Fire Risk Assessment

Lawrence Court



Aldridge Road, Smethwick,

B68 OHB

Date of inspection: 13/04/2026

Officer: L. Conway **Building Safety Manager**

Verified by: Adrian Jones **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0

Introduction, Scope & Reference

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 appliable 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)

This FRA included but not confined to:

- ☒ Consideration of the external wall construction and attachments.
- ☒ Flat entrance doors from the common side
- ☒ Means of escape
- ☒ Accessible compartmentation, passive and active fire protection measures.
- ☒ Accessible service risers and suspended ceilings (where practicable).
- ☒ Roof voids (where accessible)

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. Including changes made as part of the Fire safety Act 2021.
- 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.”

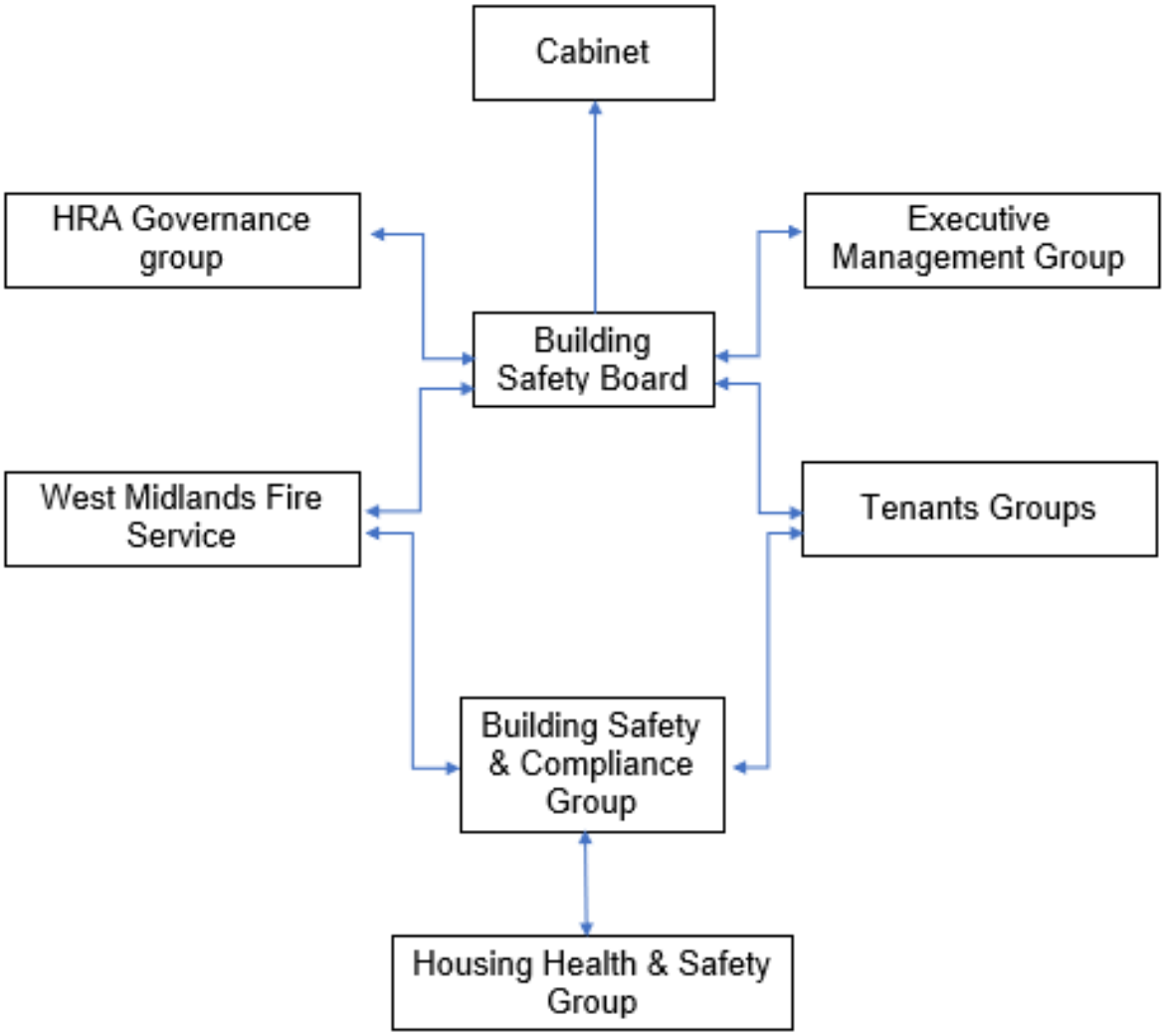
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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.

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.

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Clad up to 1st floor with blue class B engineering brickwork. Above the 1st floor there is solid Alumet 3mm aluminium panel cladding system and Lockclad terracotta tile system. The cladding was installed in 2018. Some flue penetrations remain sealed shut from the 2007 refurbishment project.	Trivial

Section 7	**Means of Escape from Fire** The means of escape is considered suitable and sufficient to support safe evacuation. Escape routes are maintained as sterile areas and benefit from adequate compartmentation, appropriate ventilation via AOVs, and compliant travel distances. The site has a single staircase that serves all floors to the block located centrally discharging in the Main entrance lobby to the block leading out of the building to an ultimate place of safety.	Trivial
Section 8	**Fire Detection and Alarm Systems** Smoke detection within the block has been installed to the communal corridors and stairwells which is linked to the automatic smoke ventilation system (AOV). Smoke detection installed to the bin store is linked to the fire suppression system. Smoke detection in sampled flats is installed to a of minimum LD3.	Trivial
Section 9	**Emergency Lighting** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266.	Trivial
Section 10	**Compartmentation** The walls and floors are 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 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.	Tolerable

	Where cables run through compartment lines this should be checked for appropriate fire stopping this could not be accessed without intrusive works. Glazed screens to lobby corridors, 1st floor chute room and stairwell landings are 6mm Pyran S fire resistant glazing. 2 glazed screens require hardwood beading where they are missing sections.	
Section 11	**Fire Fighting Access & Equipment** Dry risers are present have sufficient signage and are checked as part of the caretaker's duties. Maintenance contracts are in place to service the valves twice per year. Portable fire extinguisher in the lift motor room.	Trivial
Section 12	**Fire Signage** Sufficient signage is displayed throughout the building. Fire Door Keep locked shut signage to be complete.	Tolerable
Section 13	**Employee & Resident Training/Provision of Information** All staff receive basic fire safety awareness training. Resident engagement team provide fire safety information to the residents within the block at a minimum every 12 months.	Trivial

Section 14	**Sources of Ignition** The fixed electric tests should be completed every 5 years. The EICR was last completed 02/09/2024 and was recorded as satisfactory. Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Euro bins are secured in bin room at the rear.	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	**Fire Precautions** A door entry system prevents unauthorised access and perimeter lighting is in place.	Trivial
Section 18	**Storage Arrangements** Residents instructed not to bring L.P.G cylinders into block. Cleaners / caretakers cupboards are kept locked. There are no storage facilities for residents other than in their own flats.	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

This type 1 Fire Risk Assessment covers comments on the external envelope, flat entrance doors, roof space and communal areas of this High-Rise residential block also utilising reports / surveys completed by third party verified contractors and considerations in previous FRA's.

