Fire Risk Assessment

Astbury Court

Hereford Road, Oldbury,

B68 0QG



Date Completed: 11/04/26

Officer: Stuart Henley **Fire Risk Assessor**

Verified by: Louis Conway **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0

Introduction

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

This 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.

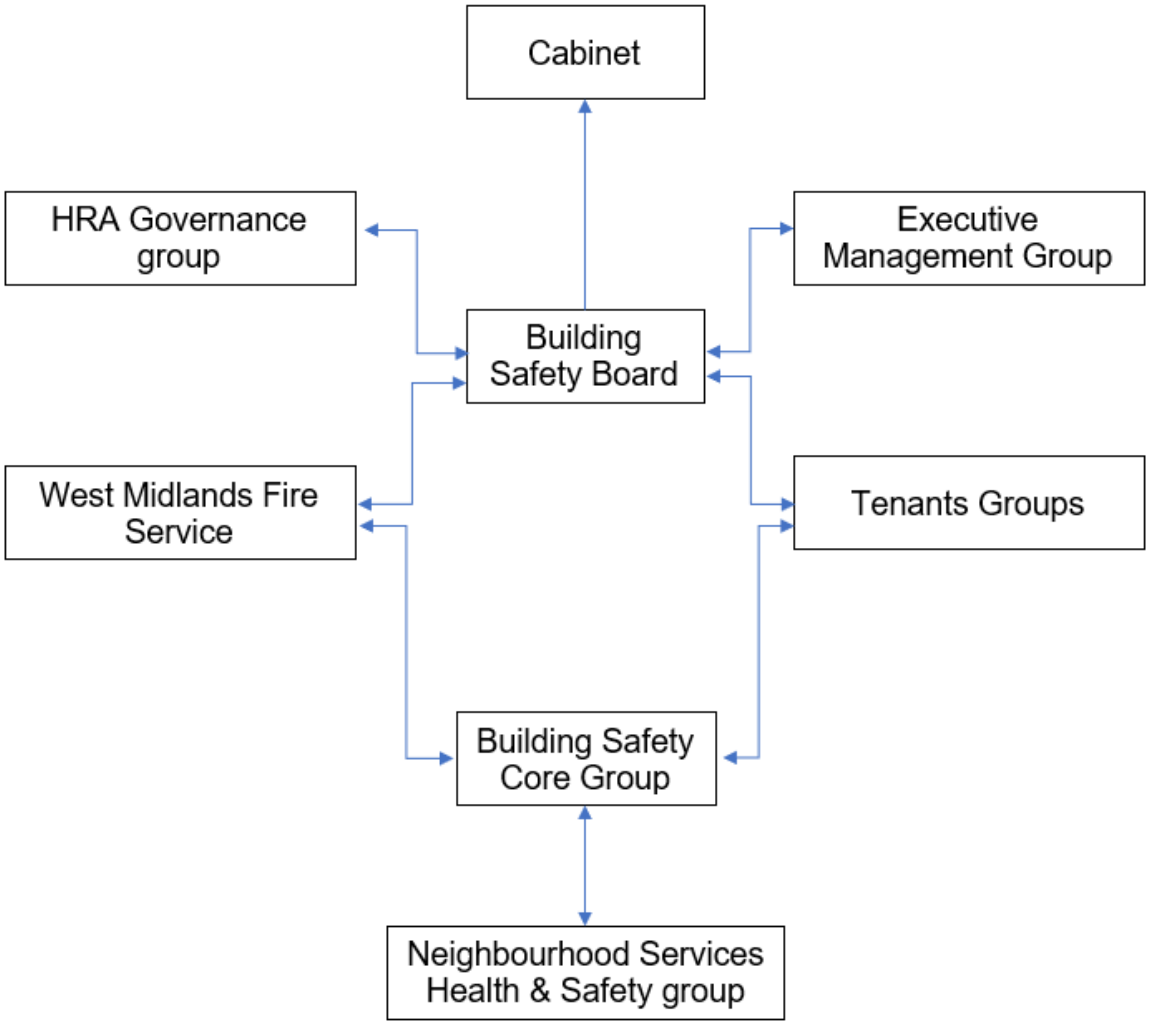
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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, 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 with expanding foam from the 2007 refurbishment project. Inspect the flue ducting from the flat side to make sure fire stopped within the premise, added to observations/recommendations	Trivial

Section 7	**Means of Escape from Fire** The block has a single staircase that provides a sufficient means of escape. Flat 10,24 and 37 require actions see section 7/4	Tolerable
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 within flats is a minimum LD3 (information from JM)	Trivial
Section 9	**Emergency Lighting** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266.	Trivial
Section 10	**Compartmentation** The building is 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. Glazed screens to lobby corridors, 1st floor chute room and stairwell landings are 6mm Pyran S fire resistant glazing. Service ducting within communal areas require repair and fitting of Supalux board Fire stopping and painting required see sections 10/10a and 10/16a	Tolerable

Section 11	**Fire Fighting 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 CO2 fire extinguisher is in the lift motor room.	Trivial
Section 12	**Fire Signage** Sufficient signage is displayed throughout the building.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electric tests should be completed every 5 years. The last inspection was completed 08/08/2024. 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	**Arson Prevention** 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 ☐ 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

The communal areas, any workplace areas, and the external envelope of this high-rise residential building fall within the scope of the Regulatory Reform (Fire Safety) Order 2005 (FSO). The Fire Safety Act 2021 confirms that, for buildings containing two or more domestic premises, the FSO applies to the structure, external walls (including cladding, balconies and windows), and flat entrance doors that open into common parts.

