Fire Risk Assessment

Hamstead House

Coniston Crescent,
Great Barr, B43 5NT

Date Completed: 27/11/2024
Review Period: 12 months
Officer: A Jones **Fire Risk Assessor**
Checked By: C. Hill **Fire Risk Assessor**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

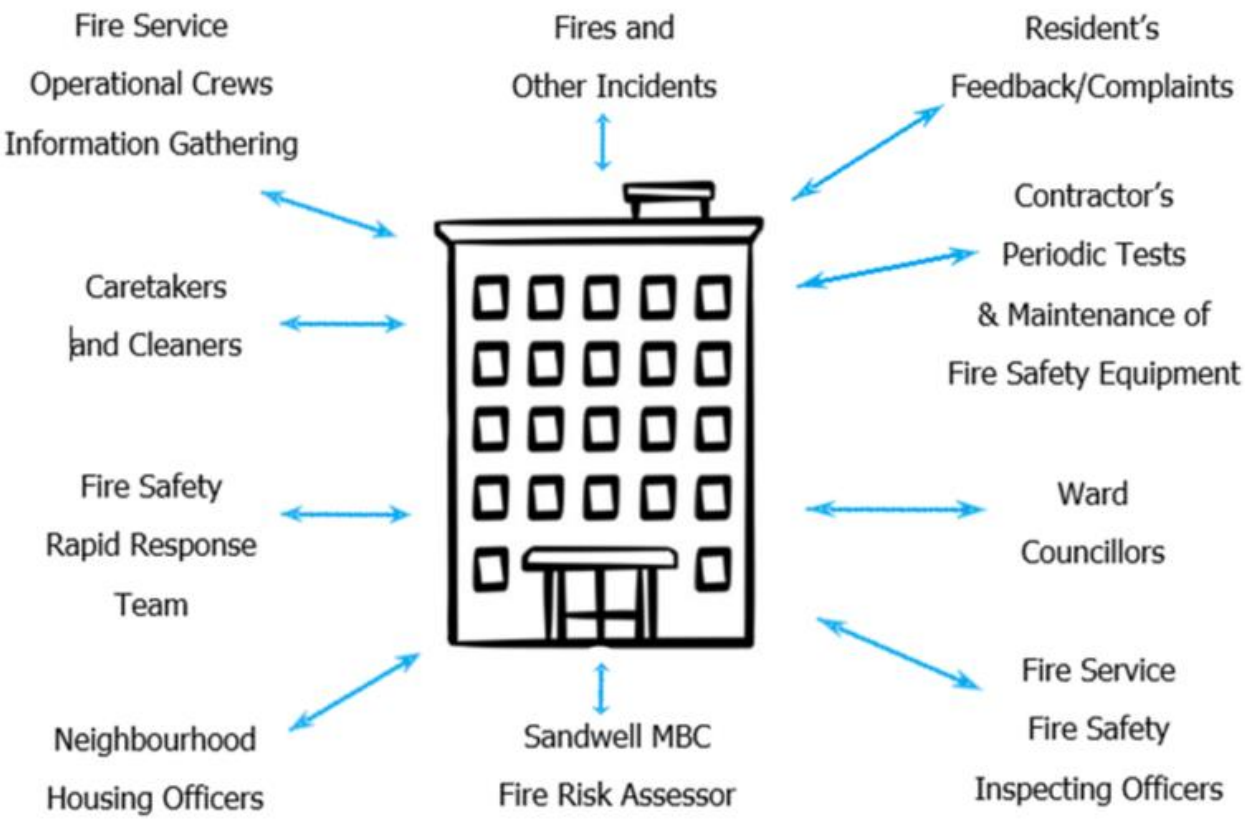
Section 0 Introduction

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

This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety. In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints or by phone on 0121 569 6000.

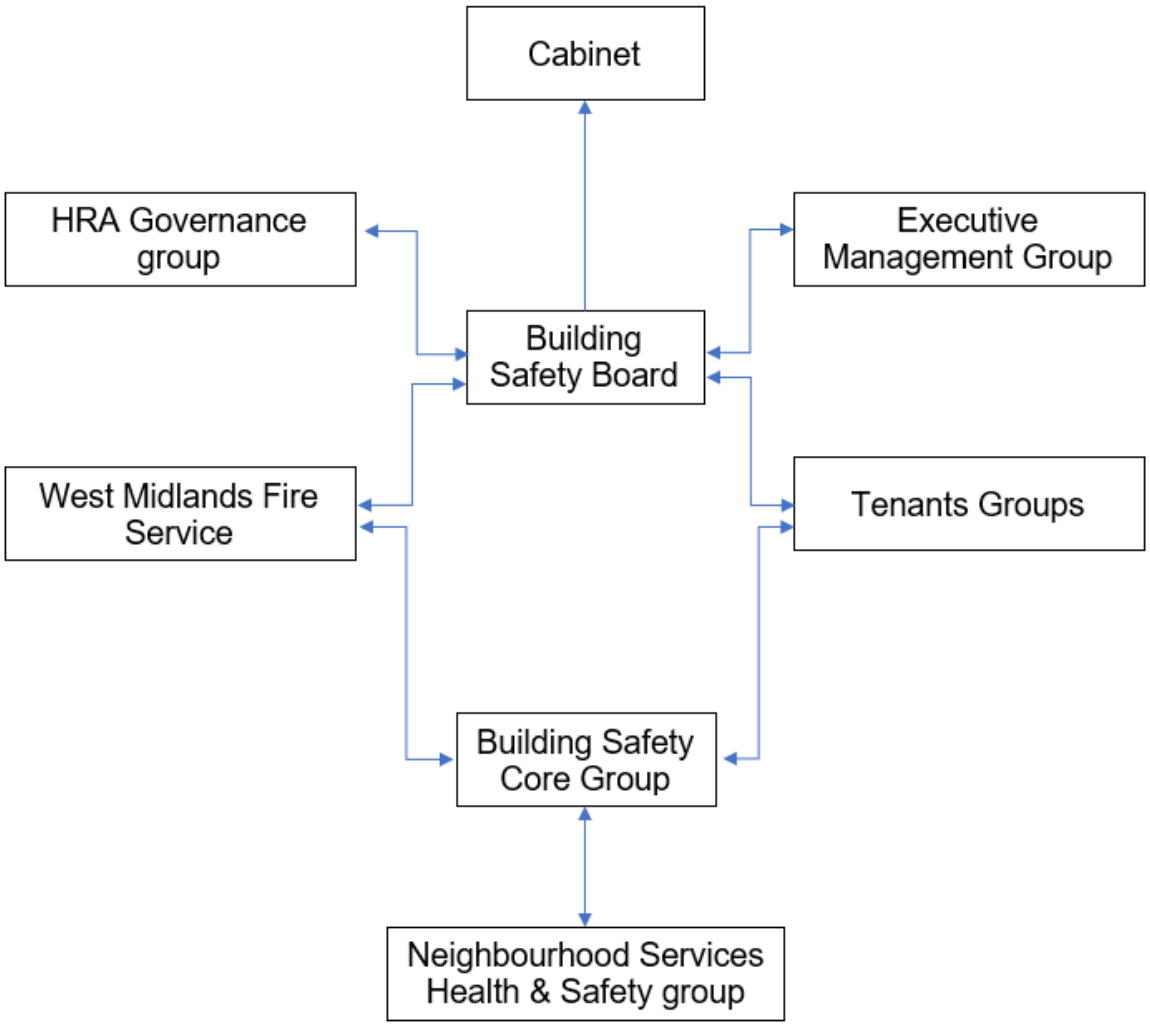
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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** The side elevations are brick. Front & rear elevations have Alumasc insulated mineral wool render (Class A2). The fronts of the balconies are clad with Marley Eternit fibre cement boards. Telecommunication devices are installed on the roof.	Trivial