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 normal fire hazards that have been highlighted within the risk assessment which includes checks to be carried out on fire stopping between compartment floors and inclusion of appropriate fire signage.

After considering the use of the premise, the occupants within the block, and taking into consideration the unknown precise classification of the glazed screens the consequences for life safety in the event of a fire would be slight harm.

This is due to there being a sufficient Automatic Smoke Ventilation system throughout the building, good compartmentation to include nominal FD30s fire doors to flat entrances, nominal FD60 to service cupboards, upgraded notional FD30s doors to most stairwell landings, nominal FD30s double leaf doors to corridors & lobbies, combined with suitable smoke detection to a minimum of LD3 standard within flats, automatic fire suppression system to the bin store and a Stay Put – Unless policy.

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.

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:

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
Local stations are

Oldbury Fire station 2.4 miles
Woodgate Valley Fire Station 2.5 miles

(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.

There are 5 RPEEP’s/PCFRA’s that have been recorded in this building.

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		
Housing Office Manager Rachel Price		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway	**Fire Risk Assessors** Craig Hudson 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

Lawrence Court
Aldridge Road
Smethwick
B68 0HB

Description of the Property

Lawrence court is an 8 story (inclusive of ground floor), high rise residential block of flats originally constructed in 1964 of in-situ concrete frame with masonry infill managed by Sandwell Metropolitan Borough Council. comprises of 48 self-contained flats, 6 number dwellings on each floor. with one protected stairwell and served by a single lift.





The external wall system to all elevations was installed during a refurbishment in 2007. This included ACM cladding which was used as infill panels to the enclosed balconies and below some windows.

Samples of the ACM cladding failed the government fire safety tests and therefore all ACM cladding was fully removed from the building. The work was completed by 10th July 2017.

Subsequently, Alumet 3mm solid aluminium panels rated to A2-s1,d0 were installed by SMBC's approved contractor during 2017/18.

A steel frame pitched roof with aluminium standing seam and mineral wool core panels was installed over the original flat roof construction also during the 2007 refurbishment.

The block has a main entrance to the front elevation, and an exit to the rear elevation. Both entrances have a door entry system with fob reader access. The front entrance also has a firefighter override facility by use of a drop latch key.






There is a single protected stairwell which provides a sufficient means of escape.




There is a single lift car that serves all floors. The capacity of the lift is 8 persons or 630kg.

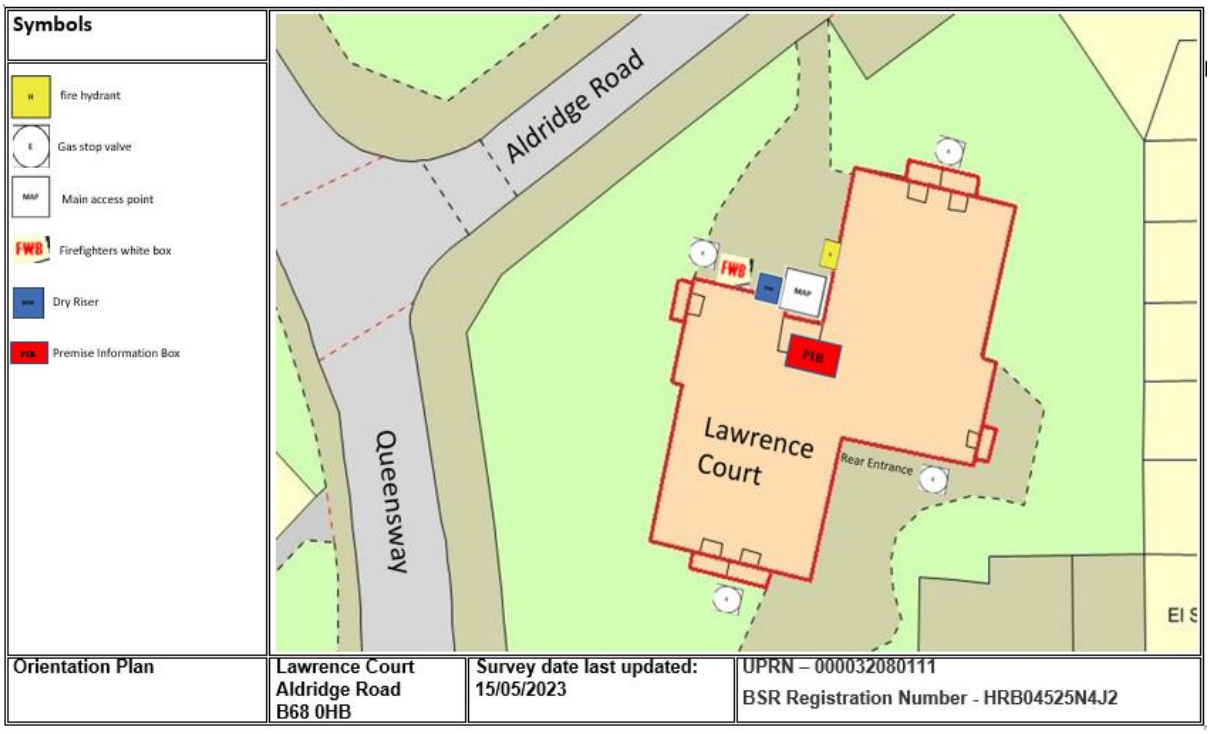


There is a water tank & booster pump located in a room accessed via the bin store at the rear of the building.





On arrival Information (for WMFS)



The firefighter's white box is located to the right-hand side of the main entrance to the building. The box contains all keys for the building and is secured with a bridge-door padlock. Keys are to be relocated within the premise information box TBC.




Access to the building is gained via the firefighter's door override switch (main entrance) utilising the drop latch key or the door fob from the white box.



There is a Secure Premise Information Box (PIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and a plan to indicate the location of those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).