A Type 1 Fire Risk Assessment of the premises at 1 - 48 Astbury Court has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings, actions and recommendations have been documented.

The enforcing authority for this premises is West Midlands Fire Service, who retain powers to audit compliance and take enforcement action where necessary.

This FRA has been completed with regard to the above legislation, as well as current government guidance including the Fire Safety (England) Regulations 2022, which introduce additional duties for high-rise residential buildings, such as requirements relating to wayfinding signage, secure information boxes, and the provision of building plans and external wall information to the fire and rescue service.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards.

Considering the use of the premises and the profile of the occupants, the potential consequences for life safety in the event of a fire are assessed as slight harm. This reflects the presence of upgraded FD30-rated nominal timber flat entrance doors and FD30s composite fire doors, along with smoke and heat detection systems installed to a minimum LD3 standard within all flats. The building benefits from a protected staircase leading to two final exit doors, supporting safe egress where required, and operates under a Stay Put (Unless) strategy unless an alternative fire strategy is implemented.

The building is further supported by an Automatic Smoke Ventilation system serving the communal areas, and compartmentation is generally robust. This includes nominal FD30s fire doors to flat entrances, nominal

FD60 fire-resistant doors to service cupboards, and nominal FD30s double-leaf doors to corridors and lobbies on most stairwell landings.

Access is gained to flats on an annual basis to inspect the flat entrance doors and confirm that all required fire-resisting door components and hardware are present, correctly fitted, and functioning as intended.

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:

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

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

Section 2 People at Significant Risk of Fire

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 3 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 Lisa Ellis		
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

Astbury Court
Hereford Road
Oldbury
B68 0QG






The high-rise block was constructed in 1964 of in-situ concrete frame with masonry infill. There are 8 storeys (inclusive of ground floor) with 6 number dwellings on each floor, which is 3 either side of a protective lobby which includes the lifts and dry rise outlet.







The external wall system to all elevations was installed during a refurbishment in 2007. This included Aluminium Composite Material (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 3 mm solid aluminium panels, rated A2-s1,d0, were installed by SMBC's approved contractor during 2017/18. The external façade also incorporates a Lockclad terracotta tile system.





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.


Outside view


Inside view

The block has a main entrance located on the front elevation and a secondary exit on the rear elevation. Both doors are fitted with a controlled access system operated by fob readers, providing secure entry for residents. The front entrance is additionally equipped with a firefighter override facility, accessible via a drop-latch key, to allow immediate access for attending crews.







A single protected stairwell serves the building and provides the primary means of escape for occupants. The stair enclosure is maintained as a protected route, with FD30s solid timber fire doors installed at every level to ensure adequate fire and smoke separation between the stairwell and each floor. This arrangement supports safe egress and helps maintain tenable conditions within the escape route during a fire.




A single lift car is provided within the protected lobby, serving all floors of the building. The lift has a rated capacity of 8 persons or 630 kg. Fire notices are displayed next to lift doors informing all not to use lifts when a fire is happening.





A water tank and booster pump are located within a dedicated plant room accessed via the bin store at the rear of the building. Access to this room was not possible at the time of the Fire Risk Assessment; therefore, the details provided are based on information from the previous assessment and the accompanying photograph.



