

Fire Risk Assessment

Hamstead House



**Coniston Crescent,
Great Barr, B43 5NT**

Date Completed: 06/11/2025

Review Period: 12 months

Officer: C. Hill Building Safety Manager

Checked By: A. Froggatt Building Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

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Section

0

Introduction

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/feedb ack and complaints](https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedb ack_and_complaints) or by phone on 0121 569 6000.

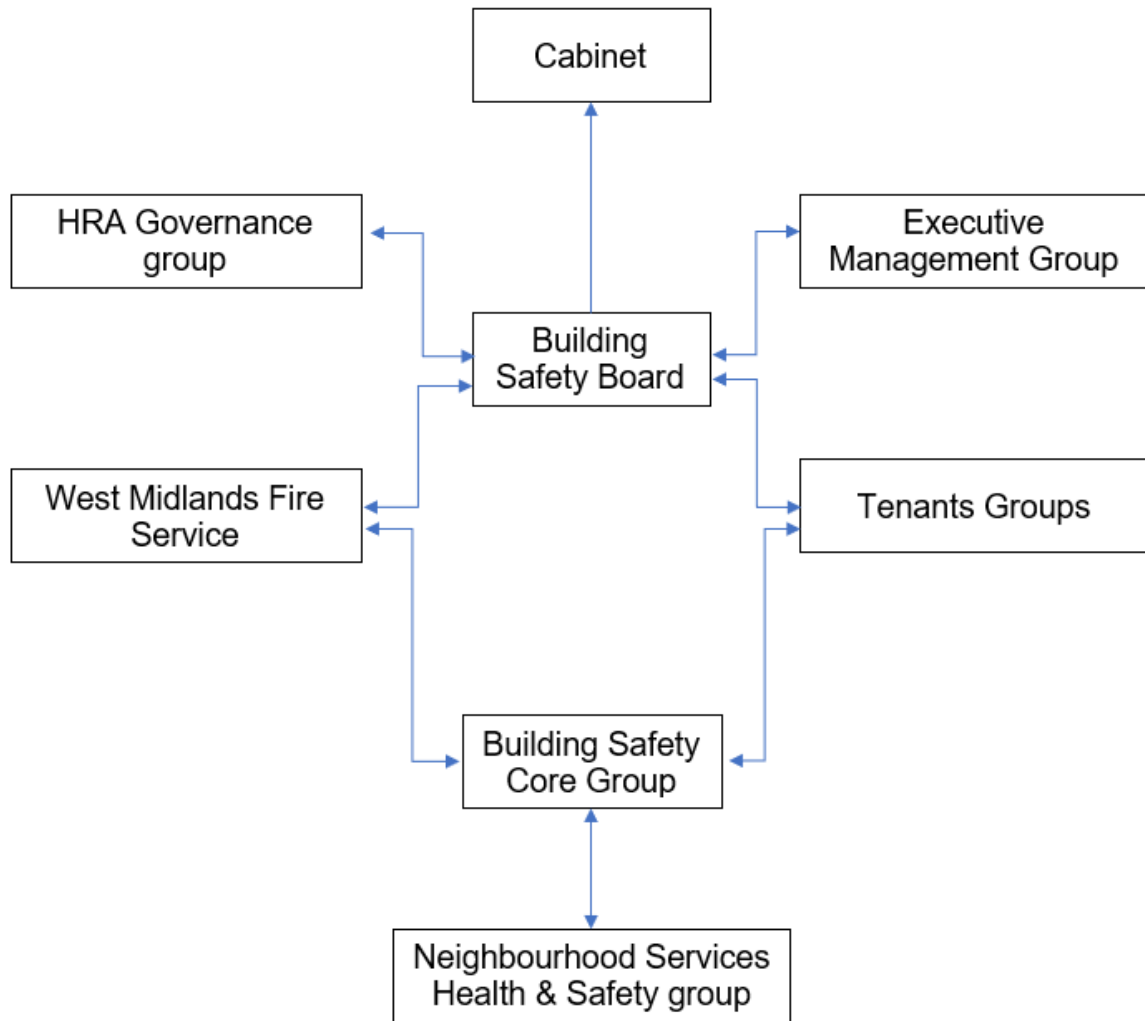
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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. Netting installed to a balcony.	Tolerable

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, lead directly to a final exit door and provide a sufficient means of escape. Total of 4 final exit doors. Contactor to replace batteries in right stair AOV system.	Trivial
Section 8	Fire Detection and Alarm Systems Smoke detection within the block has been installed to the communal corridors and stairwells which is linked to the automatic smoke ventilation system (AOV). Individual flats have detection to a minimum of LD3 standard.	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. FD60s door in the bin store is damaged. 8 x hoppers require attention due to cracked seals.	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.	Trivial

	Portable fire extinguishers are located in the community room, lift motor room and caretaker's office.	
Section 12	Fire Signage Photoluminescent wayfinding signage has been installed.	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 done every 5 years, last test date: 28/12/21.	Trivial
Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Euro bins are secured in bin room at the rear. Waste discarded in 5 th floor chute room removed by caretaker.	Trivial
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 a loose damaged FD60s door and cracked seals to a number of refuse hoppers.

Other issues discovered during this risk assessment such as an AOV battery fault, damaged flat door and defective communal door have been documented within this risk assessment however, actions have not been created because the repairs have already been scheduled.

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 Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Management & Improvement Sarah Agar		
Fire Safety 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

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. The building is 26 metres in height with 11 storeys (inclusive of ground floor), 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 cleaner's 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.