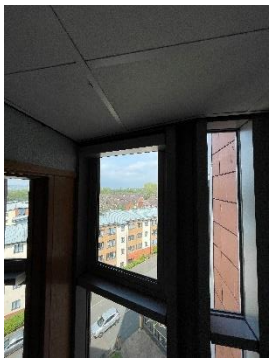
Automatic Opening Vents (AOV) have been installed to the 7th floor stairwell, lift lobbies and each corridor on all floors above ground. The system can be put into natural ventilation mode which will allow the vents to open 100mm (operating instructions below).

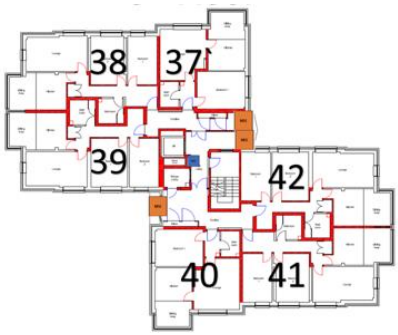
Open
1. Turn key to 'Open' position and release.
2. Vent opens to 100mm in Natural Ventilation Mode, remove key.

Close
1. Turn key to 'Close' position and release.
2. Vents will close fully.

Whilst the system is in natural ventilation mode if an activation occurs all vents will close apart from the vent on the floor where the detector has activated.







The fire hydrant is adjacent the front entrance to the building.



The Dry Riser inlet valve is located in an external cupboard adjacent the front main entrance. The cupboard is accessed utilising the suited 54 key from the firefighter's box.





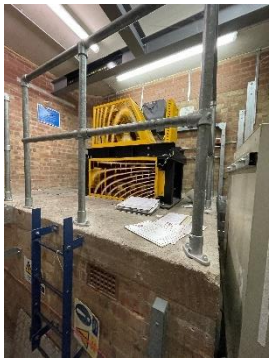
Dry riser outlets are available on each floor and are secured in the shut position with a cable tie.



There is a single lift car that serves all floors. The capacity of the lift is 630kg and the lift motor room is accessed via ceiling hatch located on the 7th floor. The hatch is opened with a 54 suited key, and the lift has an override switch for Firefighters.







There are full height nominal FD30s doors (secured by suited 54 type mortice lock) within the lift motor room that provide access to the roof void. A further ladder and hatch provide access to the external roof.





The bin store is located at the rear of the building and is installed with a fire suppression system and chute closer plate (manual operation only). The key is in the firefighter's white box.



Address: Lawrence Court Aldridge Road B68 0HB	Survey date: 16/04/2025	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Size: Height	18.7 metres - For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Concrete Brick construction - Brickwork up to 1st floor- blue class B engineering Above first floor around balconies and windows, solid Alumet 3mm aluminium cladding panel system (class A2,s1,d0) with rockwool insulation and horizontal and vertical fire stopping. Other area above 1st floor Lock clad terracotta tile system. Pitched roof is a steel framed construction with aluminium standing seam mineral wool core.
Number of floors	8 floors including the ground floor with a loft space.
Layout	The block has 2 final exit/entrances and consists of 8 floors (inclusive of the ground floor) Each of the floors contains 6 number dwellings. 3 dwellings either side of a Lift lobby area, the lift lobby and dwelling areas are separated via FD30s doors. There is a single protected stairwell serving all floors of the building. A single lift with fire fighter override switch serves all floors. Access to the roof void is via a steel ladder and hatch / lift motor room. Good compartmentation between dwellings with a protected staircase separate from the lobby areas on each floor. Each floor has a landing area separated from the entrance lobbies via an FD30s doors. Automatic smoke vents are present on all floors above ground. The master control switch and panel are located in the main entrance lobby.
Lifts	1 lift that serves all floors.
Types of entrance doors	Flat entrance doors are FD30s Russel Door construction.
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors.
Common voids	No
Access to roof/ service rooms	Steel vertical ladder gives access into motor room through a trap (top floor landing). A pair of full height double doors allows access into the roof void. A further metal ladder through allows access onto the main roof. Access to the perimeter edge roof is via ¾ height steel doors
Occupants	Approx. 96 based on an average of 2 occupants per flats (48 flats)
Evacuation strategy	**Stay Put Unless**- 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
Fire alarm/ evacuation alarm	Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located 5m from the Main Access Point of the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building
Fire mains	The dry riser inlet (twin valve) can be found at the Main Access Point external to the building.
Firefighting shafts	No firefighting lifts/shafts however there is a lift with an override switch and a lift motor room in the loft space of the block
Smoke control vents	Automatic smoke ventilation is employed to each floor of the block. The master reset and control switch is located in the main entrance to the building. Controls for windows are located within the service cupboard of each floor of the block.
Sprinkler system	A suppression system is provided to the refuse chute bin store.

DANGEROUS SUBSTANCES

Location, type, and quantity	LIFT MOTOR ROOM - ROOF - BITUMENOUS

SERVICES

Electricity	Electricity meters and isolation in each flat. Electrical risers in service cupboards on each floor.
Gas	Gas meters & isolation in each flat where applicable

High/Low Rise	High Rise
Number of Floors	8
Height	18.7m
Approximate Floor Area	100m
Date of Construction	1964
Construction Type	In-situ concrete frame with masonry infill.
Last Refurbished	2007
External Cladding	Brickwork up to 1st floor- blue class B engineering Above first floor around balconies and windows, solid Alumet 3mm aluminium cladding panel system (class A2,s1,d0), with rockwool insulation and horizontal and vertical fire stopping Other areas above 1st floor Lockclad terracotta tile system.
Number of Lifts	1
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Steel vertical ladder gives access into motor room through a ceiling hatch (top floor lift lobby). A pair of full height double doors allows access into the roof void. A further metal ladder through allows access onto the main roof. Access to the perimeter edge roof is via ¾ height steel doors
Equipment on roof (e.g. mobile phone station etc)	No
WMFS Audit	N/A
Enforcement action	No
Fire strategy	Last recorded Fire Strategy Date is 07/04/2025