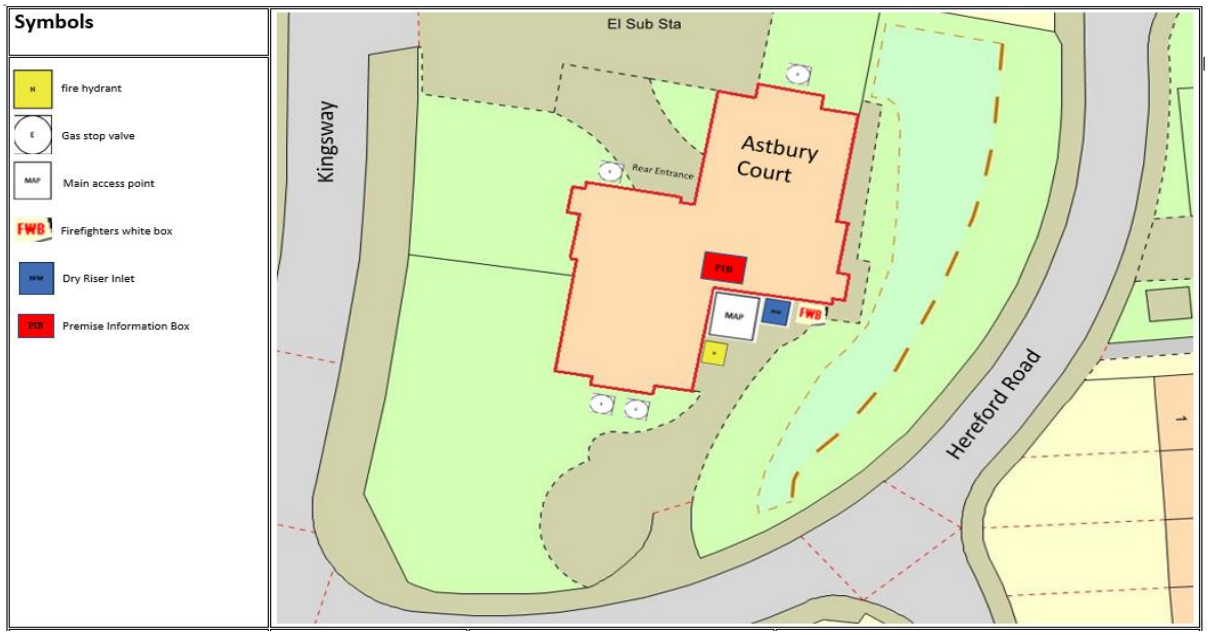








On arrival Information (for WMFS)



The firefighter's white box is located to the right-hand side of the main entrance and contains the building's essential keys. The box is secured with a bridge-door padlock. The keys that are being stored within the white box are scheduled to be relocated during 2026 into the Premises Information Box (PIB), which is positioned inside the building on the ground floor.



Access to the building can be gained via the firefighter's door-override switch at the main entrance, operated using the drop-latch key or the door fob stored within the firefighter's white box. See above about key relocation within 2026.



A secure Premises Information Box (PIB) is located within the ground-floor front entrance lobby. It is a Gerda-type box operated using the standard WMFS suited key carried on all fire appliances. The PIB contains floor plans, vertical and orientation plans, operational information for WMFS, and details identifying residents with known vulnerabilities who may require additional consideration during a fire incident. The building's essential keys will also be stored within this PIB at some point in 2026.



Automatic Opening Vents (AOVs) are installed on all floors above ground level, including the 7th-floor stairwell landing, the lobby corridors to the left of the lift lobby, and the lobby corridors on each side of the glazed partition screens separating the lift lobbies from the flat lobbies. The system can also be operated in natural ventilation mode, allowing the vents to open to 100 mm.

Natural Ventilation Mode – Operation

Open

1. Turn the key to the 'Open' position and release.
2. The vent will open to 100 mm in natural ventilation mode; remove the key.

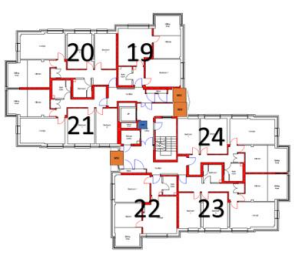
Close

1. Turn the key to the 'Close' position and release.
2. The vents will close fully.

While the system is in natural ventilation mode, if a fire activation occurs, all vents will close except for 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 within an external cupboard adjacent to the main front entrance. The cupboard is accessed using the suited 54 key held within the firefighter's box. Keys to be relocated later in 2026 to the PIB.




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





A single lift car serves all floors of the building, with a rated capacity of 630 kg. The lift motor room is accessed via a ceiling hatch located on the 7th floor, which is access via a metal vertical ladder and opened using a suited 54 key. The lift is also equipped with a firefighter override switch to support operational use during an incident.







The lift motor room is accessed via a ceiling hatch located on the 7th floor, opened using a suited 54 key. Within the motor room, a pair of full-height nominal FD30s timber doors provide access to the roof void; one door is secured with a suited 54 mortice lock and the other with drop catches. Beyond this point, a fixed metal ladder and an additional hatch provide access to the external roof.



The bin store is located behind steel roller shutters at the rear of the building and is fitted with a fire suppression system, smoke detection, and a manually operated chute-closer plate. Access is currently gained using the key held within the firefighter's white box; however, this key is scheduled to be relocated to the Premises Information Box (PIB) during 2026.



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

Address: Astbury Court Hereford Road B68 0QG	Survey date: 07/05/2024	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Size: Width, breadth and height	
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 consists of 8 floors (inclusive of the ground floor) Each of the floors contains 6 number dwellings with the top floor granting access to a loft space. Via a steel ladder and hatch. 3 dwellings either side of a Lift lobby area, the lift lobby and dwelling areas are separated via FD30s doors. Protected stairwell serving all floors of the building. The block has 2 final exit/entrances. 1 lift that serves all floors that is located in the centre of the block. Good compartmentation between dwellings with a protected staircase separate from the lobby areas on each floor. Smoke vents master control switch located in the main entrance lobby with individual windows operable via controls in the service cupboards of each floor.
Lifts	1 lift that serves all floors.
Types of entrance doors	Flat entrance doors are predominantly FD30s Russel Fire 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 or advised to leave by the emergency services.
Fire alarm/ evacuation alarm	The building consisting of early warning 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 above ground in 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	Electric meter cupboards located on each floor of the block
Gas	Gas isolation points located on the orientation plan

High/Low Rise	High Rise
Number of Floors	8
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

Persons at Risk

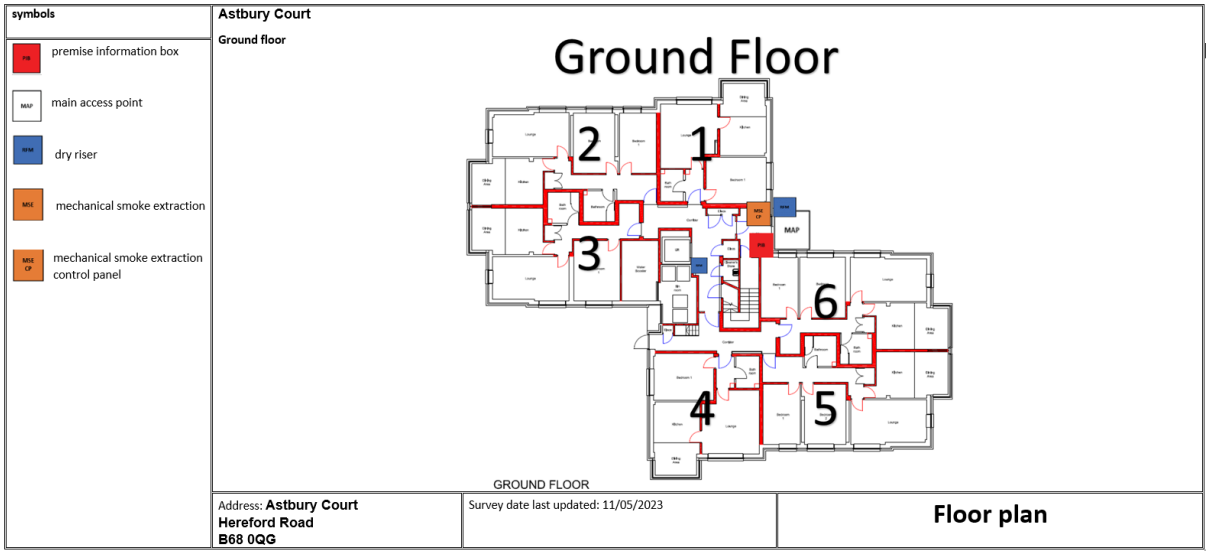
Residents / Occupants of 48 flats
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