Section 7	**Means of Escape from Fire** The block has 2 protected stairwells with one on each side elevation of the building. Both stairwells have AOV's and provide a sufficient means of escape. Several Flat front entrance doors require attention repair//replacement. Several communal doors require maintenance new cold smoke seals and adjustment of self-closing devices. Metal trunking not adequately secured above flat entrance doors & several electrical cupboards.	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).	Trivial
Section 9	**Emergency Lighting** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266.	Trivial
Section 10	**Compartmentation** The block has sufficient compartmentation with upgraded notional FD30s rated fire doors to communal corridors and stairwell landings and nominal FD30s to individual flat entrance doors. Replace missing ceiling tiles adjacent to Flat 1 and in the ground floor corridor.	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 at regular intervals.	Tolerable

	Portable fire extinguishers are located in the community room, lift motor room and caretaker's office. It was noted that a cover was missing from the AOV detection on the 4th floor.	
Section 12	**Fire Signage** Generally, signage has been installed to a good standard. However, the building would benefit from additional No Smoking signage in the building.	Tolerable
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electric tests should be done every 5 years, last test date: 28/12/21. Extension Lead in the Electrical Cupboard on the 9th floor should be removed.	Tolerable
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Euro bins are secured in bin room at the rear. Combustible items in electrical cupboards should be removed.	Tolerable
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally**,** and hot works permits are required where necessary. The community room is limited to a maximum occupancy of 30 persons.	Trivial
Section 17	**Arson Prevention** A door entry system prevents unauthorised access and perimeter lighting is in place.	Trivial

Section 18	**Storage Arrangements** Storage cupboards on each floor have nominal FD30s timber fire doors and are kept locked. Residents instructed not to bring L.P.G cylinders into block.	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

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 such as loose trunking above a flat entrance doors, flat entrance doors that require repair / replacement work, one of which has already been requested via SMBC's repairs team. (Previous FRA).

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm.

This is due to there being sufficient compartmentation to include nominal FD30s fire doors to flat entrances / service cupboards, upgraded notional FD30s doors to corridors and stairwells combined with suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation system to each floor 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:

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

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

Section 2

People at Significant Risk of Fire

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

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

Sandwell Council is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

Where this is known and PEEPs have been completed, it will be captured in this fire risk assessment along with any building layout or working practices placing people at significant risk of fire.

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 of Place
Alan Lunt

Assistant Director Asset Management & Improvement
Sarah Ager

Fire Safety Manager
Tony Thompson

Team Lead Fire Safety
Jason Blewitt

Fire Risk Assessor(s)
Adrian Jones
Anthony Smith
Carl Hill
Louis Conway

Resident Engagement Officer - Fire Safety
Abdul Monim Khan

Neighbourhood Office Manager
Lisa Ellis

Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change.

Section 4

Description of Premises

Flats 1 -84 Hamstead House
Coniston Crescent
Great Barr
B43 5NT

Description of the Property

The high-rise block was constructed in 1961 of traditional brick and concrete construction. There are 11 storeys (inclusive of ground floor) with 4 number dwellings to the ground floor and 8 number dwellings on each floor from the first to the tenth floor.

The ground floor also consists of a former laundry room now cleaners store, community room, caretaker's office, and toilets.

The block has a main entrance to the front elevation, a side exit on each side elevation to the protected stairwells, and an exit to the rear elevation. All 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 also an exit from the ground floor community room on the front elevation of the block.

The firefighter's white box is located on the left-hand side elevation of the building when looking at the main entrance. The box contains all keys for the building and is secured with a bridge-door padlock.

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

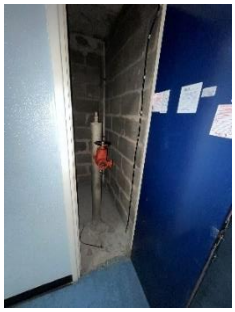
The nearest fire hydrant is adjacent the rear entrance to the building.

There is a water booster pump located in garage number 1 adjacent the electrical sub-station at the rear of the building.


The Dry Riser inlet valve is located in a cupboard within the central ground floor corridor. The cupboard is accessed utilising the suited 54 key from the firefighter's box.



Dry riser outlets are available on each floor above in cupboards secured with the suited 54 key.

There is a Secure Premise Information Box (PIB) located in the ground floor front entrance lobby. It is a Gerda box that uses 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).

There are two lift cars that serve alternate floors (odds & evens), the capacity of each lift is 600kg. Each lift has an override switch for Firefighters.


The lift motor room accessed via ceiling hatch located on the 10th floor. To release the ceiling hatch, remove the padlock and then release the catch.




There is a full height door (secured by suited 54 type mortice lock) within the lift motor room that provides access to the roof. There are telecommunication devices located on the roof.


There are two protected stairwells on each side elevation. Both have automatic opening vents employed.


Automatic Opening Vents (AOV) have been installed to the protected staircases between the 1st/2nd and 5th/6th stairwell floor. The status panel is on the left-hand wall in the entrance lobby. Smoke detectors for the system are installed to all corridors and both stairwells. The vents can be opened / closed manually using the control switches at ground and 9th floors in each staircase.