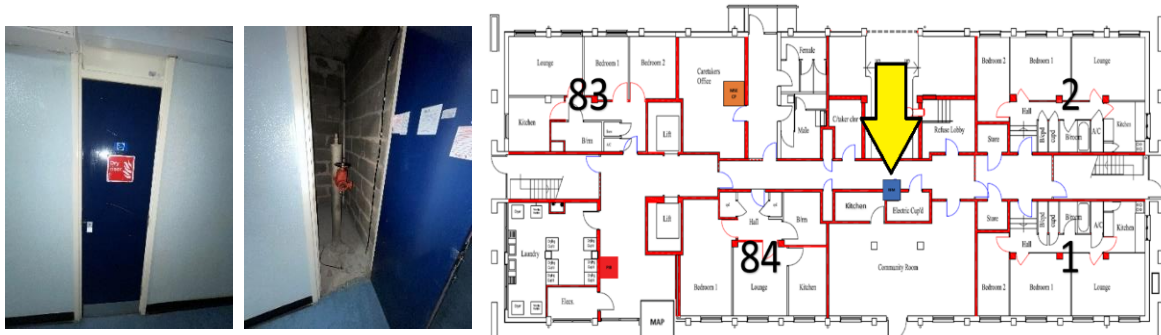
There is a water booster pump located in garage number 1 adjacent the electrical sub-station at the rear of the building.



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 is a designated Fireman's lift with basic controls for firefighters. The controls are activated by operating the fire control switch adjacent each lift.



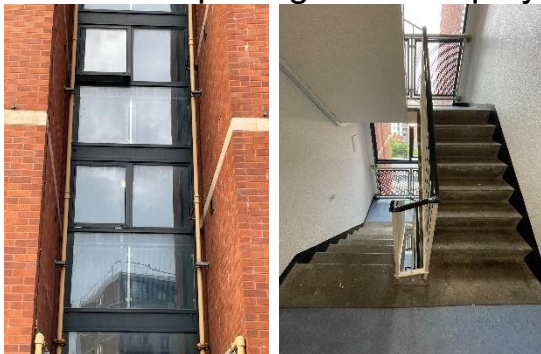
The lift motor room is accessed via a ceiling hatch located on the 10th floor. To release the ceiling hatch, remove the padlock and then release the catch.



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.



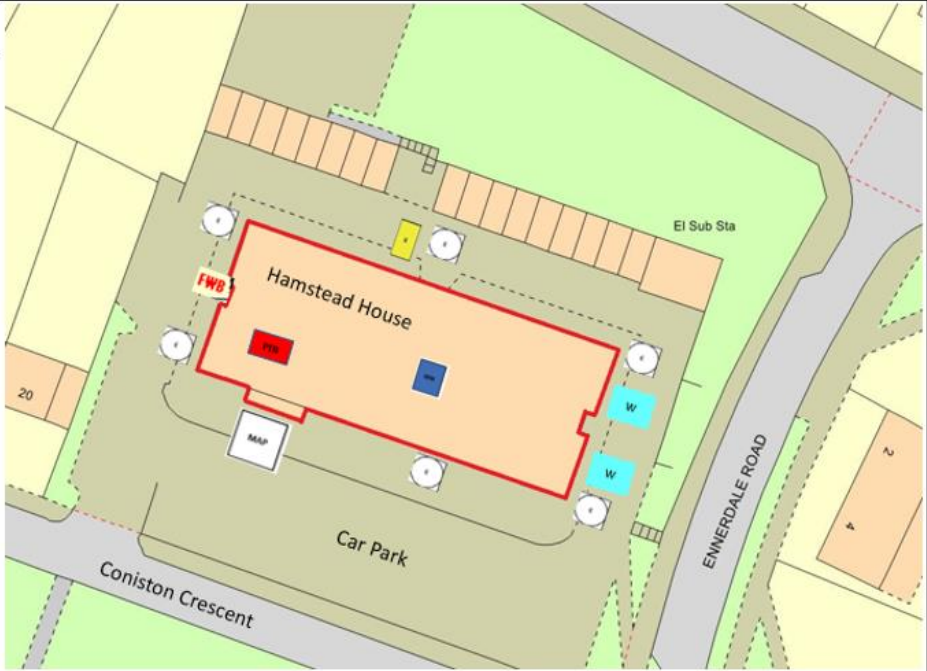
The incoming electrical supply is within room accessed via the bin store.



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)

Symbols 			
Orientation Plan	Hamstead House Coniston Crescent B43 5NT	Survey date last updated: 11/04/2023	UPRN – 000032174408 BSR Registration Number - HRB04417S7F9

Fire Risk Assessment

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 except 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. The community room has a fire exit door. 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	Bin store accessed via roller shutter at the rear of the block. Chute rooms provide access to hoppers on each floor.	
Common voids	No	
Access to roof/ service rooms	Access to motor room via ceiling hatch / zip ladder on 10 th 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.	
Fire mains	The dry riser inlet (twin valve) is located on the ground floor of the block with outlets directly above on all floors.	
Firefighting shafts	No firefighting shafts.	
Smoke control vents	Automatic smoke ventilation is employed on the staircase between floors 1 st /2 nd and 5 th /6 th floor There are override key switches located at ground floor and 9 th 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 10 th 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)