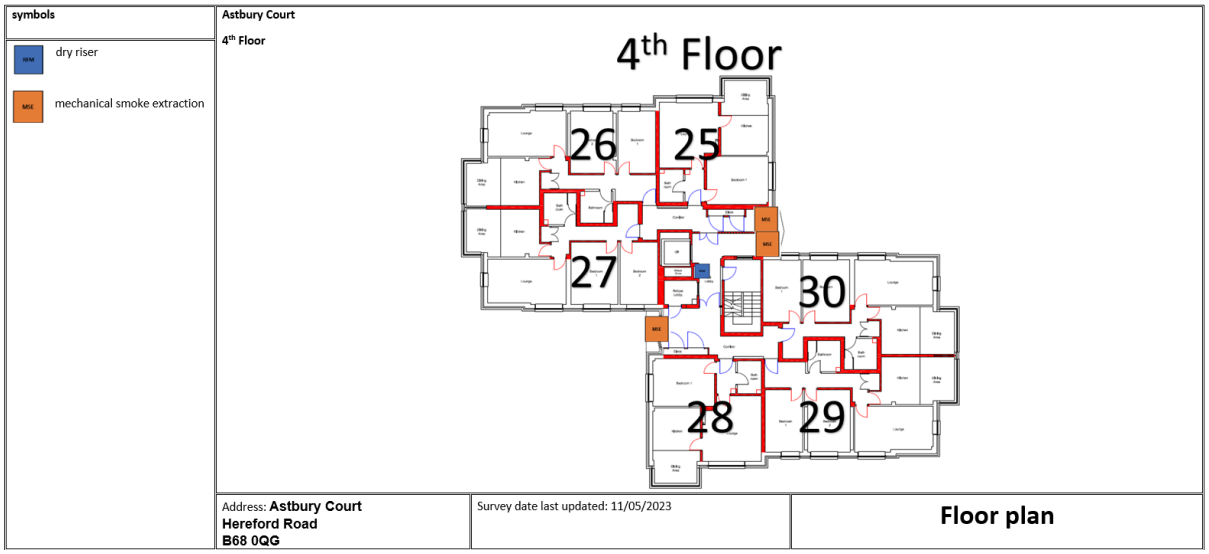
Building Plan

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

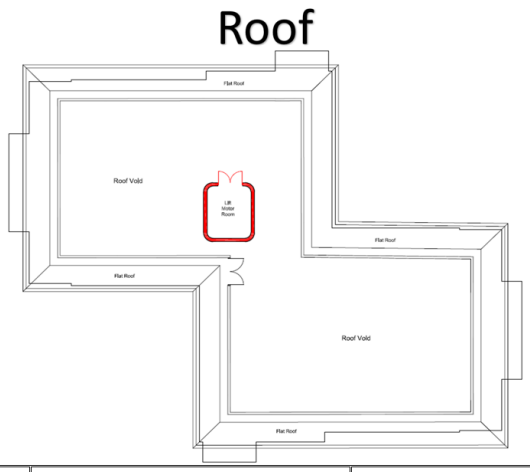
Ground Floor



Typical Upper Floor



Roof Void

symbols	Astbury Court Roof/ loft space	
RFM dry riser MVE mechanical smoke extraction		
	Address: **Astbury Court** **Hereford Road** **B68 0QG**	Survey date last updated: 11/05/2023
		Floor 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.

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, and with limited onsite resources.

It is deemed that the combination and application of these materials in conjunction with a non-combustible mineral wool insulation present an acceptable level of fire risk.

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

SMBC appointed Firntec Building Compliance to undertake a Fire Risk Appraisal of the External Walls (FRAEW). The PASS 9980 step 1-5 process was carried out in 2025.



1) Astbury Court has 3 separate areas of cladding consisting of.

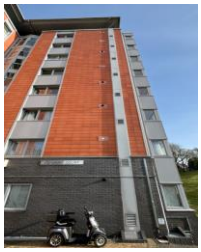
    - Brickwork up to 1st floor - blue class B engineering.
    - Solid Alumet 3mm aluminium cladding panel system (class A2,s1,d0).
    - Lockclad terracotta tile system.

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) Gas pipework runs up the external elevation of the high-rise, enclosed within steel ducting. A gas riser network diagram is affixed to the ducting at ground-floor level, indicating the specific flats served by that section of the system.




6) A Type 1 Fire Risk Assessment was carried out, which involves a non-intrusive inspection. As such, it was not possible to determine the exact routes of the flue ducts as they pass through compartment walls, nor to confirm where these ducts originate within the kitchen areas. Due to the lack of access and the intrusive work that would be required, no comment can be made on the adequacy or condition of the fire-stopping around these concealed penetrations. Further investigation would be required to verify compliance in these areas.

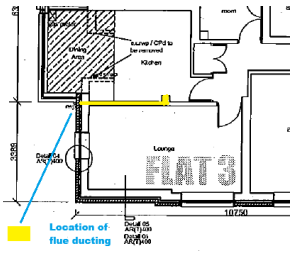
   Along the building's elevations, several boiler flues penetrate the external wall through the Lockclad terracotta tile system. On floors where no flue has been installed, the original openings have been infilled using expanding foam. These works were likely undertaken during the 2007 refurbishment in anticipation of potential future gas flue installations.

   Inspection of these infilled sections is required from within the relevant flats to confirm that appropriate fire-stopping has been installed around the flue penetrations within the kitchen areas.

   A PAS 9980 FRAEW assessment of these areas was carried out by Firntec in 2025.





Section 7

Means of Escape from Fire

1) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them, or they are advised to leave by the emergency services.

2) Each property is fitted with a minimum of an LD3 detection system within the flat. See Section 8

3) The travel distance from each flat entrance to the lobby fire door is approximately 4 m, with a further distance of around 3 m from the lobby door to the protected staircase. Not all floors were measured during the Fire Risk Assessment; however, the floor layouts mirror one another, and the distances are consistent across levels



4) Flats within the block are fitted with nominal timber FD30s fire doors, with the exception of Flat 10, which is provided with a composite FD30s door. No flat entrance doors were inspected fully during this FRA, as door checks are undertaken separately by the SMBC Fire Rapids Team and are scheduled for April 2026, for which a letter drop has already been completed, Flat entrance doors were assessed only from the communal side.







a) **Flat 10 is fitted with a composite entrance door set. At the head of the door, the internal trim has been installed poorly, leaving a significant gap between the trim and the surrounding wall. This gap compromises the integrity of the door set and requires the trim to be removed and refitted to achieve a suitable finish and maintain fire performance.**




b) **Flat 24: There is a hole within the right-hand side of the door frame. This requires fire stopping with a timber insert.**




c) **Flat 37: Couple of holes in the wall at the top right-hand corner of the door requires fire stopping.**





5) The building is served by a single staircase, which provides a suitable and sufficient means of escape. The staircase width was measured at approximately 1.1 m at the point assessed during the Fire Risk Assessment.




6) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.

7) None of the corridors that form part of the means of escape are dead ends.

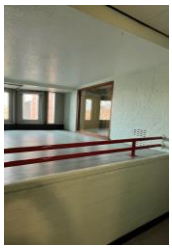
8) The means of escape are protected to prevent the spread of fire and smoke.

9) 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.

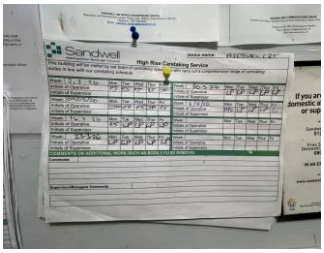



10) The glazed partition walls and screens to the lobbies and stairwell are fitted with fire-resistant glazing, identified as Schott Pyran S, 6 mm, and marked to EN 13054-1 and EN 12600. This specification provides integrity-only fire resistance and impact-tested safety performance, ensuring the glazing maintains separation between compartments while remaining safe for use in escape routes.






11) 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).



12) Service cupboard doors located within the means of escape are nominal 54 mm FD60s timber fire doors, secured with suited profile-cylinder locks. These cupboards do not contain any tenant meters.





13) The final exit doors are fitted with door-entry systems designed to fail safe, meaning the doors unlock automatically in the event of a power failure. This ensures that residents cannot become trapped inside or prevented from entering the building during an outage.







14) Automatic smoke ventilation is provided within the building. The system is tested, inspected, and maintained by a competent, procured contractor in accordance with BS 7346. Maintenance is undertaken twice per year, typically in April and October, to ensure continued compliance and operational reliability



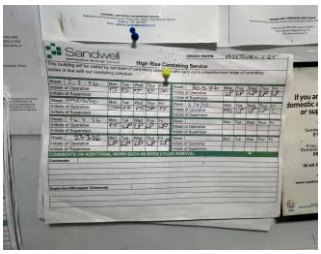
15) Automatic opening vents are installed to all floors above ground level, including the 7th floor stairwell landing, lobby corridors left of the lift lobby and, lobby corridors each side of the glazed partition screens between lift lobbies & and flat lobbies.



16) Communal corridor windows are openable, providing additional natural ventilation to the common areas. These windows contribute to smoke clearance under normal conditions, although they are not part of the automatic smoke-control system.



17) 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.



18) Emergency lighting is installed throughout the communal landings and staircases. Routine monthly checks are carried out by the Sandwell MBC in-house electrical team or an approved contractor to ensure the system remains operational and compliant.





19) Floor/door mats were noted outside some flat entrances. The fire performance of these mats is unknown; however, they are considered low-risk and do not present a significant trip hazard within the means of escape.




Definitions Fire Doors.

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

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

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

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

Classifications of FD30 and FD30s fire doors include timber-based options designed to provide 30 minutes of fire resistance, with the "s" suffix indicating additional smoke sealing capabilities. Timber notional doors are a distinct category within this, referring to older, existing timber doors—often in older residential buildings—that are deemed capable of providing 30 minutes of fire protection based on an inspector's assessment rather than formal, modern fire testing certification.

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) No properties were assessed at the time of the Fire Risk Assessment as this is carried out at the time of the door checks by the Fire Rapid Team. But the following information was gained from Job Manager:

   LD1 Flat numbers: 4, 5, 18, 21, 25, 32, 42, 43

   LD2 Flat numbers: 1, 2, 3, 6, 8, 10, 11, 12, 13, 14, 16, 17, 19, 20, 22, 24, 27, 28, 30, 31, 33, 34, 36, 39, 40, 44, 45, 46, 47, 48

   LD3 Flat numbers: 9, 15, 23, 26, 35, 38, 41

   No recorded information on flats 7, 29 and 37

   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.

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

5) Automatic smoke ventilation is employed, see section 4.

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



Section 10

Compartmentation

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

4) A variety of methods / materials have been used to achieve fire-stopping including rockwool fibre slabs with intumescent coating, fire mortar and intumescent mastic.





5) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by SMBC's Fire Safety Rapid Response Team.

6) 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.**



External view


Internal view

7) The doors serving the lobbies and communal corridors are nominal double-leaf FD30 timber fire doors, each fitted with vision panels. The secondary (slave) leaf is held shut using two flush-mounted bolts, which secure the leaf in the closed position when not in active use



8) A ground and 7th floor lobby door both show small signs of staining within the vison panel. This does not adversely affect the doors integrity or ability to see through the panel. The doors are regularly monitored as part of the 12-weekly communal door checks.



9) All communal fire doors are fitted with automatic self-closing devices. These are routinely checked by the Caretaking Teams as part of their scheduled inspections, and any defective closers are replaced either by the Caretaking Team or the in-house Repairs Team, depending on the nature of the fault.