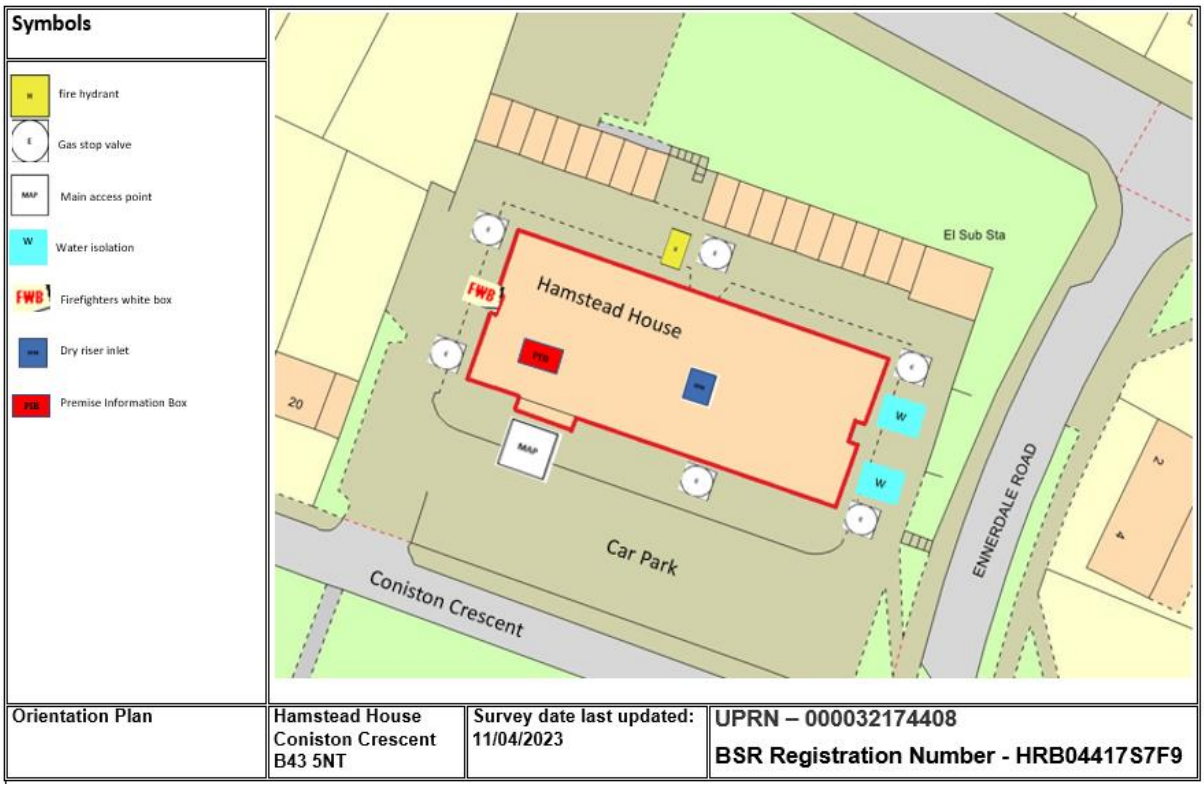

A louvre vent to the head of each staircase provides natural ventilation.


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

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.

On arrival Information (for WMFS)



Address: Hamstead House, Coniston Crescent, B43 5NT	Survey date: 11/04/2023	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Size: Height	26 metres
Construction	Waites. Concrete/ Brick. The façade to the side elevations is brick. Front & rear elevations have insulated Rockwool render. The fronts of the balconies are clad with Marley Eternit Fibre Cement Board.
Number of floors	11 including ground floor.
Layout	The block consists of 11 storeys (inclusive of the ground floor) Each of the floors contains 8 number dwellings accept the ground floor which consists of 4. The ground floor also consists of a former laundry room now cleaners store, community room, caretaker's office and toilets. The block has 4 entrance/exit points. Main access point at the front elevation, 2 entrance/exits to the side elevation (the entrance/exit to the left of left of the MAP is where the FWB is located) , further entrance/exit to the rear elevation (this is nearest the nearest entrance/ exit to the fire hydrant). This can all be identified on the orientation plan. 2 staircases that serve all floors of the block staircases are located either end of the block. 2 lifts that serve opposite floors however both access the 10th floor. Stairwell is protected with good compartmentation and provided with Automatic smoke vents on 1st/2nd and 5th/6th floors. Also, a louvre vent to the head of each staircase. 4 dwellings each side of a long corridor that is compartmented using FD30s doors, corridor contains storage cupboards, service cupboards, chute room and dry riser.
Lifts	2 lifts alternating floors. Both lifts can be accessed from the ground floor lift lobby.
Types of entrance doors	Flat entrance doors are predominantly nominal FD30s Permadoor construction. Some doors are nominal timber flush FD30s.
Rubbish chutes/ bin rooms	Yes, secured behind nominal FD30s timber doors
Common voids	No
Access to roof/ service rooms	Access to motor room via ceiling hatch / zip ladder on 10th floor. A further full height door (54 suited mortice lock) then leads out on to the roof. Ceiling hatch released by removing padlock and operating catch.
Occupants	Approx. 164 based on an average of 2 occupants per flats (84flats)
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	Early warning limited to hard wire or battery smoke alarms within each of the resident's flats. A fire suppression system is provided to the refuse chute bin store.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located at the rear entry/ exit to the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans provided
Fire mains	The dry riser inlet (twin valve) is located on the ground floor of the block and can be located on the floor plans.
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block.
Smoke control vents	Automatic smoke ventilation is employed on the staircase between floors 1st/2nd and 5th/6th floor There are override key switches located at ground floor and 9th floor in the stairwells. Control switches are also in the caretaker's office.
Sprinkler system	A fire suppression system is provided to the refuse chute bin store.

DANGEROUS SUBSTANCES

Location, type, and quantity	N/A

SERVICES

Electricity	Electric meter cupboards located on each floor of the block (138 key)
Gas	Gas isolation points located on the orientation plan

High/Low Rise	High Rise
Number of Floors	11
Date of Construction	1961
Construction Type	Wates
Last Refurbished	2007 / 2008
External Cladding	The side elevations are brick. Front & rear elevations have Alumasc insulated mineral wool render (Class A2). The fronts of the balconies are clad with Marley Eternit fibre cement boards (Class A2).
Number of Lifts	2
Number of Staircases	2
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access to motor room via ceiling hatch door / zip ladder on 10th floor. A further full height door (54 suited mortice lock) then leads out on to the roof.
Equipment on roof (e.g. mobile phone station etc)	Yes

Persons at Risk

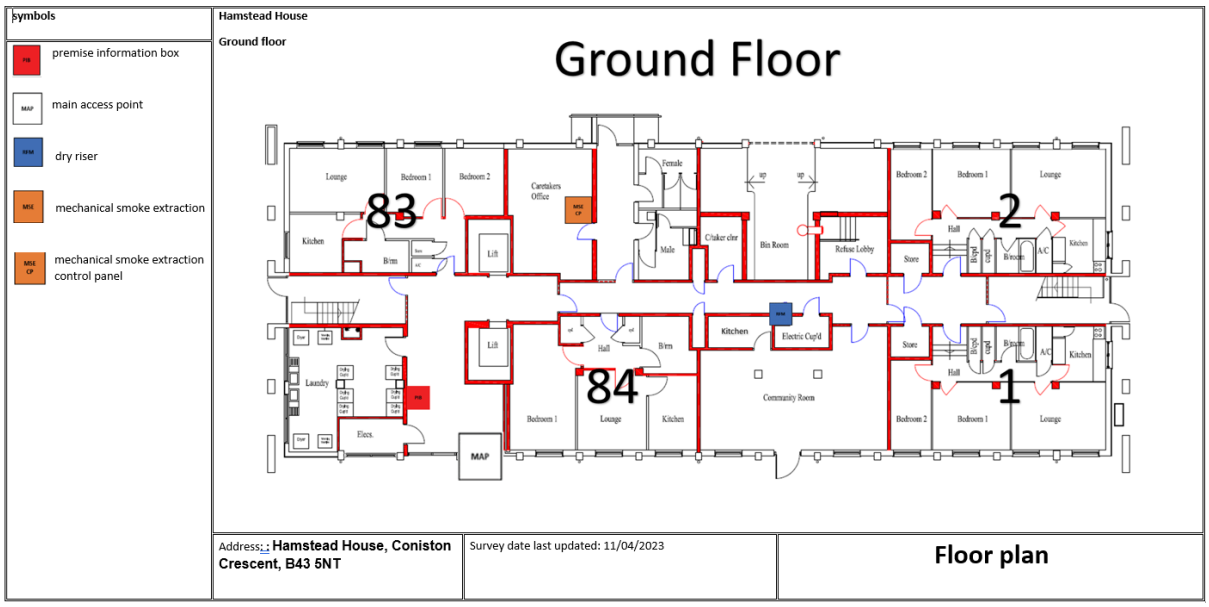
Residents / Occupants of 84 flats
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

