Fire Risk Assessment

Wesley Court

Southbank Rd,
Cradley Heath, B64 6LQ

Date Completed: 11/07/2025

Officer: A. Froggatt **Building Safety Manager**

Checked By: Louis Conway **Building Safety Manager**

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 type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety. In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints or by phone on 0121 569 6000.

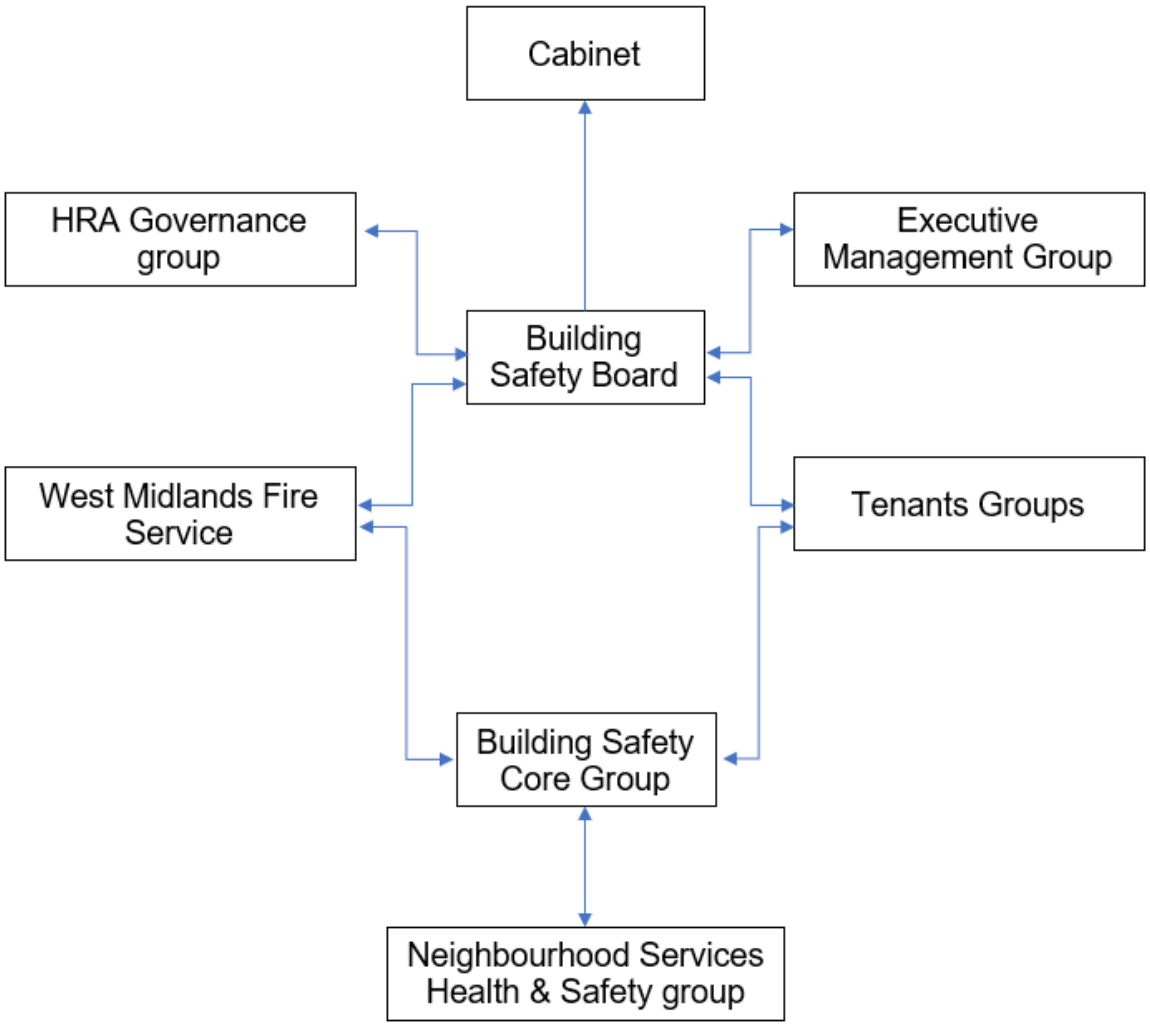
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment.

This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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

The above processes and procedures are overseen by the Fire Safety, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

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



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire.