Persons at Risk

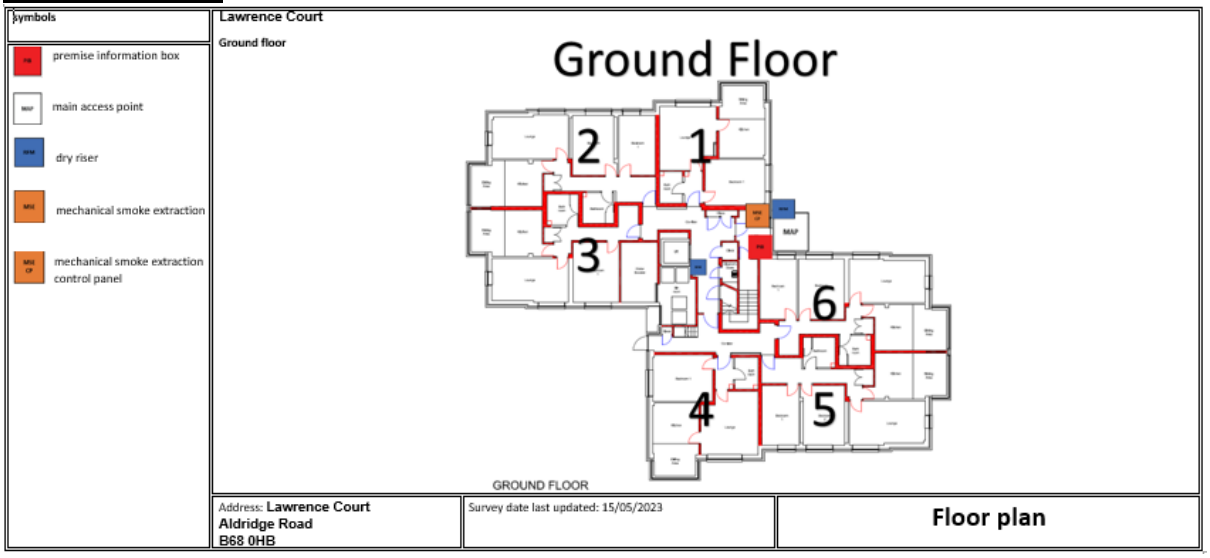
Residents / Occupants of 48 flats
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

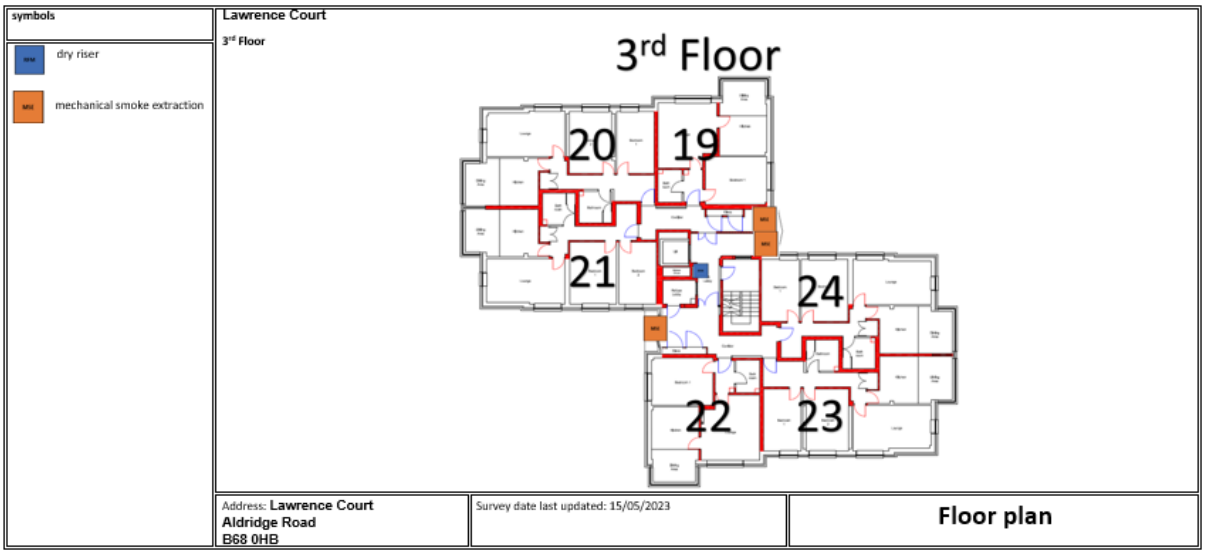
Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

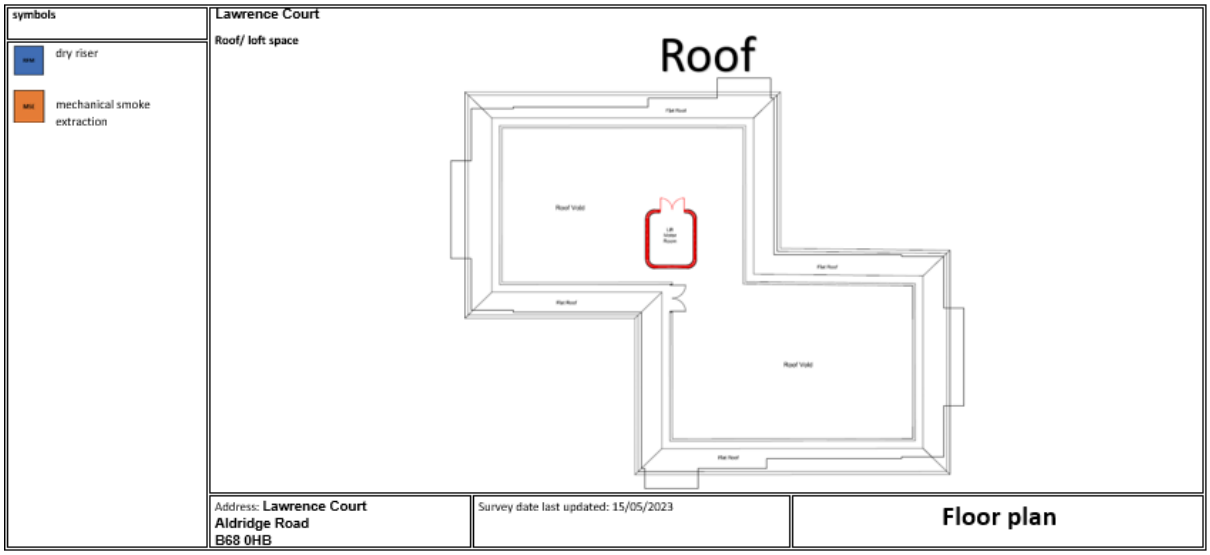
Ground Floor



Typical Upper Floor



Roof Void



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.

Details of the external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022.

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. An External wall survey (PAS9980 step1) was completed on the 12/06/2025 This FRAEW was undertaken by Firntec Building Compliance and is suggested to be reviewed on the 12/06/2030. Following the survey an intrusive fire risk appraisal (PAS9980 steps 2-5) was conducted on the 15/09/2025 with suggested review date of 29/09/2030. The findings of the survey deemed the overall risk of the building to be medium with no recommendations.

PAS9980:2022 Fire Risk Appraisal of External Walls construction and cladding of existing blocks of flats – Code of Practice and addresses life safety only in the appraisal of the external walls of the building and in corresponding risk this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters.

Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA.

Any additional screening attached to balconies will not be tolerated on balconies as this could potentially support the surface spread of flame in those areas which is an unnecessary risk.