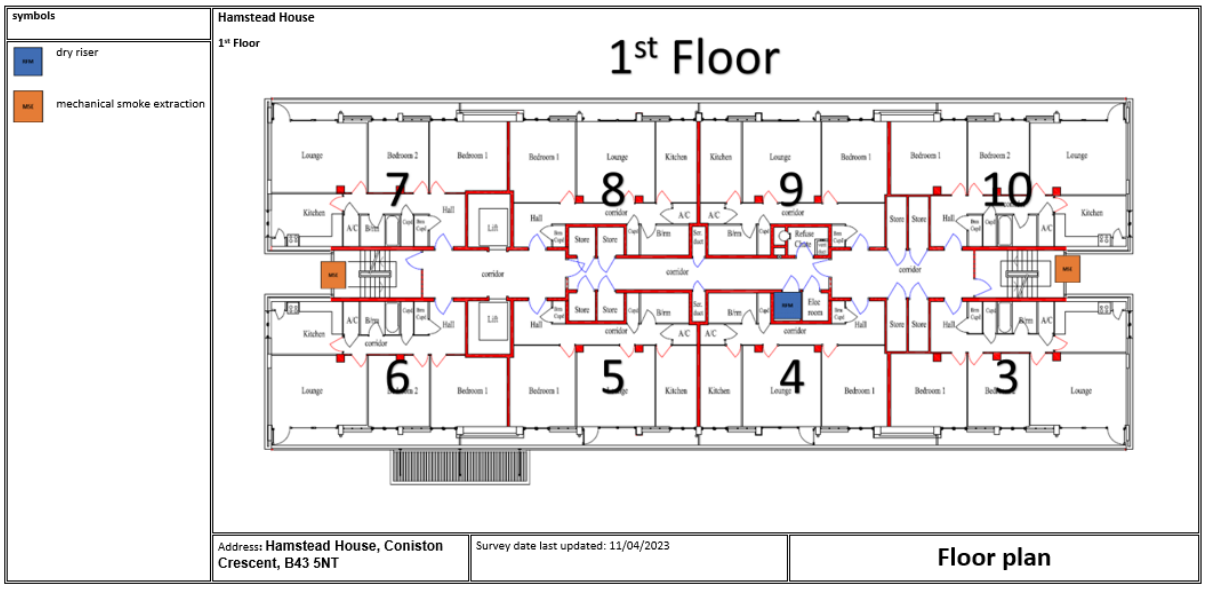
Building Plan

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

Ground Floor



Typical Upper Floors



symbols	Hamstead House 4th Floor
dry riser mechanical smoke extraction	
	Address: **Hamstead House, Coniston Crescent, B43 5NT** | Survey date last updated: 11/04/2023 | **Floor plan**

symbols	Hamstead House 6th Floor
dry riser mechanical smoke extraction	
	Address: **Hamstead House, Coniston Crescent, B43 5NT** | Survey date last updated: 11/04/2023 | **Floor plan**

symbols	Hamstead House 10th Floor
dry riser mechanical smoke extraction	
	Address: **Hamstead House, Coniston Crescent, B43 5NT** | Survey date last updated: 11/04/2023 | **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.

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.

With regard to the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

Below is a breakdown of the materials used within the external envelope and, as such, provide the external wall system of 1-84 Hampstead House Gardens.

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.

1. Hamstead House has 3 separate areas of cladding, these consist of:

    - Ibstock brick masonry.
    - Alumasc mineral wool insulated render (Class A2).
    - Marley eternit cement fibre board (Class A2).

2. The flat roof consists of Polyurethane membrane on PIR/PUR insulation.

3. Telecommunication equipment/devices are located on the roof of the building.

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


5. Entrance doors are powder coated aluminium glazed units. Communal windows are powder coated aluminium.




Section 7

Means of Escape from Fire

1) The site has two staircases that are 985mm in width that provide a means of escape to all floors. Each floor has access to both staircases.

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

3) None of the corridors that form part of the means of escape are dead ends. Overall travel distance is approx. 5.5 metres.

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

5) The communal landing / staircases are protected by use of notional FD30s timber fire doors with vision panels. It was noted on the 10th floor that a replacement nominal FD30s timber fire has been installed.

6) 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).

7) 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.


8) Automatic smoke ventilation is employed within the building. AOVs are located between the 1st/2nd and 5th/6th stairwell floors. These systems are inspected, serviced, and maintained by a competent procured contractor in accordance with the relevant British Standards, BS 7346.


9) There are control switches located in the caretaker's office (auto / manual & open/close) and on the ground and 9th floor stairwells (open/close).



10) There is a louvre vent to the top of each stairwell.


11) 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.

12) Emergency lighting is provided to communal landings and staircases. These systems are inspected, serviced, and maintained by a competent person/contractor in accordance with the relevant British Standards, BS5266-1.

13) Dry riser cupboard doors are nominal FD30s timber fire doors, kept locked / secured with type 54 suited mortice lock(s). The riser inlet is located on the ground floor communal corridor adjacent the electrical service cupboard & community room.



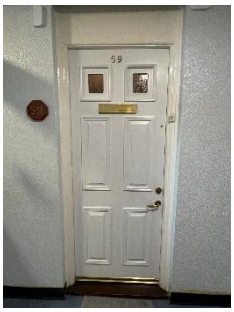
14) Electric meter cupboard doors are nominal FD30s timber fire doors, secured with a type 138 suited mortice lock. Residents have been provided with a key for access to their electricity meters.

15) 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.

16) Individual flat doors are FD30s rated composite doors sets manufactured by Permadoor / Nationwide or IG. Flats 16, 17 & 37 have timber flush FD30s entrance doors.

17) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.

A. Flat 59, entrance door is correct.



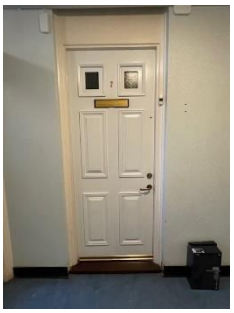
B. Flat 43, entrance door is correct.

C. Flat 36, entrance door is correct.

D. Flat 12, entrance door is correct.

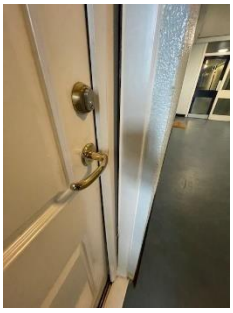
E. Flat 6, although the entrance door appears to be correct, a self-closer is required as this has not been fitted at the time of the install.

F. Flat 7, entrance door is correct.



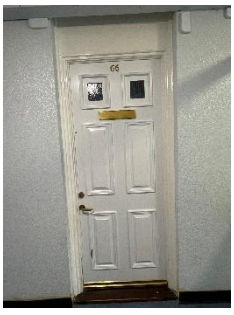
G. Flat 55 entrance door was not inspected on both sides (occupier not home) however it was noted that the door is bowed and there is damage to the frame. ***Urgent replacement has been requested on 29/4/24 (within 28 days). The assigned job number is JM13779319.***



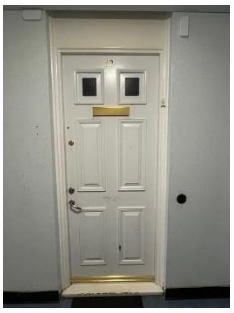



H. **Flat 38 entrance door is a temporary door and requires urgent replacement.** (Occupier not home to gather information).