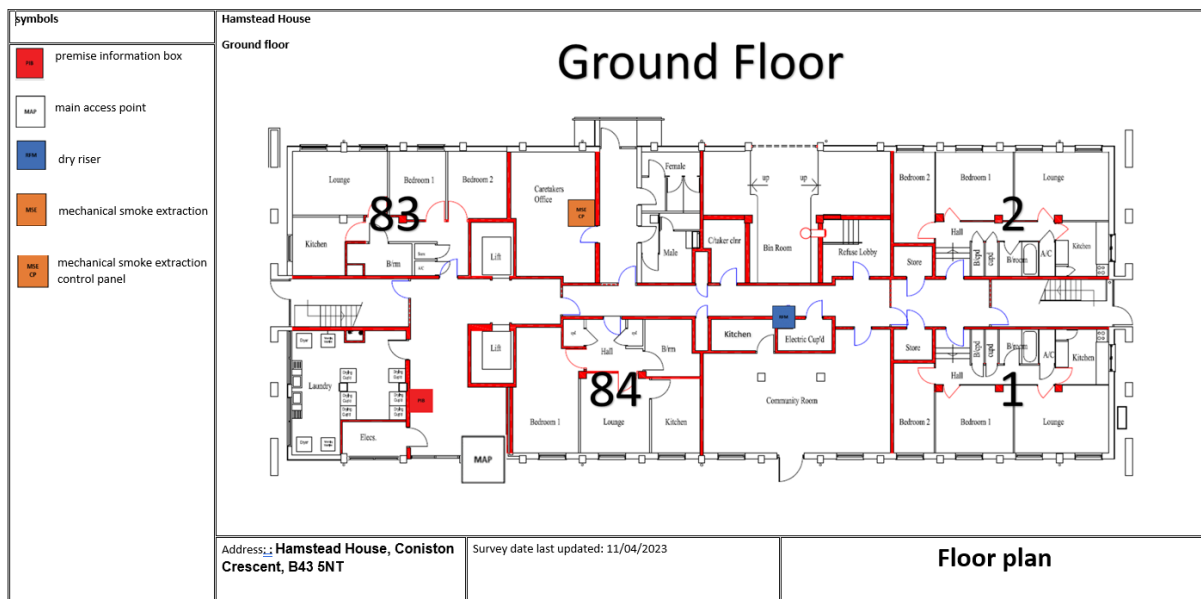
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

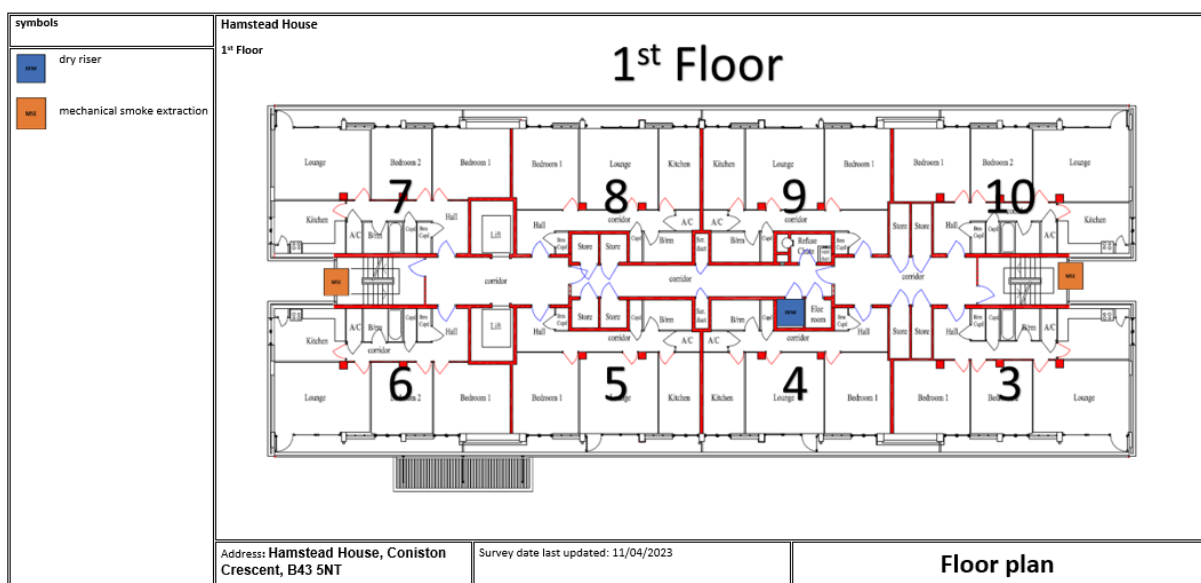
Building Plan

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

Ground Floor



Typical Upper Floors



Fire Risk Assessment

symbols DRY dry riser ME mechanical smoke extraction	Hamstead House 4th Floor  Address: Hamstead House, Coniston Crescent, B43 5NT Survey date last updated: 11/04/2023 Floor plan
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symbols DRY dry riser ME mechanical smoke extraction	Hamstead House 6th Floor  Address: Hamstead House, Coniston Crescent, B43 5NT Survey date last updated: 11/04/2023 Floor plan
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symbols DRY dry riser ME mechanical smoke extraction	Hamstead House 10th Floor  Address: Hamstead House, Coniston Crescent, B43 5NT Survey date last updated: 11/04/2023 Floor plan
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Section 6

External envelope

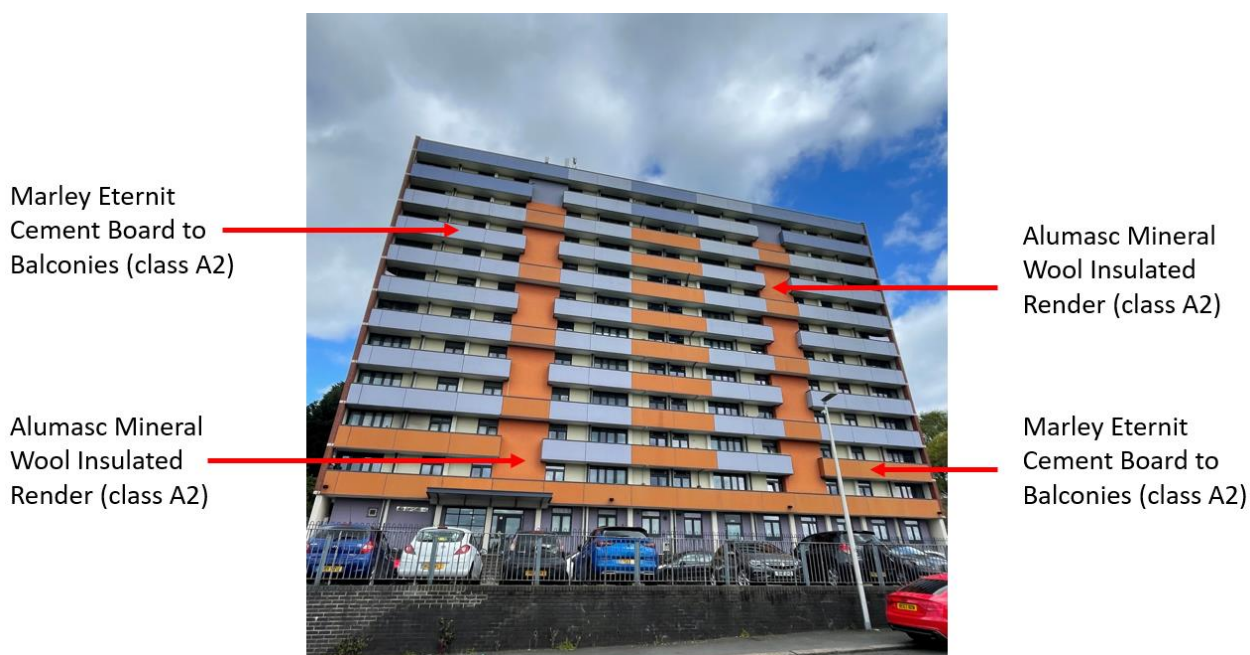
Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors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

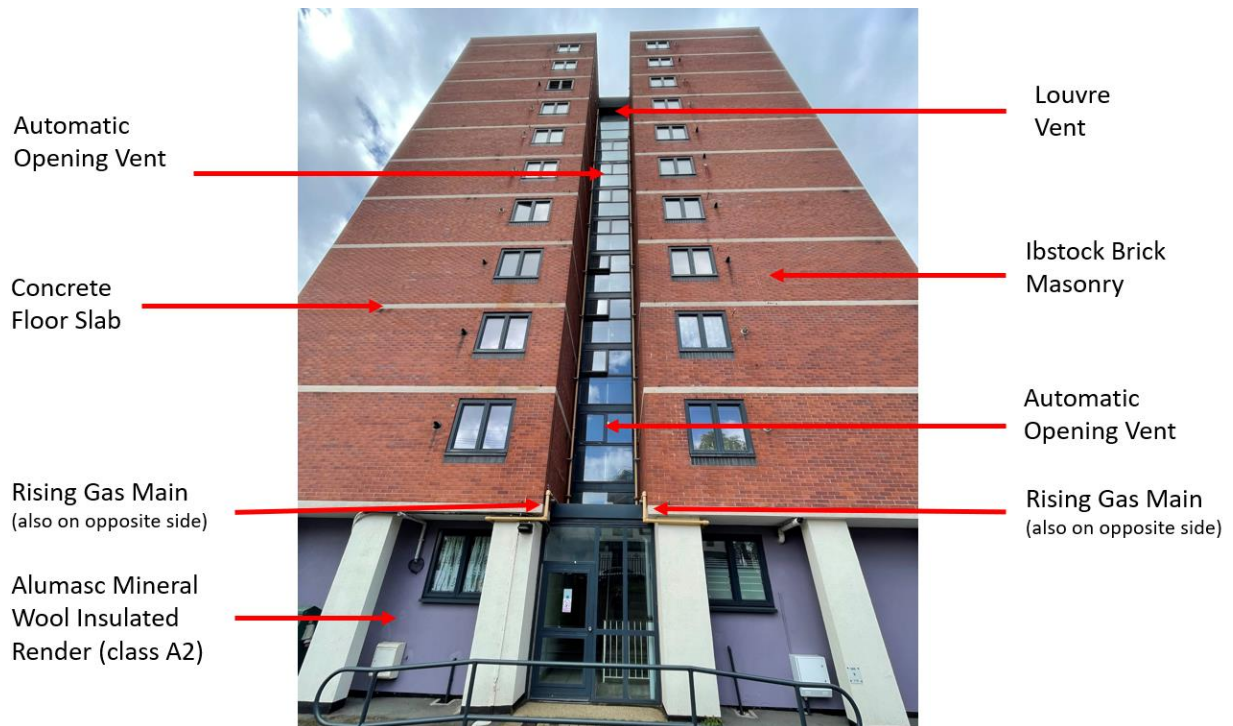
Firntec Building Compliance have been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

An FRAEW steps 2-5 was completed by Firntec on 19th February 2025. Based on the available evidence, the building presents an overall medium risk rating (neutral outcome). There is a minimal amount of combustible materials in the external wall system (PIR insulation within masonry cavity), but the risk is sufficiently low that no remedial works are required.