This is recorded here in section 1. Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring, and review of the preventative and protective measures. The information shown above is part of this requirement.

Section 1 Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.

Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors, and contractors unfamiliar with the building layout as well as those with physical, sensory, or mental health issues.

A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. These are shown in the introduction.

Significant findings

Include a brief summary of protective and preventative measures where relevant along with any issues found.

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Resin-Stenni panels - Ground & 1st Floor (Fire classification B-s1-d0). 2nd floor upwards are brick.	Trivial

Section 7	**Means of Escape from Fire** The block has a single staircase that provides a sufficient means of escape. There are 2 final exit doors at ground level plus there are a further two serving the basement level. AOV's are installed to each floor above ground. Some communal fire doors and some residents' front doors require adjustment.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Smoke detection within the block has been installed to the communal corridors and is linked to the automatic smoke ventilation system. Smoke / fire detection in flats is to LD1 or LD2 standard. Fire suppression system in bin store.	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 doors notional upgraded FD30s doors within communal areas and a combination of certified and nominal FD30s doors to individual flat entrance doors. Compartmentation requires improvement in the basement.	Tolerable

Section 11	**Fire Fighting Equipment** Dry risers are present have sufficient signage and are checked as part of the caretaker's duties. Maintenance contracts are in place to service the valves twice per year. Portable fire extinguishers are in the lift motor room and caretakers office. The bin store is equipped with a fire suppression system.	Trivial
Section 12	**Fire Signage** Appropriate mandatory and safety signage is in place.	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.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Euro bins for general waste are secured in bin room. There is a recycling bin located outside of the block at a safe horizontal distance.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial

Section 17	**Arson Prevention** A door entry system prevents unauthorised access & perimeter lighting is in place.	Trivial
Section 18	**Storage Arrangements** Residents instructed not to bring L.P.G cylinders into block. There are no storage facilities available for residents within the communal areas.	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 hazards that have been highlighted within the risk assessment, particularly in basement compartmentation.

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 (apart from the action regarding the basement) to include FD30s rated fire doors to flat entrances, notional upgraded FD30s communal fire doors, combined with suitable smoke detection to LD1 / LD2 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; no detailed records need be kept.
Tolerable	No additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

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

Section 2

People at Significant Risk of Fire

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

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

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

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.
With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

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

Section 3 Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.
The Chief Executive has put a structure in place to support the management of the site.
This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

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

Wesley Court
Southbank Road
Cradley Heath
B64 6LQ

Description of the Property

This type 1 fire risk assessment encompasses Wesley Court.
This high-rise block was constructed in 1967 of traditional concrete and brick construction. There are 16 storeys (inclusive of the ground floor) and a further basement level accessed via external concrete stairs to the side elevations.

The height of the block is approximately 39.9 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.



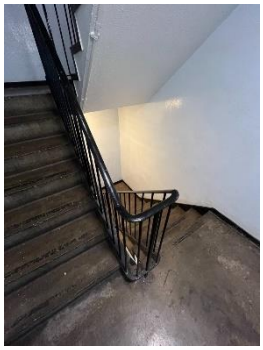

The ground floor contains five dwellings. Each floor above contains six dwellings except the 15th floor which contains three dwellings, and access to the roof area.

There is a door secured with a 54 suited lock adjacent the main entrance. This door leads to a WC, caretakers office, storeroom and welfare / kitchen area. The smoke control main panel is in the caretaker's office.


The block has a main entrance to the front elevation, and an exit from the protected stairwell to the right of the main entrance. Both entrances have a door entry system with a fob reader installed. The main front entrance has a firefighter's override by use of a drop latch key.



There is a single staircase which provides a sufficient means of escape. The stairwell is ventilated via a louvre vent.