I. Flat 66, some damage to flat entrance door noted. However, the occupier was not home to investigate. **Further investigation work required to establish the integrity of the door and if a repair that does not compromise the door can be established.** (Resident not home at the time of the assessment).




J. Flat 32, some damage to flat entrance door noted. However, the occupier was not home to investigate. **Further investigation work required to establish the integrity of the door and if a repair that does not compromise the door can be established.** (Resident not home at the time of the assessment).




18) Communal door outside flat 72 on the 9th floor requires a new cold smoke seal on door jamb.

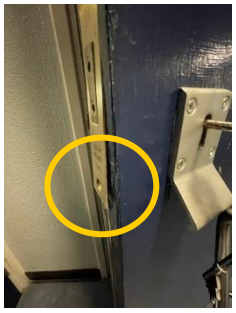
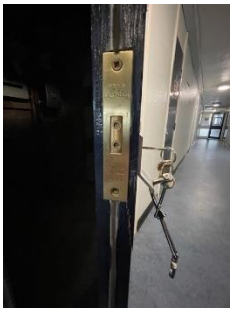
19) Communal door outside flat 48 requires new cold smoke seal as seal is damaged.

20) Communal door outside flat 47 on the 6th floor is not closing correctly, adjustment is required to the self-closer.

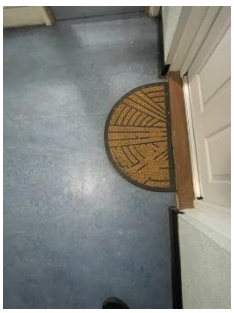
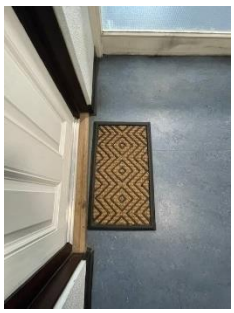
21) Communal door outside flat 63 on the 8th floor is not closing correctly, adjustment is required to the self-closer.

22) The electrical cupboard door on the 4th floor is missing partial cold smoke seal at the bottom hinge. This should be replaced as required.

23) On the 8th floor, the electrical cupboard door is missing a screw form the mortice lock. Fit a screw into the mortice lock as wear over a period of time could result in damage occurring to fire stopping materials.

24) Individual door mats are present outside a number of flat entrance doors within the building, fire rating of the mats is unknown.


25) There are communal windows on multiple floors in both stairwells some are not openable because of handles missing and have been screwed shut. Signage states windows have been secured for safety. This is not a fire safety concern as smoke control is still present via AOV's between floors 1st / 2nd & 5th / 6th and a louvre vent system to the top of each stairwell.



26) 3rd floor by flat 25 – Trunking not adequately secured above flat entrance door. Cables are open to residents, visitors etc.


27) It was noted on the 10th floor that plastic trunking had been used outside the electric room, please replace with metal trunking.

28) It was noted on the 7th floor that metal trunking outside store door 52 needs to be secured.

29) Wiring and associated equipment in the electric cupboard on the 7th floor are missing metal trunking cover(s). Example Photo:

30) **Wiring and associated equipment in the electric cupboard on the 6th floor are missing metal trunking cover(s). Example Photo:**


31) **Metal trunking outside flat 49. Re-fix as required.**

32) **Wiring and associated equipment in the electric cupboard on the 5th floor are missing metal trunking cover(s).**

33) **2nd floor - Wiring and associated equipment in the electric cupboard is missing metal trunking cover(s). Example Photo:**


Section 8

Fire Detection and Alarm Systems

1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats**.** The equipment is subjected to a cyclical test.

2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to minimum of an LD3 Standard. Flats accessed were 59, 43, 36, 12, 7 & 6. Residents were able to confirm the following levels of smoke detection: -

Flat 59 - Smoke alarms in Hallway, Kitchen & Lounge.
Flat 43 - Smoke alarms in Hallway & Kitchen.
Flat 36 - Smoke alarms in the Hallway only.
Flat 12 - Smoke alarms in the Hallway only.
Flat 7 - Smoke alarms in Hallway, Kitchen & Lounge.
Flat 6 - Smoke alarms in Hallway, Kitchen & Lounge.

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 are:

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

4) Automatic smoke ventilation has been installed and is These systems are inspected, serviced, and maintained by a competent person/contractor in accordance with the relevant British Standards, BS 7346.

5) A fire suppression system is provided to the refuse chute bin store. The system is inspected, serviced, and maintained by a competent person/contractor.


6) The panel is located in the ground floor cleaner's cupboard.

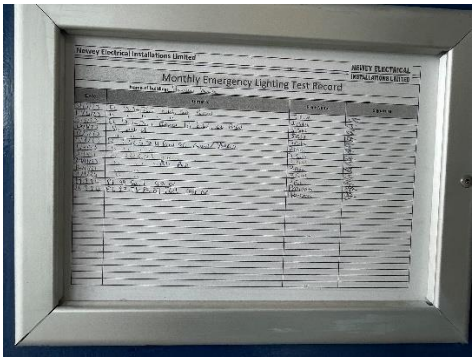
Section 9

Emergency Lighting

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

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

3) All installed equipment is checked and tested at frequent intervals 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 lift shafts. All doors are 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 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).

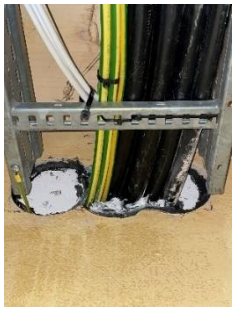
4) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

5) All service cupboards to communal corridors are locked with suited keys. It was noted that cabling from service cupboards is run through metal trunking protected by intumescent pads or pillows.

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

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

8) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.

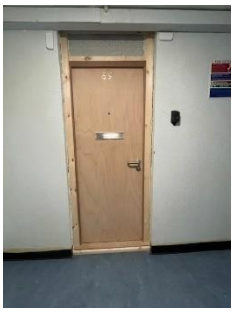


9) The Environment extraction unit within the cleaner's cupboard is mounted on Supalux board and coupled to steel ducting that penetrates the wall to an electrical intake room before venting to the outside. Supalux is also fixed to the reverse.



10) Individual flat doors are nominal FD30s composite fire door construction manufactured by Permadoor / Nationwide / IG or Hurst Doors. Flats 16, 17 & 37 have timber flush FD30s entrance doors.





Further information can be found below: -

1 Hamstead House;Coniston Crescent	Permadoor	Glazed
2 Hamstead House;Coniston Crescent	Permadoor	Glazed
3 Hamstead House;Coniston Crescent	Permadoor	Glazed
4 Hamstead House;Coniston Crescent	Permadoor	Glazed
5 Hamstead House;Coniston Crescent	Permadoor	Glazed
6 Hamstead House;Coniston Crescent	Permadoor	Glazed
7 Hamstead House;Coniston Crescent	Permadoor	Glazed
8 Hamstead House;Coniston Crescent	Permadoor	Glazed
9 Hamstead House;Coniston Crescent	Permadoor	Glazed
10 Hamstead House;Coniston Crescen	Permadoor	Glazed
11 Hamstead House;Coniston Crescen	Permadoor	Glazed
12 Hamstead House;Coniston Crescen	Permadoor	Glazed
13 Hamstead House;Coniston Crescen	Permadoor	Glazed
14 Hamstead House;Coniston Crescen	Nationwide	Glazed
15 Hamstead House;Coniston Crescen	Permadoor	Glazed
16 Hamstead House;Coniston Crescen	Timber door	Not glazed
17 Hamstead House;Coniston Crescen	Timber door	Not glazed
18 Hamstead House;Coniston Crescen	Permadoor	Glazed
19 Hamstead House;Coniston Crescen	Permadoor	Glazed
20 Hamstead House;Coniston Crescen	Permadoor	Glazed
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36 Hamstead House;Coniston Crescen	Permadoor	Glazed
37 Hamstead House;Coniston Crescen	Timber door	Not glazed
38 Hamstead House;Coniston Crescen	Permadoor	Glazed
39 Hamstead House;Coniston Crescen	Permadoor	Glazed
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48 Hamstead House;Coniston Crescen	Permadoor	Glazed
49 Hamstead House;Coniston Crescen	Permadoor	Not glazed
50 Hamstead House;Coniston Crescen	Permadoor	Glazed
51 Hamstead House;Coniston Crescen	Permadoor	Glazed
52 Hamstead House;Coniston Crescen	Permadoor	Glazed
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66 Hamstead House;Coniston Crescen	Permadoor	Glazed
67 Hamstead House;Coniston Crescen	Permadoor	Glazed
68 Hamstead House;Coniston Crescen	Nationwide	Glazed
69 Hamstead House;Coniston Crescen	Permadoor	Glazed
70 Hamstead House;Coniston Crescen	Permadoor	Glazed
71 Hamstead House;Coniston Crescen	Permadoor	Glazed
72 Hamstead House;Coniston Crescen	Permadoor	Glazed
73 Hamstead House;Coniston Crescen	Permadoor	Glazed
74 Hamstead House;Coniston Crescen	Permadoor	Glazed
75 Hamstead House;Coniston Crescen	Hurst	Not Glazed
76 Hamstead House;Coniston Crescen	Permadoor	Glazed

It is accepted that, in older blocks, fire doors, particularly flat entrance doors, do not meet current test standards for FD30S doors. However, these doors may still be acceptable if the doors remain in good condition, and they met the relevant standards at the time of construction of the block.

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 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.

11) The communal corridors & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels & 25mm stops.

    It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door. 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.

    It has been recognised that all of the landing / staircase notional doors in this block have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards. It was noted that a replacement nominal FD30s timber fire has been installed on the 10th floor.



12) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.

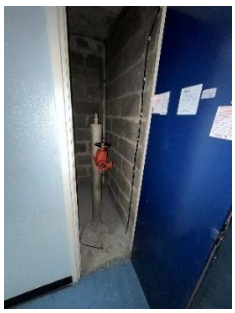
13) It was noted on the ground floor, and adjacent to Flat 1, that several ceiling tiles were missing. These should be replaced at the earliest opportunity.

Section 11

Fire Fighting Equipment

1) The dry riser inlet cupboard is located within the ground floor adjacent the service cupboard and community room and is secured with a suited 54 type mortice lock.


2) The dry riser outlets that serve the building are located on each floor above ground within cupboards secured by a suited 54 type mortice lock. The doors have signage illustrating dry riser.

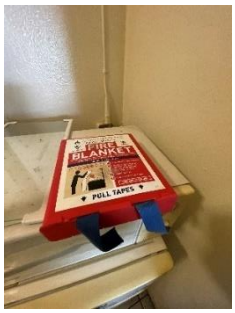


3) The dry riser is checked regularly as part of the Caretakers duties.

4) The Dry riser and associated systems are inspected, serviced, and maintained by a competent person/contractor in accordance with the relevant British Standards, BS9990.

5) Portable fire extinguisher (CO2) is provided to the lift motor room and caretakers office. A further CO2 plus Foam fire extinguisher has been provided to the community room along with a fire blanket to the community room kitchen. Fire extinguishers and associated equipment are inspected, serviced, and maintained by a competent person/contractor in accordance with the relevant British Standards, BS5306-3.


6) The fire blanket has been provided in the kitchen and fixed to the wall opposite cooking appliances.



6) A suppression system is provided to the refuse chute bin store. This system is inspected, serviced, and maintained by a competent person/contractor.

7) Replace the missing wire cover for AOV detection on the 4th floor.

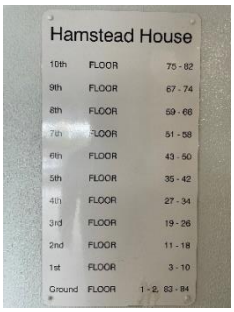
Section 12 Fire Signage

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 illustrating the floor location of each flat is fitted on the ground floor on the lobby wall.



5) Photoluminescent wayfinding signage illustrating 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) The fire escape routes generally do not use directional fire signage in accordance due to simplicity of layout however, fire escape signage has been installed to the community room, caretakers' office, and front & rear entrances at ground floor level.

7) Although some 'No Smoking' signage has been fitted. Additional signage is required in prominent locations within 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 advice has been provided as part of tenancy pack.

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

6) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.

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

8) Fire safety information has been provided as part of tenancy pack. Information regarding the Stay Put Unless fire evacuation strategy is provided to tenants.

IMPORTANT NOTICE

FIRE DOORS

Fire doors are crucial life safety devices, designed to restrict the spread of smoke and fire for a substantial period of time.

You must ensure:

- Fire doors are kept shut when not in use.
- Residents and visitors do not tamper with doors or self-closing devices.
- Any faults or damage is reported immediately to the Contact Centre using the details below.

You must NOT:

- Alter or change your flat front door or internal doors without prior consent from Sandwell Council.

We will:

- Ensure caretakers check communal fire doors.
- Carry out an audit of communal fire doors every 12 weeks.
- Check your flat entrance fire door every year.

ANY UNAUTHORISED MODIFICATIONS MAY PUT LIVES AT RISK

This information is provided in line with the Fire Safety (England) Regulations 2022 to ensure the safety of residents and building users is not negatively impacted by the modification / misuse of fire doors.

PLEASE REPORT ANY DEFECTS OR CONCERNS WITH FIRE DOORS TO:

Name: Contact Centre

Phone: 0121 569 6000

Email: customer_services@sandwell.gov.uk

On-line: My Sandwell Account

Sandwell

Use QR Code to access Fire Safety Advice

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.

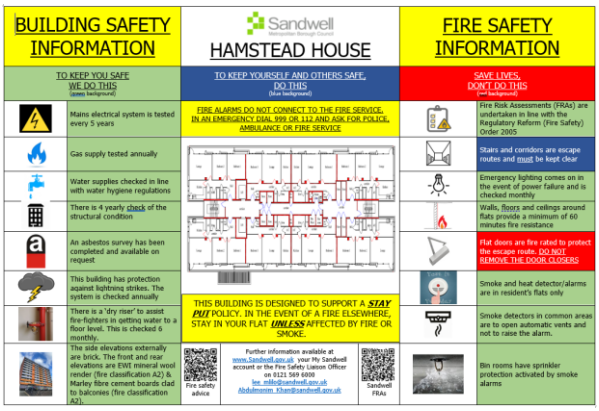
What to do if you see or hear a fire in another flat or part of the building

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.
   If your safety is compromised, then you should leave the building following the guidance as if the fire was in your flat.
2. If you are instructed to leave by a member of the emergency services, you should do so immediately.
3. 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.

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.



BUILDING SAFETY INFORMATION

Sandwell Metropolitan Borough Council

HAMSTEAD HOUSE

FIRE SAFETY INFORMATION

TO KEEP YOU SAFE WE DO THIS	TO KEEP YOURSELF AND OTHERS SAFE, DO THIS	SAVE LIVES, DON'T DO THIS
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
There is 4 yearly check of the structural condition		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 side elevations externally are brick. The front and rear elevations are EWI mineral wool render (fire classification A2) & Marley fibre cement boards clad to balconies (fire classification A2).	Fire safety advice Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 fso_info@sandwell.gov.uk Abdulmonim_Khan@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.

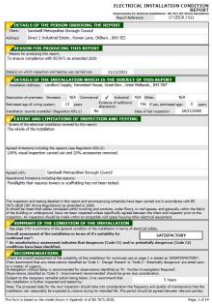
2) Although some ‘No Smoking’ signage has been fitted. Additional ‘No Smoking’ signage is required in prominent locations in the building. See section 12/07.

3) There was evidence of carless disposal of cigarettes outside of the building. It is not known if this is by an individual of if cigarettes are disposed of through windows of flats above. This should cease immediately; letters should be sent to all residents asking them to dispose of smoking materials appropriately to minimise the risk of fire occurring. (Email sent to Housing).

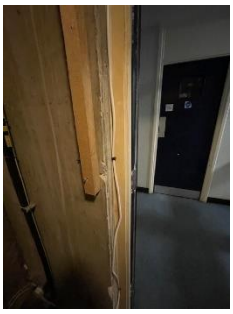
4) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.

5) Evidence of testing to small kitchen appliances within the caretaker’s and Community room was noted. At the time of the assessment, appliances were being used as per manufacturer’s instructions.

6) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 21/12/21.



7) It was noted that an extension lead had been put in the electrical cupboard on the 9th floor. It should be established who this belongs to, resident or contractor and removed from use.



8) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal FD30S door.

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

The purpose of an external lightning protection system is to intercept, conduct, and disperse a lightning strike safely to earth. Earth pads were noted in several locations at the base of the building.

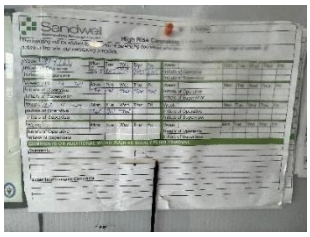
10) Portable heaters are not allowed in any common parts of the premises.

11) Gas appliances and pipework (where installed) are subject to annual testing and certification. The in-house Gas Team manage this cyclical contract. Gas supply pipework is external to the building on each side elevation.

12) 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.

Section 15 Waste Control

1) There is a regular Cleaning Service provided for the premises.



2) Refuse containers are located in the bin store at the rear of the building. A service contract is in place and waste is emptied regularly.

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

4) In the electrical cupboard on the 10th floor, it was noted that a set of wooden ladders were being stored. These should be removed at the earliest opportunity.

5) In the electrical cupboard on the 6th floor, it was noted that a bag of cement had been disposed of. It should be removed at the earliest opportunity.

6) An ‘Out of Hours’ service is in place to remove bulk items.

Section 16 Control and Supervision of Contractors and Visitors

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

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

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ 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.

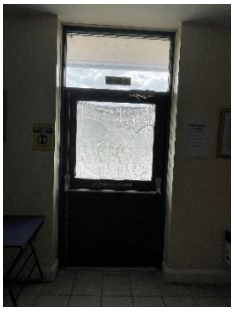
    c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.

    d) Final Contractor review on completion of works undertaken.

5) There is a community room located on the ground floor which is used for general meetings and social events such as Bingo. The room is equipped with a kitchenette, serving area and a quantity of tables & chairs.


6) Smoke detection is present along with a $C0^2$ & Foam fire extinguisher, there is also a fire blanket within the kitchenette.


7) There are 2 exits from the room, one is operated by a push bar and measures approx. 1000mm, this leads to a place ultimate safety. The other exit door is approx. 750mm and opens inwards. This leads to a place of relative safety (protected communal corridor). Because the inward opening door does not open in the direction of escape the flow rate for the community room is limited to 60 persons.

Community Room approx. 43m^2

In determining the maximum safe occupancy limit for the Community Room, the following rationale has been applied. The floor area of approximately 43m^2 will accommodate 60 persons based upon an occupancy density of 0.5m2 per person.

The means of escape which is available from the Community Room consists of two exit doors. One exit door is approx. 1000mm, this is an outward opening door. The other exit door is approx. 750mm, this is an inward opening door.

By applying the discounting rule, where the largest available exit is assumed as not being available due to a fire preventing people using the route, one exit of 1000mm would need to be discounted.

Therefore, only one exit route of 750mm would be available, a 750mm exit will accommodate 100 persons. In theory the maximum occupancy capacity for the Community Room is 100 persons. However, due to the inward opening door, the occupancy would be restricted to 60 people.

From a practical view, given the number of furniture/furnishings in the room, the layout, serving area, and the floor area of approx. 43m^2, a realistic figure of 30 persons should be adhered too.

It is recommended that no more furniture is brought into the Community room.

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) There is no CCTV system in place.

4) There is minor evidence of arson to a stop tap cover.

5) The perimeter of the premises is well illuminated.

6) There have 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) All store cupboards are kept locked.

5) There are no flammable liquids or gas cylinders stored on site.

6) Each flat has access to a storage cupboard on the same floor. Cupboard doors are nominal FD30 timber doors and secured by mortice lock. The storage cupboard allocated to flat 2 had the addition of Envirograph intumescent vents fitted.

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: Hamstead House, Coniston Crescent, Great Barr.

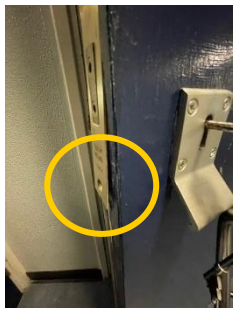
Date of Action Plan: 03/12/2024.

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/17e	Fit a self-closer to the flat entrance door of Flat 6.	N/A.	P2	Within 1-3 months Fire Rapid Response	

07/17g	Flat 55 entrance door is bowed and there is damage to the frame. Urgent replacement has been requested on 29/4/24 (within 28 days). The assigned job number is JM13779319.		P2 Outstanding from previous FRA.	Within 1-3 months Repairs	
07/17h	Flat 38 entrance door is a temporary door and should be replaced urgently.		P2	Within 1-3 months Repairs	
07/17i	Flat 66, some damage to flat entrance door was noted. Further work required to establish the integrity of the door and if a repair can be carried out without compromising the F.R. of the door.		P2	Within 1-3 months Fire Rapid Response	

07/17j	Flat 32, some damage to flat entrance door was noted. Further work required to establish the integrity of the door and if a repair can be carried out without compromising the F.R. of the door.		P2	Within 1-3 months Fire Rapid Response	
07/18	Communal door outside flat 72 on the 9th floor requires a new cold smoke seal on door jamb.		P2	Within 1-3 months Fire Rapid Response	
07/19	Communal door outside flat 48 on the 9th floor requires new cold smoke seal as seal is damaged.		P2	Within 1-3 months Fire Rapid Response	

07/20	Communal door outside flat 47 on the 6th floor is not closing correctly, adjustment is required to the self-closer.	N/A.	P2	Within 1-3 months Fire Rapid Response	
07/21	Communal door outside flat 63 on the 8th floor is not closing correctly, adjustment is required to the self-closer.	N/A.	P2	Within 1-3 months Fire Rapid Response	
07/22	The electrical cupboard door on the 4th floor is missing partial cold smoke seal at the bottom hinge. This should be replaced as required.		P2	Within 1-3 months Fire Rapid Response	
07/23	On the 8th floor, fix a screw in the mortice lock of the electrical cupboard door.		P2	Within 1-3 months Fire Rapid Response	

07/26	3rd floor by flat 25 – Trunking not adequately secured above flat entrance door. Cables are open to residents, visitors etc.		P2	Within 1-3 months Electrical compliance	
07/27	Replace plastic trunking on the 10th floor with metal trunking. Location outside the electrical cupboard.		P2	Within 1-3 months Electrical compliance	
07/28	Metal trunking outside the storeroom door on the 7th floor needs to be secured.		P2	Within 1-3 months Electrical compliance	

07/29	Wiring and associated equipment in the electric cupboard on the 7th floor are missing metal trunking cover(s).		P2	Within 1-3 months Electrical compliance	
07/30	Wiring and associated equipment in the electric cupboard on the 6th floor are missing metal trunking cover(s).		P2	Within 1-3 months Electrical compliance	
07/31	Secure metal trunking outside flat 49.	N/A.	P2	Within 1-3 months Electrical compliance	
07/32	Wiring and associated equipment in the electric cupboard on the 5th floor are missing metal trunking cover(s).		P2	Within 1-3 months Electrical compliance	

07/33	Wiring and associated equipment in the electric cupboard on the 2nd floor are missing metal trunking cover(s).		P2	Within 1-3 months Electrical compliance	
10/13	Replace missing ceiling tiles adjacent to Flat 1, These should be replaced at the earliest opportunity.		P2	Within 1-3 months Repairs	
11/07	Replace the missing wire cover for AOV detection on the 4th floor.		P2	Within 1-3 months Electrical	
12/07	Fit additional 'No Smoking' signage in prominent locations within the building.	N/A.	P2	Within 1-3 months Fire Rapid Response	

14/07	It was noted that an extension lead had been put in the electrical cupboard on the 9th floor. It should be established who this belongs to, resident or contractor and removed from use.		P2	Within 1-3 months Electrical	
15/04	In the electrical cupboard on the 10th floor, it was noted that a set of wooden ladders were being stored. These should be removed at the earliest opportunity.		P2	Within 1-3 months Caretakers	
15/05	In the electrical cupboard on the 6th floor, it was noted that a bag of cement had been disposed of. It should be removed at the earliest opportunity.	N/A.	P2	Within 1-3 months Caretakers	

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).

Observations	

Signed

	Fire Risk Assessor	Date: 29/11/2024
	Fire Risk Assessor	Date: 13/12/2024

Appendix 1

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

Name of property: Hamstead House, Coniston Crescent, Great Barr.

Updated: 14/06/2023

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

Hazard	Location	Information/Comments
An asbestos survey has been undertaken and no suspected A.C.M.'s were found to any of the communal areas. Survey held by S.M.B.C. Investment Division (Derek Still Tel:- 0121 569 5077).		

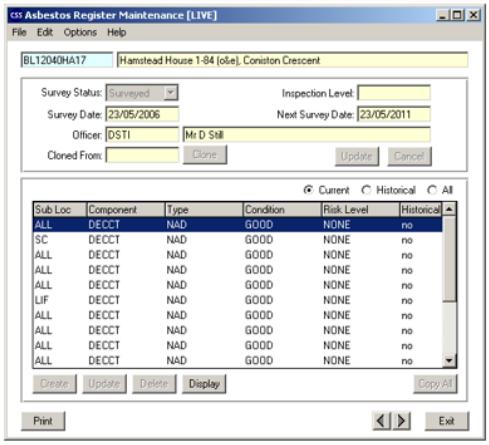
Asbestos Survey	Property Address	1-86 HAMSTEAD HOUSE, CONISTON CRESCENT, B43 5NU		✓ Office use
Surveyed by	Dave Jasper	Date	26/02/2014	
Checked by	DEREK STILL	Desktop Check	✓	Site Check
Date	04/03/2014			

Reason for request		HSG 264 - Survey Report Type	
Investment Void		Refurbishment Survey	
Investment Tenanted		Management Survey	✓
R & M Void		SHAPE Interrogated.	✓
R & M Tenanted		No Existing SHAPE Data.	
Medical / Emergency - Heating Works		Existing SHAPE Data.	✓
Communal Areas	✓	Refurb Surveys Interrogated ?	

Property Description

11 STOREY HIGH RISE BLOCK

Year Built	1961



Notes / including details of similar property surveys completed.

REVISED DEREK STILL 14/06/2023 ALL TEXTURED COATING TO COMMUNAL WALLS NONE ASBESTOS ALL FRONT DOOR FRAMES SILICON

Building Surveyors
0121 569 5077

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

Sandwell Metropolitan Borough Council

Sample Locations	Property Address	1-86 HAMSTEAD HOUSE, CONISTON CRESCENT, B43 5NU						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
ALL STAIR WELLS AND LANDING CEILINGS	TEXTURED COATING	-	PAINTED	DS 2721	NONE DETECTED	-	-	-
~~ALL LANDING FLOORS TILES~~	~~THERMOPLASTIC~~	-	~~SEALED~~	~~PRESUMED~~	~~CHRYSOTILE~~	~~NO~~	~~NO~~	
GROUND FLOOR MENS AND WOMENS TOILETS WALLS	TEXTURED COATING	-	PAINTED	DS 8649	NONE DETECTED	-	-	-
~~GROUND FLOOR MENS AND WOMENS TOILETS W/C CISTERNS (BLACK)~~	~~RESIN~~	-	~~SEALED~~	~~PRESUMED~~	~~AMOSITE~~	~~NO~~	~~NO~~	
10TH FLOOR COMMUNAL CEILING	TEXTURED COATING	-	PAINTED	DS 8173	NONE DETECTED	-	-	-
LAUNDRY ROOM CEILING	TEXTURED COATING	-	SEALED	GC 1541	NO ASBESTOS DETECTED	-	-	-
ALL COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS 9812	NO ASBESTOS DETECTED	-	-	-

ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM's.

LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL
INSIDE WALLS IN ALL CUPBOARDS ON LANDINGS	BARE BLOCK OR BRICK	G/F TOILETS CISTERN (WHITE)	PLASTIC		
ALL LANDING CUPBOARD TRANSOMS	SUPALUX	ALL FRONT DOOR FRAMES TO FLATS AND LANDINGS	SILICON		
ALL LANDING CUPBOARD TRANSOMS	SUPALUX				
ALL LANDING CUPBOARDS WALLS	BLOCK/BRICK				
ALL LANDING FLOORS	VINYL				

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

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

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

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

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

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

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