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.

Below is a breakdown of the visible materials used within the external envelope at 1-84 Hamstead House.





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.
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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.



6. Flat 64 has installed a netting type material to the balcony which could potentially support the external spread of flame.



Section 7

Means of Escape from Fire

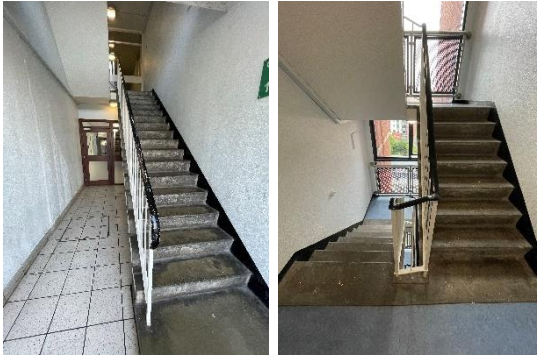
- 1) Individual flat doors are FD30s rated composite doors sets manufactured by Permadoor, Nationwide, IG or Shelforce. Flats 16, 17 & 37,69 have timber flush FD30s entrance doors.
- 2) A number of flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be a sufficiently low risk.
- 3) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.



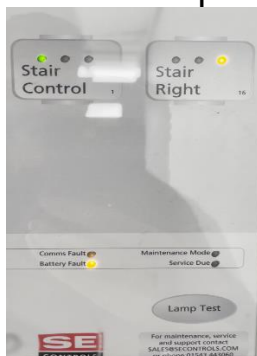
- 4) None of the corridors that form part of the means of escape are dead ends.
- 5) The communal corridors and staircases are protected by use of notional FD30s timber cross corridor fire doors with vision panels. It was noted on the 10th floor that a replacement nominal FD30s timber fire has been installed.



- 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 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.



- 8) The maximum travel distance from a flat entrance door to the nearest protected stair is 5.5 metres.
- 9) Automatic smoke ventilation is employed within the building. AOVs are located between the 1st/2nd and 5th/6th stairwell floors. The system status panel is located in the entrance foyer. These systems are inspected, serviced, and maintained by a competent procured contractor in accordance with the relevant British Standards, BS 7346.
- 10) A battery fault light was noted on the AOV panel indicating a defect with the back-up batteries in the right-hand stair units. The service contractor has been commissioned to replace the defective batteries as soon as practically possible.



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



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



- 13) 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.



- 14) 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. The doors are open via a push button system when exiting the building.



- 15) 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.
- 16) 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.

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 via SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. The detectors are checked and records updated annually during annual the gas service.

Flat 69 LD2 – Smoke / Heat alarms in Hallway, Kitchen & Lounge.

Flat 60 LD2 – Smoke / Heat alarms in Hallway, Kitchen & Lounge.

Flat 39 LD2 – Smoke / Heat alarms in Hallway, Kitchen & Lounge.

Flat 10 LD2 – Smoke / Heat alarms in Hallway, Kitchen & Lounge.

Flat 1 LD2 – Smoke / Heat 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. The panel is located in the ground floor cleaner's cupboard.



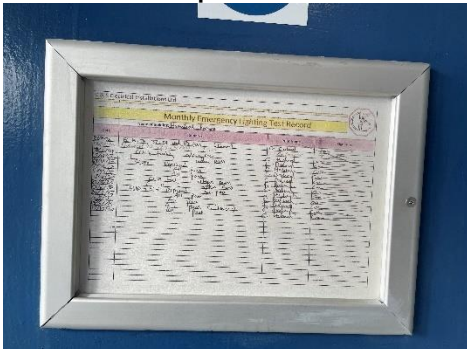
Section 9

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. On site record reveals the system was last inspected October 2025



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) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 4) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, intumescent mastic and intumescent pads or pillows.

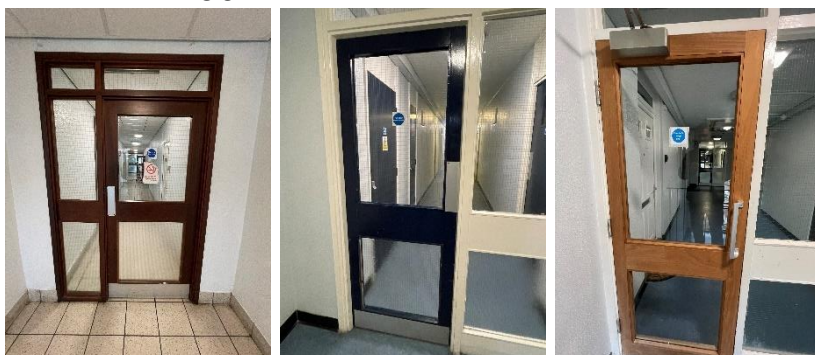


- 6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
-

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



- 9) The communal cross corridor FD30s fire door is missing a lower vision panel. Replacement glass has been ordered, see job card below.