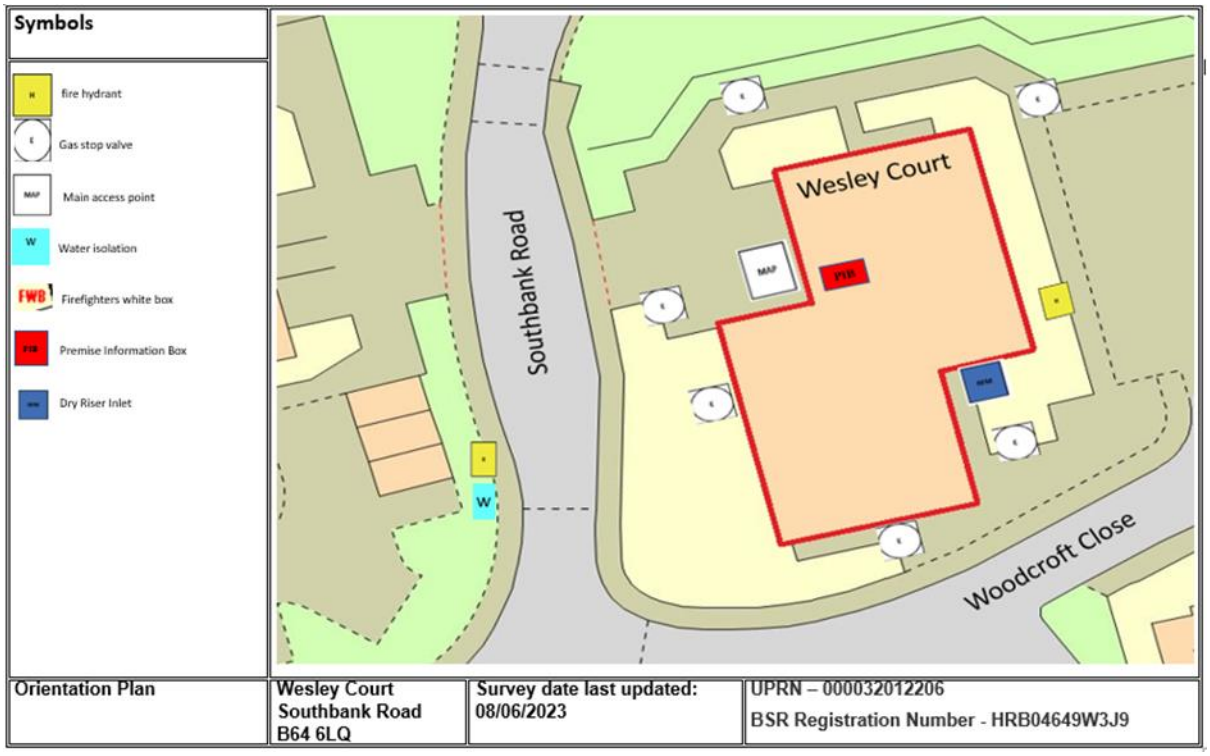



There are two lift cars that serve alternate floors. The lift only goes up to the 14th floor, access to the 15th floor is via a staircase. The capacity for each lift is 8 persons or 600kg.

There is a remote water booster pump station at this premise which serves both Addenbrooke and Wesley Court.

It is understood that that building will in time undergo significant refurbishment works, however the commencement date is unknown due to other projects that are yet to be completed.

On arrival Information (for WMFS)



The Firefighters white box is to the right-hand side of the front entrance, above the firefighters lift override switches.

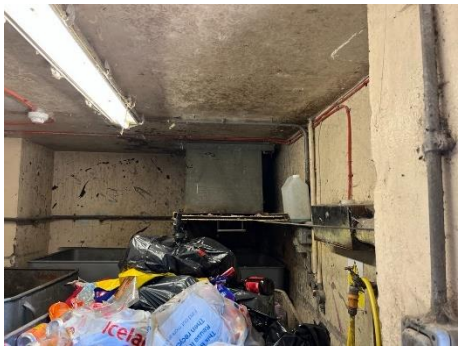
There is a Secure Information Box (SIB) located in the ground floor front lift lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance. The SIB contains floor plans, vertical plans, orientation plans, information for WMFS and a plan to indicate the location of those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

The nearest fire hydrant is on the footpath, front of the building, near the garage housing the water booster pump station.

The dry riser inlet is located on the side elevation adjacent the bin store. Facing the front of the main entrance this is to the right-hand side of the block / Woodcroft Close.

Dry riser outlets are available on each floor next to the lift car. The 15th floor Riser inlet is in the corridor between the landing and lobby doors. The cupboards are accessed using the suited 54 key.

The bin store is located to the rear of the building and is installed with a fire suppression system & automatic closer plate.



Automatic Opening Vents (AOV) have been installed to the corridors on each floor above ground. The control panel is in the caretaker's office opposite the main entrance. