	Trivial
Section 15	Waste Control Caretakers undertake regular checks and bins are stored away from the building. Refuse bins are to the rear against brick wall, away from residential block.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention The 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.	Trivial

Section 18	Storage Arrangements Residents have their own internal store cupboards on their own landing which are kept secure with their own locks. Theres are also external storage set within a compound away from the main block, these are secured by residents with their own locks. Residents should not store fuel or LPG Cylinders in their home or storage facilities. This documented in the tenancy agreement. See observations.	Trivial
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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

After conducting a Type 1 fire risk assessment at Laing House, I conclude that the likelihood of a fire is of a medium risk level prior to the implementation of the action plan, owing to the standard fire hazards identified within the assessment.

These hazards include:

Considering the use of the premises and the occupants within the block, the potential consequences for life safety in the event of a fire would be minor harm. This is because all flats are fitted with FD30s composite entrance doors, smoke detection systems installed to a minimum of LD3 in all flats, two final exit doors, and a stay-put strategy unless a fire strategy is in place.

Once the recommended actions have been completed, the overall risk rating for the building will be reduced to trivial, subject to the implementation of the suggested measures outlined in this fire risk assessment.

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

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

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions are 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 is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

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

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

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

Section 3

Contact Details

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

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

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

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

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Manager & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Rachel Price		
Building Safety Managers Adrian Jones Carl Hill Louis Conway Andrew Froggatt	Fire Risk Assessors Mohammed Zafeer Stuart Henley Craig Hudson	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

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.

1-9 Laing House
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The low-rise block was constructed in 1961 of traditional brick cavity construction with a concrete slab separating each floor. The block consists of 3 storeys including the ground floor. All flats including the ground floor have access to a balcony with steel railings and a back-yard space. Each of the floors from the ground floor upwards contain 3 individual flats.

The block has a front entrance, that has a door entry system, and a fob reader installed. There is a rear access door, leading to a rear garden and courtyard area. Both escape routes lead to an ultimate place of safety. The Front and rear entrance points utilise a door entry system with a fob reader installed.

The block has 1 central staircase as the sole means of escape for all flats (above ground floor). There are electrical cupboards (Notional FD30s) located on each floor secured with a budget lock containing residents' meters.

There is a dedicated area within the rear yard area where bins are stored.

The building has been designed and constructed to provide reasonable facilities to assist fire fighters in the protection of life. Reasonable provisions have been made to enable fire appliances to gain access to the building.

The enforcing authority is West Midlands Fire Service
Nearest Fire station is Oldbury fire station, which is 1.4 miles

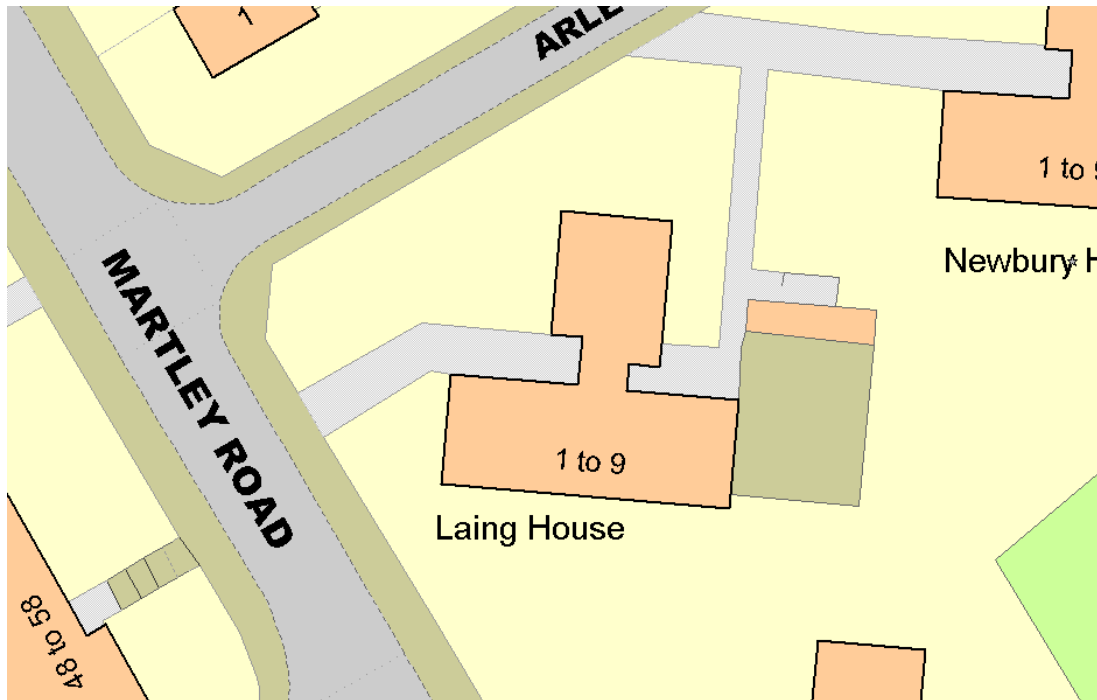
High/Low Rise	Low-Rise
Number of Floors	3
Date of Construction	1961
Construction Type	Traditional brick and concrete
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof	Flat roof – no internal access
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 9 number of 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



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.

Provide a breakdown of the materials used and whether these or their combination or application present an acceptable level of fire risk.

- 1) The external surface of the building is predominantly brick structure with UPVC fascia to the roof line with felt roof.



- 2) UPVC double glazed units have been installed to each flat, aluminium units installed to front and rear entrance including the communal stairwell, with spandrel panels on lower sections of stairway units. There is a canopy situated over the entrance to the block.



3) Each flat has an individual balcony with steel railings



4) Access to the building: front entrance is via a call point/fob system, and firefighting override system. Rear entrance is a fob access only



Front door access



Rear door access

5) There is lighting installed to the front door for safety and security

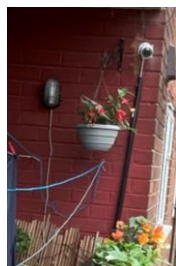


Front lighting



Rear lighting

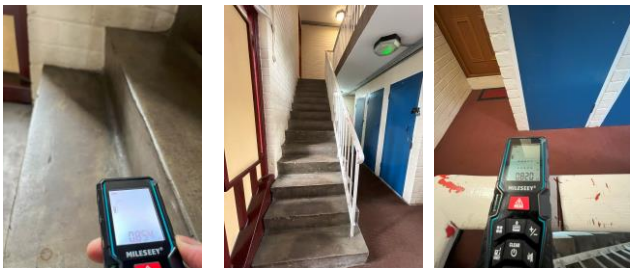
6) **Flat 1 has bamboo style wicker screening, also a DIY fitted external light with trailing cable to the balcony area including CCTV.**



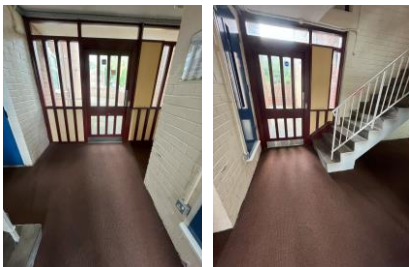
Section 7

Means of Escape from Fire

- 1) Each floor consists of a single staircase that provides a means of escape and has a width of 854mm. On the 1st and 2nd floor landings the walkway distance between the residential storage cupboard and the stair railings is 820mm. Due to the low risk and traffic this is acceptable.



- 2) Most corridors are of a width of at least 1050mm apart from the areas mentioned in 7.1 and all areas will be kept clear.

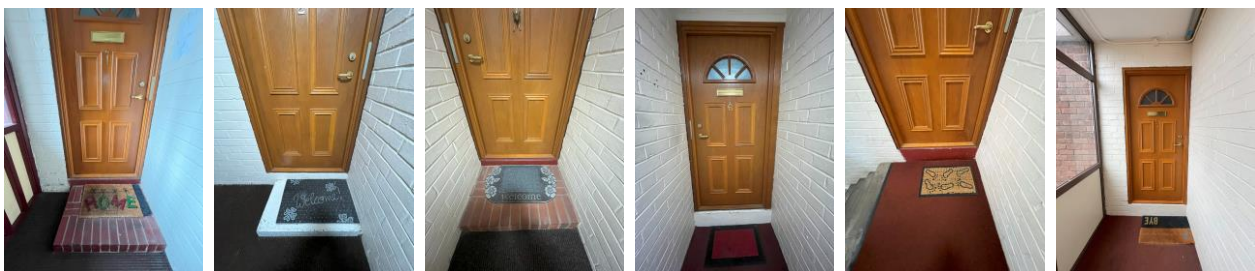


- 3) The means of escape are protected to prevent the spread of fire and smoke.
-

- 4) The only communal doors within the block are the final exit doors, which are fitted with automatic closing devices that are checked on a regular basis by 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). The 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.



- 5) All floors have S.M.B.C. fitted carpet. Due to the fact SMBC specified and managed the installation of the carpets, they are in accordance with BS EN 13501-1
BS 4790 Fire Test Method to textile Floor Coverings
Carpets BS 5287, 1988 specification for assessment and labelling of textile floor coverings
A number of flat entrances have door mats; the fire rating is not known on these door mats.



- 6) Windows on the front first floor are fitted with a window restrictor safety catch but this can be overcome to fully open the window and be used as a means of escape.



- 7) Communal areas are 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.



- 8) Emergency lighting is provided to communal landings and stairs. One emergency lighting unit is situated on the ground and 1st floor, two units on the 2nd floor

Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor. ([Refer to section 9](#))



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 the equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD3 Standard.

Flat 1 and 7 were inspected at the time of inspection, LD3 detection was situated in the hallway.

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

Section 9

Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.
- 2) One emergency lighting unit is situated on the ground and 1st floor, two units on the 2nd floor



- 3) Emergency lights are also checked and tested monthly by City Fire & Electrical Services



Section 10

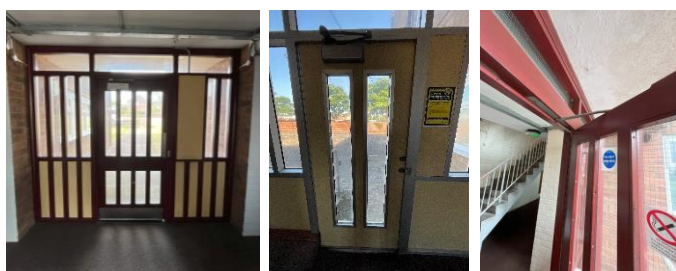
Compartmentation

This section should be read in conjunction with Section 4

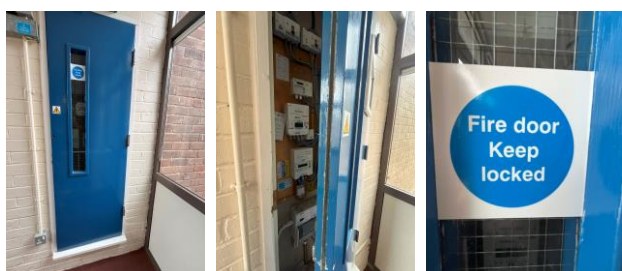
- 1) The building is designed to provide as a minimum 1-hour vertical and horizontal fire resistance.
- 2) The communal areas are considered to have sufficient compartmentation, as they contain non-combustible materials and have no ignition sources.

The communal area features adequate compartmentation to limit the spread of smoke and flames in the event of a fire, despite the presence of an open-plan stairwell. The existing fire-stopping measures are fit for purpose, and a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary.

- 3) The front and rear exit doors are fitted with automatic closing devices. These 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).



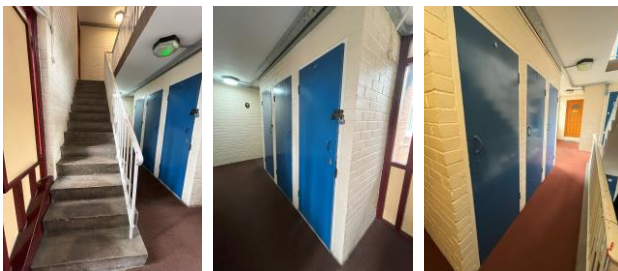
- 4) All service cupboards to communal landings are FD30s rated and lockable with budget locks and include a fire door Keep locked sticker.



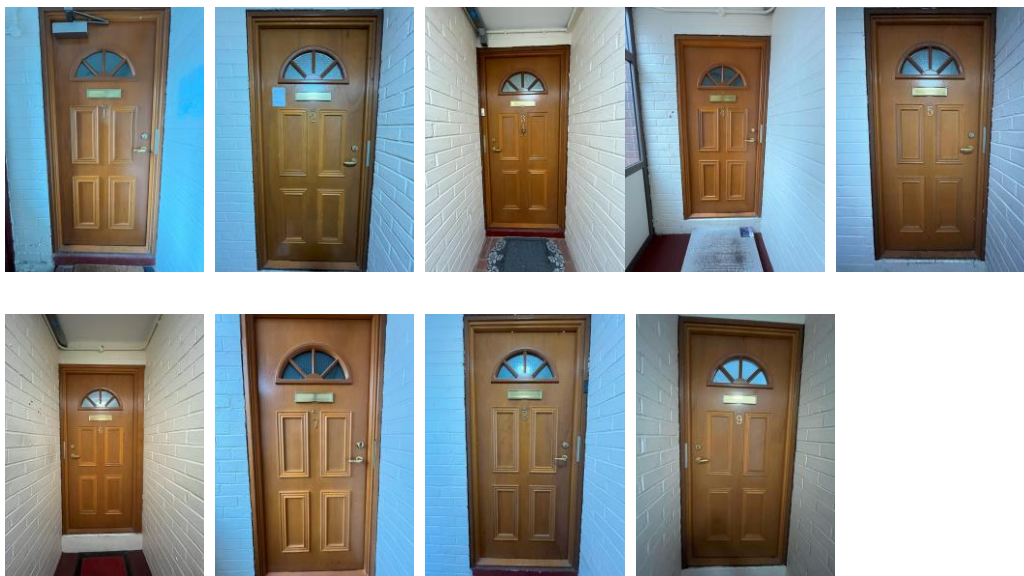
5) The electrical service cupboard on the first floor does not lock



6) Each flat has access to a storage cupboard situated on the properties landing. Cupboards do not have fire rated doors but are kept locked



7) Individual flat doors are FD30s rated composite fire door construction. flats 1-9 pictured



- 8) All doors would have been fitted with self-closers at the time of installation. Flat 1 and 7 were inspected and self-closers were in place and working correctly, and cold smoke seals were in place. Unable to inspect all flats at the time of the inspection so cannot say if they are working correctly and still in place.



Flat 1



Flat 7



cold smoke seal

Section

11

Fire Fighting Equipment

- 1) There is no firefighting equipment on this premises.

Section 12

Fire Signage

- 1) Fire door keep shut signs are displayed where appropriate. All resident meter cupboards display "Fire Door Keep Shut" sign.



- 2) Fire Action Notices are not displayed throughout the building. The signs are not necessarily due to the building not having a complex layout.
- 3) Yellow LPG warning signs are not displayed within the block. [refer to section 18](#)
- 4) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
The signage at the rear of the premise needs replacement due to damage and fading, replace with "It is against the law to smoke in the communal areas of this building" signage



Front

Rear

Section 13

Employee & Resident Training/Provision of Information

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

- 8) All Residents service cupboards on each floor are housed behind a FD30s fire rated doors. All cupboards are free from any combustibles.



- 9) 2nd floor has door entry system power supply unit installed on the wall, this is secure and away from resident's reach, all cabling is housed within boxed metal trunking above.



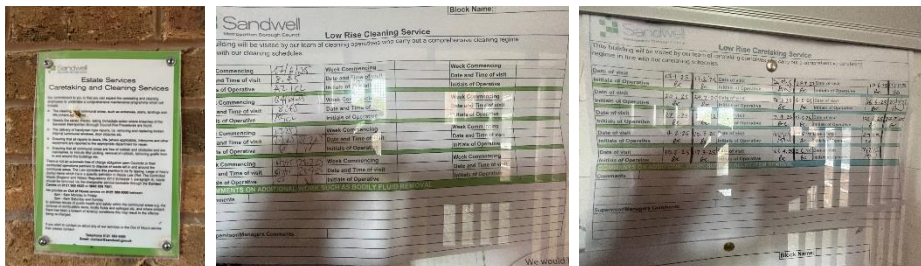
Section 15

Waste Control

- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse bins are stored to the rear of the building. Bins Are regularly emptied by site services.



- 3) Regular checks by Caretakers minimise risk of waste accumulation.



- 4) 'Out of Hours' service is 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) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office at Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site Security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
 - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
 - d) Final Contractor review on completion of works undertaken
-

Section 17

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / 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 front and the rear.



- 3) There is no current evidence of arson.
- 4) The perimeter of the premises is well illuminated.



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

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) There are no flammable liquids or gas cylinders stored on site.
- 5) Residents have individual storage cupboard internally and externally which they keep secured by means of own keys.



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:


Laing House

Date of Action Plan:




06/08/2025

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/6	Flat 1 remove bamboo style wicker screening, DIY fitted external light with trailing cable to the balcony area including CCTV.		P2	1-3 Months Housing Manager	



Fire Risk Assessment

					
10/5	Repair or replace budget lock to electrical service cupboard on the first floor		P2	1-3 Months Fire Rapid Response	
12/4	Replace smoke free England signage at the rear of the premise needs replacement due to damage and fading		P2	1-3 Months Fire Rapid Response	

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).

Signed

	Fire Risk Assessor	Date: 06 August 2025
	Team Lead Fire Safety	Date: 11 August 2025

Appendix 1

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


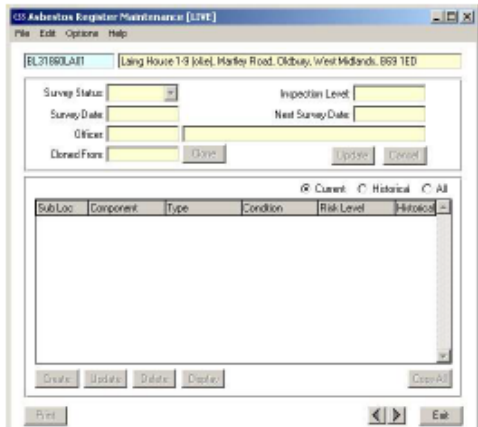
Name of property: Laing House

Updated: 06/08/2025

Premise Manager: Rachel Price

Tel. No.: 0121 569 2975

Hazard	Location	Information/Comments
An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Derek Still Tel:- 0121 569 5077).		

Asbestos Survey		Property Address: 1-9 Laing House, Martley Road, Oldbury. B69 1ED.		Office use <input checked="" type="checkbox"/>	
Surveyed by: Tudor Evans		Date: 19/03/2014		Checked by: Derek still	
Reason for request		HSG 264 - Survey Report Type		Date: 19/05/2020	
Investment Void		Refurbishment Survey		Property Description <div>Low Rise Flats</div> 	
Investment Tenanted		Management Survey	<input checked="" type="checkbox"/>		
R & M Void		SHAPE Interrogated.	<input checked="" type="checkbox"/>		
R & M Tenanted		No Existing SHAPE Data.	<input checked="" type="checkbox"/>		
Medical / Emergency - Heating Works		Existing SHAPE Data.			
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?		Year Built: 1961	
				Notes / including details of similar property surveys completed. Page 2 updated on the 06/07/2022 by Dave Jasper	
Building Surveyors 0121 569 5077				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES	

Page 2 of 3 IF IN DOUBT CONTACT THE BUILDING SURVEYING TEAM Version 2.0 – 8th January 2013 © Sandwell MBC

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.

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 Joists etc these will be highlighted within the report. The interrogation of the Company Asbestos Register complements the survey & report process it does not substitute the Refurbishment & Demolition Survey.

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

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