WM Case

Block , Hamstead House 1-82 (o&e) Coniston Crescent Great Barr
Birmingham , B43 5NT (UPRN:BL12040HA17)

APPROVED

Job Manager Integration Services 14-Oct-2025 10:39

Flags



SLA 90 Days (PLANNED)

SLA Expiry 03-Feb-2026 09:36

Follow Ons No previous job / [Find Subsequent](#)

Additional Information

GLASS ORD 14/10/25 WH TARGET DATE
21/10/25 1@ 560 x 595 gwcast
8th floor door
2 hr job

Contact Type

Contact Name

Landline

Mobile

14 Oct 25 10:36

3 Feb 26 09:36

- 10) All service cupboards in communal areas are nominal FD30s fire doors secured with mortice locks.



- 11) The service cupboard within the main entrance foyer is secured with a nominal FD60s timber door.



- 12) Riser cupboard doors are nominal FD30s fire doors secured with mortice locks



- 13) Doors to chute rooms are nominal FD30s timber doors with vision panel.



- 14) Residents have access to individual storage cupboards within the communal corridors. Cupboards are secured with nominal FD30s timber doors. The cupboard accessed via flat 2 has Envirograf intumescent ventilation grills installed.



- 15) The door to the electrical intake room accessed via the bin store is a nominal FD60s timber fire door. **This door is damaged and requires replacement. The replacement door should be installed with a metal strip to prevent damage during the movement of bins.**



- 16) 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 (within the bin store) before venting to the outside. Supalux has also been to the reverse.



- 17) Individual flat doors are FD30s composite door set manufactured by Permadoor, Nationwide, IG or Shelforce. Flats 16, 17 & 37,69 have timber flush FD30s entrance doors.



- 18) Individual flat doors are scheduled for inspection by SMBC's Fire Rapid Response team on 10/11/25 & 14/11/25. The inspections will be completed on a best endeavour basis inline with The Fire Safety England Regulations 2022.
- 19) Flat 55 entrance door was noted as damaged due to a likely forced entry. Further investigations have revealed a replacement FD30s door has been delivered and will be installed as part of the voids process.



- 20) Flats 36, 61 & 66 have been recently surveyed for replacement entrance doors.
- 21) Seals around chute hoppers on several floors have failed and therefore require attention / repair.



- a) 10th floor hopper seal cracked / gaps / draught.**
- b) 7th floor hopper seal cracked / gaps / draught / securing bolt partially out.**
- c) 6th floor hopper is loose, seal cracked / gaps / draught**
- d) 5th floor hopper is loose, seal cracked / gaps / draught**
- e) 4th floor hopper is loose, seal cracked / gaps / draught**
- f) 3rd floor hopper seal cracked / gaps / draught.**
- g) 2nd floor hopper seal is cracked**
- h) 1st floor hopper seal is cracked / gaps / draught.**

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.

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.

Dry Riser 6 Monthly Visual Inspection Report - BS9990:2015

08/04/2025 / SMBC Hamstead House

This is a legal requirement dictated by BS9990:2015 which is the British Standard that details requirements for dry riser testing and maintenance in the UK. This is a monthly visual check which is primarily an anti-theft or anti-vandalism check. This should be carried out by a competent person with the results stored in a safe place. Should this be required by the local authority.

Site conducted: SMBC Hamstead House, Cumbria
Chesham Street Hamstead
Brampton, LA1 1JL

Date of Inspection Visit: 08/04/2025

Type of System: Dry Riser

Job Number: 202504

I am being the competent person(s) responsible as indicated by regular signatures below for the visual inspection of the Dry Riser at the site specified above, particulars of which are set out below. I am aware that the test and for which I have been responsible as per this report complies to the best of my knowledge and belief with the recommendations of BS9990:2015, a Monthly Visual Inspection, except for the variations, if any, stated in this certificate.

Engineers Name: 
Wardensham
08/04/2025 13:10:37

The extent of liability of the signatory is limited to the system described in this report for and on behalf of: Privilege Protect Systems Ltd, 3 Finswood Barn, Morley Lane, Bromsgrove, B61 0DZ

- 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. The next inspection is scheduled for November 2025.



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



Section 12

Fire Signage

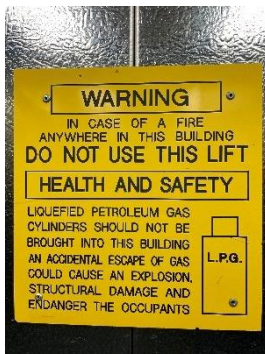
- 1) All fire doors display “Fire Door Keep Shut” where appropriate.



- 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.



Hamstead House		
10th	FLOOR	75 - 82
9th	FLOOR	67 - 74
8th	FLOOR	59 - 66
7th	FLOOR	51 - 58
6th	FLOOR	43 - 50
5th	FLOOR	35 - 42
4th	FLOOR	27 - 34
3rd	FLOOR	19 - 26
2nd	FLOOR	11 - 18
1st	FLOOR	3 - 10
Ground	FLOOR	1 - 2, 83 - 84

- 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.



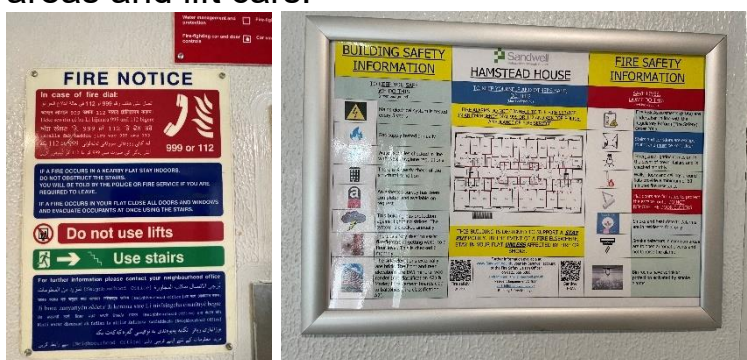
- 6) The fire escape routes generally do not use directional fire signage in accordance due to simplicity of layout however, fire escape signage has been installed to the community room, caretakers' office, and front & rear entrances at ground floor level.



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.

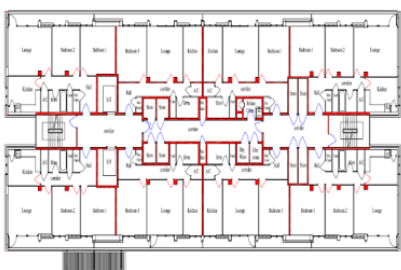


- 6) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 7) Staff undertaking fire risk assessments are qualified to or working towards a Level 4 Diploma in Fire Risk Assessment.

- 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.



- 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 (green background)		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)		SAVE LIVES, DON'T DO THIS (red background)	
	Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE			Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
	Gas supply tested annually				Stairs and corridors are escape routes and must be kept clear
	Water supplies checked in line with water hygiene regulations				Emergency lighting comes on in the event of power failure and is checked monthly
	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	THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <i>UNLESS</i> AFFECTED BY FIRE OR SMOKE.			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.				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 EW1 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 Abdulmonim_Khan@sandwell.gov.uk Resident Engagement Officer carl.hill@sandwell.gov.uk Building Safety Manager	 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) 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.



- 3) Evidence of testing to small kitchen appliances within the caretaker's and Community room was noted.



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

Location: **Handford House 1**

Client: **Conister Crescent Group Ltd**

Address: **Handford, RA3 3JL**

Postcode: **RA3 3JL**

Test Engineer: **W. Hargrave**



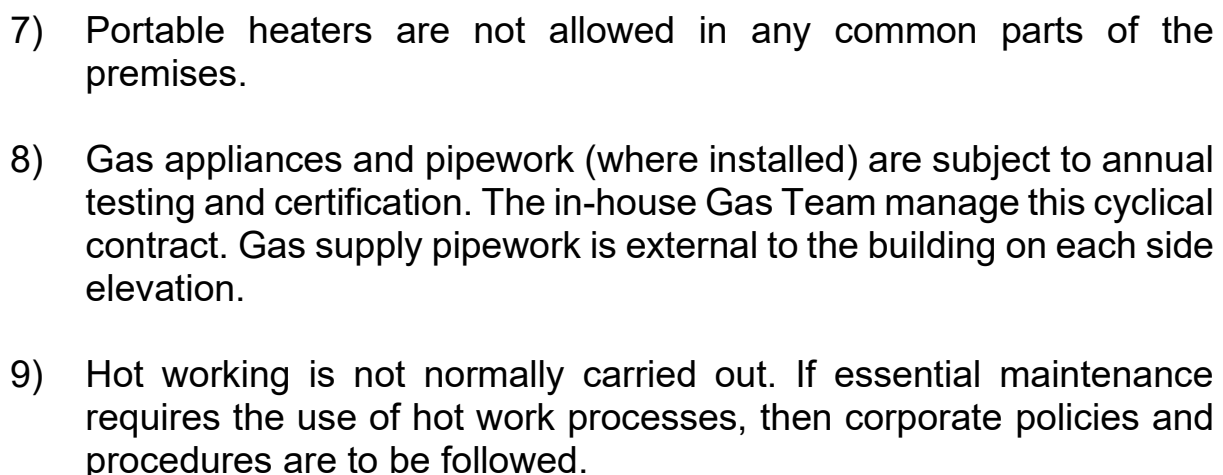
CENTRAL
HEATING & AIR CONDITIONING SERVICES

Date: **17th October 2019**

Job Number: **21414**

Lighting Protection Inspection Report

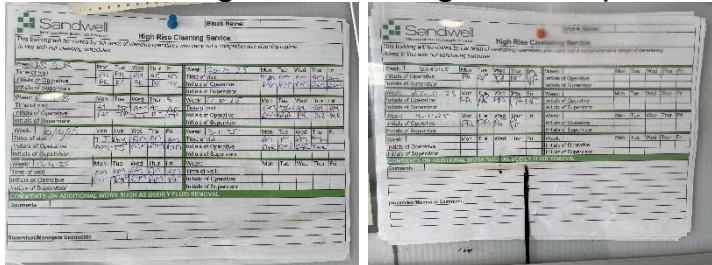
Item	Material & Description	Condition	Comments/Defects
1	Earthing Terminal	✓ (Sufficient Area)	
2	Earthing	✓ (Approved Lead, Red Lead MINOR, Pigs)	
3	Earthing	✓ (Minimum 25mm ²)	
4	Earthing	✓ (Point on or in cable pig)	
5	Earthing	✓ (Approved Earthing Pig)	
6	Earthing	✓ (Approved Earthing Pig)	
7	Earthing	✓ (MIND, Large)	
8	Earthing & Cables	✓ (Approved Earthing Pig & Min 25mm ² Stranded Steel Cable)	
9	Weathering	✓ (Corrosion Resistant)	
10	Weathering	✓ (Corrosion Resistant)	
11	Weathering	✓ (Approved Earthing Pig)	
12	Weathering	✓ (Approved Earthing Pig)	
13	Weathering	✓ (Approved Earthing Pig)	
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Section 15

Waste Control

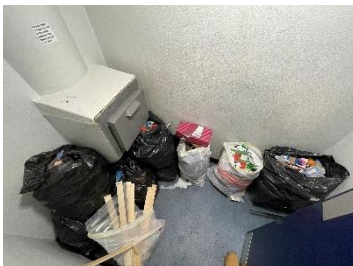
- 1) There is a regular Cleaning Service provided for the premises.



- 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) A number of bags containing rubbish were discarded in the 5th floor chute room. Staff on site cleared the waste during this assessment.



- 5) 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. Temporary seasonal decorations were noted and deemed to be of sufficient low risk.



- 6) Smoke detection is present along with a CO² & 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. 43m²

In determining the maximum safe occupancy limit for the Community Room, the following rationale has been applied. The floor area of approximately 43m² 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 unavailable 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. 43m², a realistic figure of 30 persons should be adhered to.

It is recommended that no more additional 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) The perimeter of the premises is well illuminated.



- 5) 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 FD30s timber doors and secured by mortice lock. The storage cupboard allocated to flat 2 has 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:

12/11/2025.

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6.6	Flat 64 – to remove netting / mesh type material installed to balcony.		P3	Within 3-6 months Housing Manager	

Fire Risk Assessment

10/15	FD60 service cupboard door in bin store damaged / to be replaced incorporating 54 suited mortice lock and metal protective strip to prevent damage from bins.		P3	Within 3-6 Months. Fire Rapid Team	
10/21a	10 th floor hopper requires attention to rectify cracked seal / gaps / draught. <i>Generic image from the block</i>		P3	Within 3-6 Months Repairs	
10/21b	7 th floor hopper requires attention to rectify cracked seal / gaps /draught, also 1 x bolt only partially in.		P3	Within 3-6 Months Repairs	

Fire Risk Assessment

10/21c	6 th floor hopper requires attention to rectify cracked seal / gaps / draught / loose. <i>Generic image from the block</i>	 	P3	Within 3-6 Months Repairs	
10/21d	5 th floor hopper requires attention to rectify cracked seal / gaps / draught / loose. <i>Generic image from the block</i>	 	P3	Within 3-6 Months Repairs	
10/21e	4 th floor hopper requires attention to rectify - cracked seal / gaps / draught / loose. <i>Generic image from the block</i>	 	P3	Within 3-6 Months Repairs	

Fire Risk Assessment

10/21f	3rd floor hopper requires attention to rectify - cracked seal / gaps / draught. <i>Generic image from the block</i>		P3	Within 3-6 Months Repairs	
10/21g	2nd floor hopper requires attention to rectify cracked seal. <i>Generic image from the block</i>		P3	Within 3-6 Months Repairs	
10/21h	1st hopper requires attention to rectify - cracked seal / gaps / draught. <i>Generic image from the block</i>		P3	Within 3-6 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).

Observations	
Some notional communal landing doors show signs of wear and tear due to age. Consideration should be given to upgrade with certified FD30s door sets & combination frames as part of a future programme.	



Signed

	Building Safety Manager	Date: 12/11/2025
	Building Safety Manager	Date: 17/11/2025

Appendix 1

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

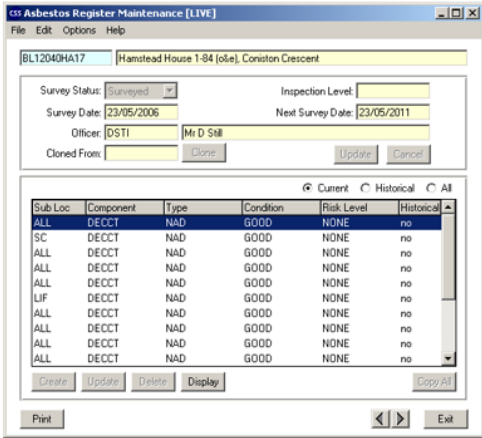
Name of property: Hamstead House, Coniston Crescent, Great Barr.

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 (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	
Reason for request		HSG 264 - Survey Report Type		Date		04/03/2014		Desktop Check	
Investment Void		Refurbishment Survey						✓	
Investment Tenanted		Management Survey						Site Check	
R & M Void		SHAPE Interrogated.							
R & M Tenanted		No Existing SHAPE Data.							
Medical / Emergency - Heating Works		Existing SHAPE Data.							
Communal Areas		✓ Refurb Surveys <u>Interrogated ?</u>							
				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 					

Fire Risk Assessment

Sample Locations		Property Address 1-86 HAMSTEAD HOUSE, CONISTON CRESCENT, B43 5NU						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Asbestos	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	CHRYSO TILE	NO	NO	-
GROUND FLOOR MENS AND WOMENS TOILETS WALLS	TEXTURED COATING	-	PAINTED	DS 8849	NONE DETECTED	-	-	-
GROUND FLOOR MENS AND WOMENS TOILETS W/C CISTERNS (BLACK)	RESIN	-	SEALED	PRESUMED	AMOSITE	NO	NO	-
10 TH 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: <u>E.g.</u> 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 <u>detailed</u> 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 <u>will be</u> labelled where practical. Labelling <u>will not be</u> 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.