   In addition to these routine checks, all communal fire doors are subject to a comprehensive 12-week inspection carried out by the Fire Safety Rapid Response Team.





10) A sample of suspended ceiling tiles was removed to confirm whether compartmentation continued above the communal doors and walls. Inspection showed that the fire-resisting construction above these areas is intact and provides sufficient compartmentation.



a) On the 7th floor in the lift lobby, next to the fire door a suspended ceiling tile was lifted revealing a number of holes within the ceiling. Unsure how far these go through, they require fire stopping.



11) The communal staircase is protected by 44-45 mm notional, upgraded FD30s timber fire doors fitted with vision panels. While these door sets do not meet current benchmark standards for certified FD30s fire doors, they were installed as part of the building's original construction and complied with the requirements in place at that time.

Based on their current condition and performance and given that the doors at Astbury Court are free from damage and continue to operate as intended, they are considered acceptable in their existing form.



12) There are glazed partition walls / screens in hardwood frames to lift lobbies and stairwell landings. These are etched with Schott Pyran S 6mm EN13024-1 & EN12600 1C1.

- EN13024-1: Complies with European standards for toughened borosilicate glass. Borosilicate glass (high resistance to temperature differentials).
- EN12600 1C1: Impact Rating (EN 12600): 1C1 (Highest safety classification, meaning it breaks into small, non-cutting fragments similar to toughened safety glass).




13) All cupboard and storage-room doors within the communal areas are nominal 54 mm FD60s timber fire doors, each secured with either suited mortice locks or cylinder locks. Cabling from the service cupboards is routed through the ceiling void and supported on cable trays above the suspended ceiling. Fire-stopping was observed at all visible points where cabling penetrates compartment walls, and the installations appear to maintain the required level of fire resistance.






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



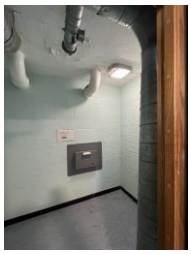
15) The majority of flat entrance doors are nominal timber FD30s fire door sets manufactured by Russell Doors, with one flat fitted with a composite door set. All flat entrance doors are subject to a full annual inspection carried out by the SMBC Fire Rapids Team, with the next scheduled inspection planned for April 2026.



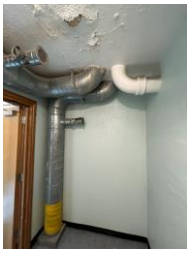


16) The doors to the chute rooms are nominal FD60s timber fire doors fitted with effective self-closing devices, ensuring they return to the closed position after use.

In addition, the bin-chute hopper doors are weighted to ensure reliable self-closing and are fitted with intumescent strips designed to expand under heat, helping to maintain fire and smoke resistance around the opening in the event of a fire.

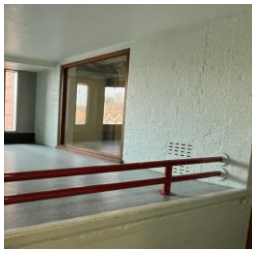




a) Within the chute room on the 7th floor paint is in a poor state of repair with surface cracks in the ceiling, this requires works to fill the cracks and repaint the ceiling.

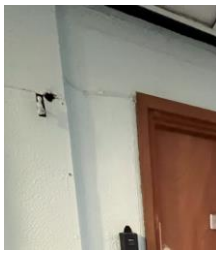




17) At first-floor level only, there is a glazed section within the chute-room partition wall, forming part of the lobby/corridor wall. The glazing is etched Schott Pyran S 6 mm and marked to EN 13024-1 and EN 12600 1C1.

Taking into account the presence of a fire-suppression system within the bin store, the intumescent seals fitted to the refuse hopper, and the established management procedures implemented by SMBC, the overall level of risk associated with this glazed section is considered acceptable.



18) Access panels to the stop taps are fixed to studwork within the communal corridors on all floors. As this is a Type 1 Fire Risk Assessment, the areas behind these panels were not inspected.



19) Ventilation holes were noted in the access panels housing the dry rising main on each floor above ground level. The previous Fire Risk Assessment confirmed that adequate fire-stopping was present at the dry riser penetrations, verified by removing an access panel to the 7th-floor shaft.

The Fire Safety, Facilities & Premises Manager, T. Thompson, also confirmed that all dry riser penetrations within the shaft were fire-stopped during works completed in approximately 2017/18. The small ventilation holes present in each access panel are intentional and serve to prevent condensation forming when the rising main is charged.



Photos from previous FRA

Section 11

Fire Fighting Equipment

1) The dry riser inlet is located to the right-hand side of the main entrance and is housed within a purpose-built brick enclosure. The inlet cupboard is fitted with a small timber access door, which is secured using 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) A portable CO_2 fire extinguisher is provided within the lift motor room. A maintenance contract is in place for this equipment, with servicing carried out annually each October in line with the established maintenance schedule.