15 areas were inspected to gain data about the building's wall constructions.

The table below outlines the ratings of the various wall systems and constructions to the property this information has been gathered from third party reports.

6 Items	Effect	Risk
Wall Construction Ceramic Tile System (IGTWT6)	Positive	Low
Wall Construction Aluminium Panels (M9EXUS)	Positive	Low
Wall Construction Masonry (Brickwork) (6JS9AW)	Positive	Low
Wall Construction Aluminium Spandrel Panels (PIR) (6UFCTS)	Neutral	Medium
External Window Top, Mid, Side Hung Casements (JTYFJS)	Neutral	Low
External Door Single Leaf Entrance Doors (IEU3CT)	Neutral	Low

In accordance with the PAS 9980 Guidance, any items of construction which are considered as "Medium Risk" should be subject to periodic review, to ensure that conditions do not change, such that the risk may be upgraded to high, prompting the requirement for remediation.

Overall Building Risk Rating

Medium

Our professional opinion is that overall this Building represents a Neutral PAS9980:2022 Outcome.

Recommended Remediations

No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.

Recommended Enhancements

No recommended enhancements identified.



1. Lawrence Court has 3 separate areas of cladding consisting of.

    - Brickwork up to 1st floor - blue class B engineering.
    - Solid Alumet 3mm aluminium cladding panel system (class A2,s1,d0).
    - Lockclad terracotta tile system.

2. The Alumet 3mm solid aluminium cladding was installed in 2017/18 following the removal of ACM cladding.

3. The pitched roof was installed during 2007 refurbishment works and consists of a steel frame & aluminium standing seam mineral wool core construction.



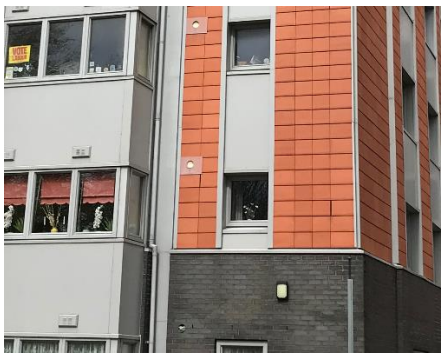
4. Windows to flats are composite timber framed with external powder coated aluminium finish. Communal windows are powder coated aluminium.

5. Boiler flues penetrate the external wall through the Ceramic tile External wall system.

   Blanked sleeves penetrating the external walls were noted adjacent some flat kitchen windows. It is believed this work was undertaken during the 2007 refurbishment in preparation for potential gas flue installations.

   It was not possible to identify the materials used to seal the penetration however, it appears an intumescent pillow has been used in one penetration at ground floor level This was detailed within the previous FRA going forward a more permanent solutions should be considered to replace the intumescent pillow.





   Please see the comment below taken from the most recent (15/09/2025) PASS9980 Step 2-5 Fire risk appraisal of the external wall in regard to the presence of vents or other openings for services in the façade.

N.9 Presence of vents or other openings for services in the Façade

Where vents pass through a cavity, either:
• the cavity does not include combustible materials; or
• the cavity is faced on either side by brick or concrete at least 75 mm thick and any combustible insulation in the cavity is not thermoplastic

Positive

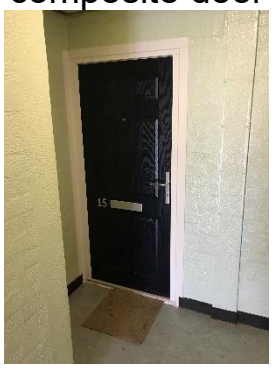





Section 7 Means of Escape from Fire

The means of escape within the building are protected to limit the spread of fire and smoke through the provision of nominal FD30s flat entrance doors and nominal FD30s communal fire doors at a minimum installed within walls and floors that are assumed to provide a minimum 60-minute fire resistance and adequate fire stopping. In some instances, doors to service areas are believed to be FD60s. This combined with suitable travel distances, a single staircase serving all floors, and ventilation by way of AOV system with sufficient detection to operate AOVs. It is deemed that the combination of these measures creates a suitable and sufficient means of escape. The surface coatings to the communal areas are a minimum of Class 0.

1) Individual flat doors are nominal FD30s rated timber fire doors sets predominantly manufactured by Russell Doors. Flat 46 has a nominal FD30 composite door set.

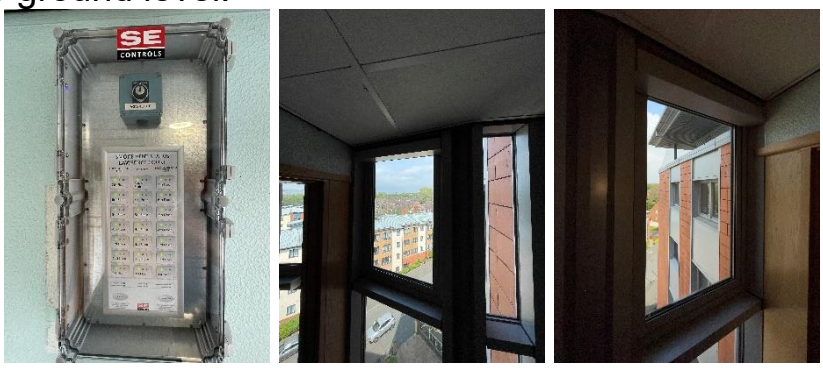



Access to individual flats was not sought for the purpose of fire door inspection, as the Fire Rapid Response Team is scheduled to undertake a full non-invasive Fire Door Inspection (FDI). Accordingly, no internal assessment of flat entrance doors was completed during this FRA. However, the external 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), and the fire door inspections completed by Firntec on 05/02/2025. Any actions arising from the forthcoming FDI will be managed separately and fall outside the scope of this FRA

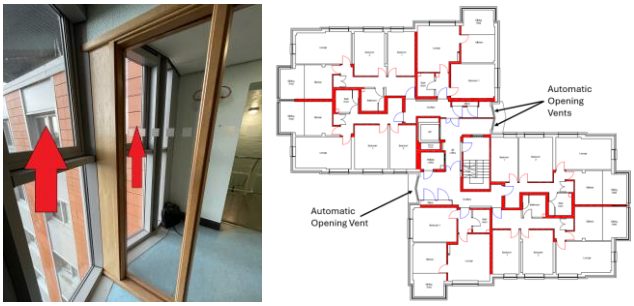
A number of flats have floor mats adjacent to front door, fire rating unknown however, it is deemed to be of minimum risk.

2) All corridors and landing areas are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum. With travel distances being acceptable within (7.5m) A small 3 m corridor spur beyond the lobby door forms a minor dead-end. The distance is short and does not adversely affect escape travel distances.

3) The means of escape is ventilated by the way of Automatic smoke ventilation. This is tested, inspected, and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. AOVs are installed to all floors above ground level.



4) AOV's are installed to all floors above ground level, including the 7th floor stairwell landing, lobby corridors left of the lift lobby and, lobby corridors each side of the glazed partition screens between lift lobbies & and flat lobbies.



5) Communal windows on corridors that do not form part of the AOV's system are openable by hand.



6) Service cupboard doors along the means of escape are nominal 54mm FD60s timber doors, secured with suited profile cylinder locks. There are no tenant's meters in these cupboards.



7) The building has a single staircase that provides a suitable & sufficient means of escape and was measured at 1135mm wide to the first flight then 1070 thereafter. The maximum travel distance from the furthest flat to the stairwell / a place of reasonable safety is 9.7 metres.





8) The communal staircase is protected by use of nominal 54mm FD60 timber fire door with vision panels to the ground and 7th floor. All other floors benefit from notional FD30s timber fire doors with vision panels. Doors to lobbies and corridors are nominal double leaf FD30s timber fire doors also with vision panels.









9) Glazed partition walls / screens to lobbies and stairwell are glazed with fire resistant glazing etched with Schott Pyran S 6mm to EN13054-1 & EN12600.





10) All communal doors along the means of escape 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).

11) 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. The communal areas were found to be satisfactory.

12) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.

13) 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.




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) Detection within the communal area is to operate the AOVs only. Detection for this can be found to all floors above ground level, including the 7th floor stairwell landing, lobby corridors left of the lift lobby and, lobby corridors each side of the glazed partition screens between lift lobbies & and flat lobbies.

3) Access was not gained into a sample of resident's flats. Based on the samples taken in previous FRA's and information collated from in house teams (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

   For information
   LD1 all rooms except wet rooms
   LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.
   LD3 Hallway only

4) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:

   I. Such systems may get vandalised.
   II. False alarms would occur.
   III. A Stay Put - Unless policy is in place.

5) A fire suppression system is provided to the refuse chute bin store. An approved contractor maintains the system.

Section 9

Emergency Lighting

1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.

2) The self-contained units are provided to the communal landings, stairs, lift motor room and roof void.



3) Emergency lighting is subject to routine testing by Sandwell MBC's in-house electrical team or an approved contractor. A monthly functional test is carried out in accordance with current standards, with a full three-hour duration discharge test completed annually.



Section 10

Compartmentation

The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building. 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 walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and the lift shaft. All doors are minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.

2) The premise has 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) All service cupboards to communal corridors are locked with suited keys. It was noted that cabling from service cupboards is run through & secured to cable trays above the false ceilings. Fire stopping was evident where cables penetrate walls. A sample of tiles were removed to expose the false ceilings and inspect fire stopping.

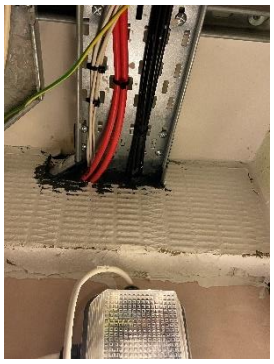





4) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.

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 rockwool fibre slabs with intumescent coating, fire mortar and intumescent mastic.


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).

8) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

9) A sample of false ceiling tiles were removed to ensure compartmentation continues above communal doors / walls. This was found to be satisfactory.






10) Individual flat doors are predominantly nominal timber FD30s fire door sets manufactured by Russell Doors. There is exceptions where new installs have been completed. Upon installs of new certified door sets a member of the building and fire safety team complete post inspection visits to ensure correct install.





11) Firntec Building Compliance were commissioned to complete fire door inspections to all. flat entrances, communal corridor doors, landing doors and service cupboard doors. SMBC with any remediations required from this work being completed outside of this risk assessment. Since the initial FDI completed by Firntec, SMBC in house teams now complete the FDI's for flat entrance doors.

Definitions Fire Doors.

Nominal 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 nominal fire door - A nominal 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 has 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. The door assembly must be installed by a competent person.

12) The communal staircase is protected by use of nominal 54mm FD60 timber fire door with vision panels to the ground and 7th floor. All other floors benefit from notional upgraded FD30s timber fire doors with vision panels. It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door install however, because they were installed at the time of the building's construction and to the standard of that time they are deemed as acceptable so long as the doors are free of damage and function as they were intended to do so which is evident at Lawrence Court.





13) Doors to lobbies and corridors are nominal double leaf FD30s timber fire doors also with vision panels. The slave door is secured by two flush mounted bolts.



14) There are glazed partition walls / screens in hardwood frames to lift lobbies and stairwell landings. These are etched with Schott Pyran S 6mm EN13054-1 & EN12600 1C1. At the time of the FRA sufficient information was not available to determine precise classification with regards to integrity and thermal insulation.

However, with automatic opening vents throughout these areas of the building, the management processes & procedures that SMBC have in place, the level of risk is acceptable. In addition, a retrospective fire strategy has been commissioned which will be completed by Firntec Building Compliance. The following images are from the previous risk assessment but remain relevant.


Image taken from stairwell landing.



Image taken from lift lobby.



Image taken from lift lobby.



Etching to all glazed partitions / screening.

15) Doors to chute rooms are nominal FD60s self-closing timber fire doors.



At 1st floor level only, there is a glazed section within the chute room partition wall / lobby corridor wall. The glazing is etched with Schott Pyran S 6mm EN13054-1 & EN12600 1C1. At the time of the FRA sufficient information was not available to determine precise classification with regards to integrity and thermal insulation. However, with a fire suppression system to the bin store intumescent seals to the hopper and, the management processes & procedures that SMBC have in place, the level of risk is acceptable. In addition, a retrospective fire strategy has been commissioned which will be completed by Firntec Building Compliance

16) Service cupboard and storage cupboard doors are nominal 54mm FD60s timber fire doors. All doors are secured by either suited mortice or cylinder locks.





17) Doors to cupboards housing cabling for internet & phone systems on each floor are nominal timber flush FD30s locked doors.



18) Access panels to stop taps are fixed to studwork and masonry in corridors on all floors.

19) There are ventilation holes in access panels housing the dry rising main on each floor above ground. It cannot be determined if compartmentation was adequate behind the panels where the rising main penetrates the floor slabs without destructive sampling. The Fire Safety, Facilities & Premise manager T. Thompson confirmed that all dry riser penetrations in the shaft were fire stopped in approximately 2017/18. The small ventilation holes in each panel are to prevent condensation when the rising main has been charged.




20) Waste disposal facilities for residents are provided by means of a hopper on each floor (dedicated chute room), connected to a refuse chute that leads to a secure bin store. The hoppers are designed to 1.5 hours fire rating to BS476: part 8 1972 and smoke containment to BS 7386 1990. A manually operated chute closure plate, intumescent seals to hoppers and a fire suppression system within the bin store maintain adequate fire protection to the system.






21) On each floor, the vertical service ducts within the communal areas are enclosed behind thin, flexible access panels. Several of these panels are not securely fixed, and some are split or damaged, meaning they provide no meaningful fire-resisting performance. As this is a Type 1 assessment and due to the condition of the panels, the fire-stopping within the ducts could not be inspected or verified during this FRA.

The level of fire stopping could not be verified during the inspection; therefore, further investigation is recommended to confirm the adequacy and compliance of all fire-stopping measures.

- Recommend Install 60-minute fire-resistant Supalux board (or an equivalent certified material) to form compliant fire-resisting enclosures.

- **Remove the damaged flexible panels enclosing the service ducts on relevant floors and ensure that appropriate fire-stopping at the floor and ceiling sections to achieve a minimum of 60-minute fire resistance. If it is found to be insufficient, expose all remaining service ducts and install appropriate fire stopping as required. Replace damaged boards with 60-minute fire-resistant Supalux board (or an equivalent certified material) to form compliant fire-resisting enclosures.**

Section 11

Fire Fighting Access & Equipment

1) The dry riser inlet is located to the right-hand side of the main entrance housed within a purpose-built brick cupboard with a small door secured with a type 54 suited mortice lock.




2) The dry riser outlets are exposed and located in the lift lobbies of each floor. Each exposed valve is secured with a cable tie. The caretakers check the cable tie is intact as part of their weekday inspections. Dry riser inlet & outlets have appropriate signage.



3) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.

4) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts are in place for the extinguisher. The frequency for the maintenance checks is October of each calendar year.

5. A suppression system is provided to the refuse chute bin store and serviced 6 - monthly.

6. The location of the nearest Hydrant is adjacent to the main access door; this is easily accessible and one hose length away from a fire appliance

7. Access to the building for firefighting appliances can be gained via two access roads and a carpark located off the main entrance of the building this will give you access to 3 elevations of the building; these roads are Queensway and Alderidge Road. Both roads are tarmac areas and hardstanding.



Section 12

Fire Signage

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



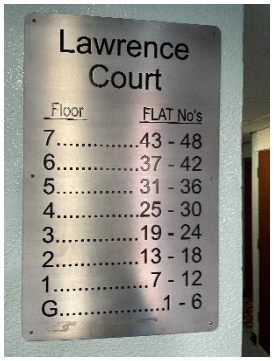
2) Fire Action Notices are displayed throughout the building.



3) Yellow LPG warning signs are displayed within the lift cars.



4) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



5) Photoluminescent wayfinding signage depicting floor level and flat numbers are fitted to the walls on all floors and to the wall of each landing on the communal staircase. Signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022



6) Directional fire escape signage is displayed throughout the building.



7) Fire door keep locked shut signage to be implemented in flat entrance lobby areas on door nearest flats.



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) Building safety and evacuation notices are displayed in common areas and lift cars.

6) Staff undertaking fire risk assessments are qualified to Level 4 Diploma in Fire Risk Assessment.

7) Resident engagement team provide fire safety information to the residents within the block at a minimum every 12 months

8) Information regarding use of fire doors is provided to residents.



9) Information regarding the Stay Put unless fire evacuation strategy is provided to residents.



Fire safety advice

Sandwell

We are committed to educating residents about fire safety and what you should do in the event of a fire in your own home or another part of the building.

What to do if a fire breaks out in your flat

1. Leave the room where the fire is and close the door.
2. Alert anyone else in the property that there is a fire and leave the flat, closing all doors behind you. Do not stay to put out the fire.
3. Use the staircase to exit the building. Do not use the lift.
4. Dial 999 and wait for the fire service to arrive. Do not re-enter the building.

What to do if you see or hear a fire in another flat or part of the building

1. It will normally be safest for you to remain in your flat and stay put unless the heat or smoke from the fire is affecting you.
2. If your safety is compromised, then you should leave the building following the guidance as if the fire was in your flat.
3. If you are instructed to leave by a member of the emergency services, you should do so immediately.
4. In either case, use the staircase to exit the building. Do not use the lift.

"Stay Put/Unless" is an evacuation strategy used in purpose-built blocks of flats. It is in place to keep people safe when they are not in an area directly affected by fire.

If you notice any fire doors within the building that are damaged or wedged open, or have any other concerns, please call us on 0121 569 6000.

10) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION		Sandwell Metropolitan Borough Council LAWRENCE COURT	FIRE SAFETY INFORMATION	
TO KEEP YOU SAFE WE DO THIS (green background)		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)	SAVE LIVES, DON'T DO THIS (red background)	
	Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE		Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
	Gas supply tested annually			Stairs and corridors are escape routes and must be kept clear
	Water supplies checked in line with water hygiene regulations			Emergency lighting comes on in the event of power failure and is checked monthly
	Structural inspections conducted every 5 years			Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance
	An asbestos survey has been completed and available on request			Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
	This building has protection against lightning strikes. The system is checked annually			Smoke and heat detector/alarms are in resident's flats only
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.	THIS BUILDING IS DESIGNED TO SUPPORT A ***STAY PUT*** POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT ***UNLESS*** AFFECTED BY FIRE OR SMOKE.		Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
	The external façade is brick, solid aluminium panels (class A2) around balconies & terracotta tiles (class A1).	Fire safety advice Further information available at www.Sandwell.gov.uk, your My Sandwell account or the Fire safety Team on 0121 569 6000 Building safety Manager louis_conway@sandwell.gov.uk & Resident Engagement Officer Ethan_somiya@sandwell.gov.uk Sandwell FRAs		Bin rooms have sprinkler protection activated by smoke alarms

Section 14

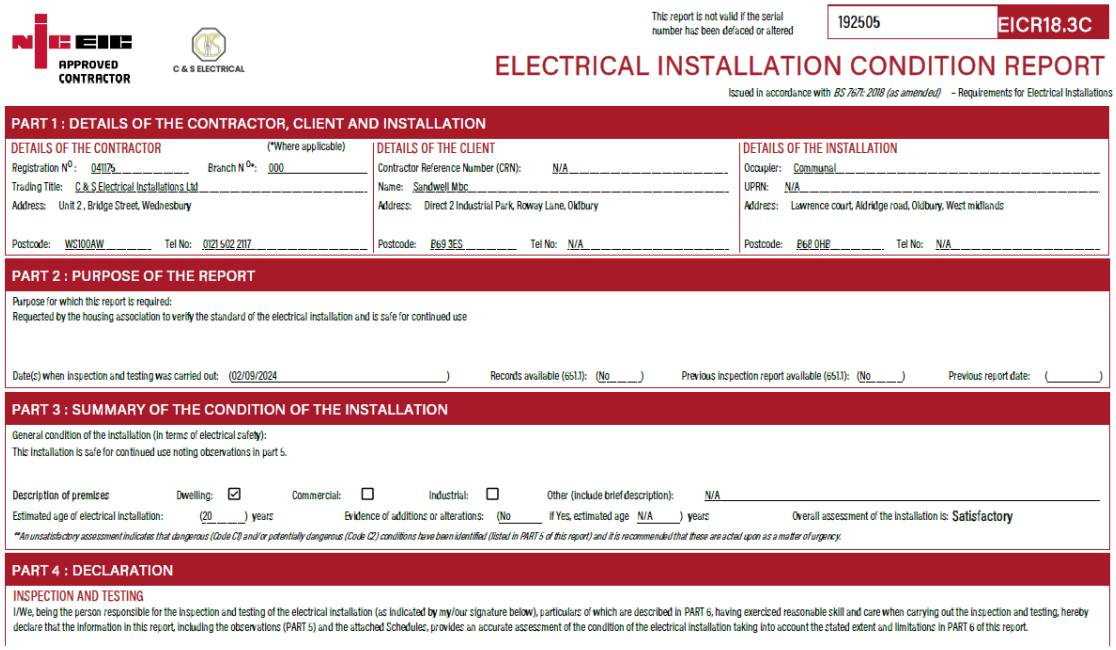
Sources of Ignition

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

2) Hot working is not normally 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 is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.

4) The fixed electrical installation shall be tested every 5 years. The EICR was last completed 02/09/24 and a satisfactory outcome was recorded.



NICEIC APPROVED CONTRACTOR — C & S ELECTRICAL

This report is not valid if the serial number has been defaced or altered: 192505 EICR18.3C

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018 (as amended)* - Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR (*Where applicable)	DETAILS OF THE CLIENT	DETAILS OF THE INSTALLATION
Registration N°: 04117* Branch N°*: 000	Contractor Reference Number (CRN): N/A	Occupier: Communal
Trading Title: C & S Electrical Installations Ltd	Name: Sandwell Mbc	UPRN: N/A
Address: Unit 2 , Bridge Street, Wednesbury	Address: Direct 2 Industrial Park, Roway Lane, Oldbury	Address: Lawrence court, Aldridge road, Oldbury, West midlands
Postcode: WS100AW Tel No: 0121 502 2117	Postcode: B69 3ES Tel No: N/A	Postcode: B68 0HE Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
Requested by the housing association to verify the standard of the electrical installation and is safe for continued use

Date(s) when inspection and testing was carried out: (02/09/2024) Records available (651.1): (No) Previous inspection report available (651.1): (No) Previous report date: ( )

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
This installation is safe for continued use noting observations in part 5.

Description of premises: Dwelling: ☑ Commercial: ☐ Industrial: ☐ Other (include brief description): N/A

Estimated age of electrical installation: (20) years Evidence of additions or alterations: (No) If Yes, estimated age N/A) years Overall assessment of the installation is: Satisfactory

***An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.*

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal 54mm FD60S door.

6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.

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

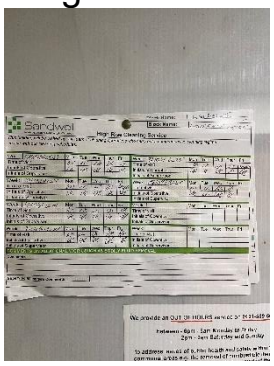
8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is enclosed in external risers.



Section 15

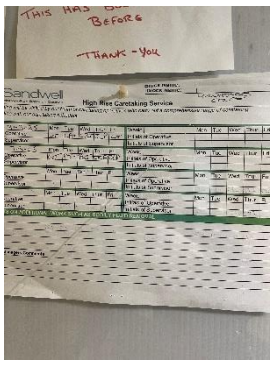
Waste Control

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



2) Refuse containers are in the bin store at the rear of the building and are emptied regularly.

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



4) ‘Out of Hours’ service in place to remove bulk items.

5) There are no means for cooking within the communal areas of the building.

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 @ 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

Fire Precautions

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.

3) CCTV system in place at each entrance.

4) The perimeter of the premises is well illuminated.



5) There’ve been no reported fire incidents since the previous 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) The only store cupboards are for caretakers & cleaners, are on the ground floor and are kept locked.

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: Lawrence Court

Date of Action Plan: 29/05/2026

Review Date: <Insert date>

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

10/22	**Where service ducts with BT cabling is damaged remove and inspect fire stopping as appropriate and make good any defects**		**P3**	**Fire Rapid Response 3-6 Months**	
12/7	**Install Fire door keep locked shut signage**		**P2**	**Fire Rapid Response 1-3 Months**	

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).	
Consideration should be given to installing automatic fire resisting shutters to the refuse chute system as part of any future improvements.	
The responsible person may wish to consider replacing the glazing in the glazed partition walls / screens that are in hardwood frames to the 1st floor chute room, lift lobbies and stairwell landings with a product that's precise fire classification including thermal insulation can be evidenced in line with the principles of the golden thread. Although these are etched with Schott Pyran S 6mm EN13054-1 & EN12600 1C1 the precise classification with regards to integrity and thermal insulation where not known during the assessment.	

Signed

	Building Safety Manager	Date: 29/04/2026
	Quality Assurance Check	Date: 30/04/2026

Appendix 1

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

Name of property: Lawrence Court

Updated: 18/04/2025

Premise Manager: **Tel. No.: 0121 569 2975**

Hazard	Location	Information/Comments
An asbestos survey has been undertaken. Survey held by S.M.B.C. Investment Division		



bradley ENVIRONMENTAL

Report No.: J411323
Nature of Work: Management Survey
Issue Date: 07/05/2025
Client Name: Sandwell MBC (formerly Homes)
Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN: BL00720LA11 7
Site Address: Lawrence Court 1-48 (O&E), Oldbury, B68 0HB

Order Placed By: Dean Harding
Site Contact: Communal
Date(s) of Work: 18/04/2025
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor(s): Charlie Rumsey, Jack Baldwin, Ryan Fagan CoC Asbestos
Lead Surveyor: Daniel Rose, Asbestos Surveyor
Authorised Signatory: Paul Walters, Technical Review Officer, 07/05/2025

Non-accredited activities are present within this report.

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