5) A fire-suppression system is installed within the refuse-chute bin store, providing additional protection to this higher-risk area. The system is subject to a planned maintenance regime, with servicing carried out every six months to ensure continued operational reliability and compliance with maintenance requirements.

Section 12

Fire Signage

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





2) Fire safety and building safety notice is displayed within the communal area on the ground floor.



3) Fire Action Notices are displayed throughout the building.



4) Unauthorised access and Danger lift machine signage is displayed on the lift room hatch



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



6) Photoluminescent wayfinding signage indicating floor levels and flat numbers is installed on the walls of all communal corridors and on each landing of the communal staircase. The signage provided meets the requirements of Approved Document B (ADB) and the Fire Safety (England) Regulations 2022.





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



8) “No Smoking” signs are displayed throughout the communal areas in compliance with smoke-free legislation in England, which prohibits smoking in enclosed public areas



9) “Danger Electricity” signage is displayed on electrical service cupboards



10) Within the lift, a notice is affixed advising residents not to use the lift in the event of a fire. The signage also reminds residents that gas cylinders must not be brought into the building.



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 or working towards Level 4 Diploma in Fire Risk Assessment.

7) Information on the correct use of fire doors is provided to residents. This guidance is issued annually when door-check appointments are arranged with occupants.



8) Information regarding the Stay Put unless fire evacuation strategy is provided to residents. This guidance is issued annually when door-check appointments are arranged with occupants.



9) 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.



Section 14

Sources of Ignition

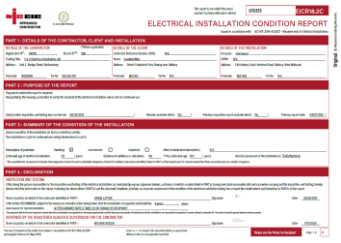
1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.



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 date of the last inspection was 08/08/24.


ELECTRICAL INSTALLATION CONDITION 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 pipework runs up the external elevation of the high-rise, enclosed within steel ducting. A gas riser network diagram is displayed on the ducting at ground-floor level, identifying the flats served by that section of the system.

   Gas appliances and associated pipework (where installed) are subject to annual testing and certification, managed through a cyclical programme overseen by the in-house Gas Team.

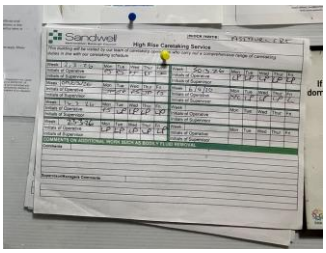




Section 15

Waste Control

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

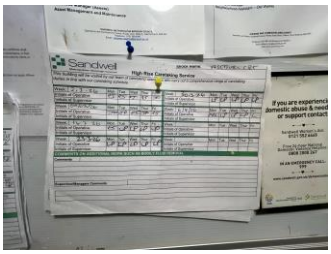


2) Refuse containers are located within the bin store at the rear of the building and are emptied on a regular basis.





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



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

Section 16

Control and Supervision of Contractors and Visitors

1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.

2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.

3) 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

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.



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) 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.”

2) No Flammable liquids stored on site by Caretakers / cleaners.

3) 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: Astbury Court

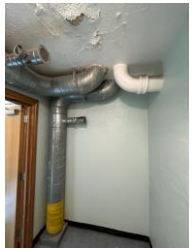
Date of Action Plan: /04/2025

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/4a	**Flat 10:** Remove and refit the trim at the head of the door externally. Check fir estopping behind it also.		P2	Within 1-3 months Fire Rapid Response	

7/4b	**Flat 24:** Splice a timber insert to fire stop hole within the frame.		P2	Within 1-3 months Fire Rapid Response	
7/4c	**OS Flat 37:** Fire stop holes in the wall at the top right corner of door frame.	 	P2	Within 1-3 months Fire Rapid Response	

10/6	**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.**		P3	Within 3-6 months Fire Rapid Response	

10/10a	**7th floor:** above the suspended ceiling in the lift lobby are a number of holes that require fire stopping.	 	P2	Within 1-3 months Fire Rapid Response	
10/16a	Chute room 7th floor: The ceiling needs repair, cracks need filling and repainting.	 	P2	Within 1-3 months Repairs	

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.

- Inspect the internal areas of flats without flue installations to assess the fire-stopping around the flue ducting routes. Any issues identified during these inspections should be actioned accordingly. See section 6/6

Signed

	Fire Risk Assessor	Date: 29/04/2025
	Quality Assurance Check	Date: 29/04/2025

Appendix 1

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

Name of property: Astbury Court

Updated: /04/2022

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

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

bradley ENVIRONMENTAL

Report No.:	J412464
Nature of Work:	Management Survey
Issue Date:	28/04/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL23760AS09 7
Site Address:	1-48 Astbury Court, Oldbury, B68 0QG



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	14/03/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Daniel Rose
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
28/04/2025

Non-accredited activities are present within this report.

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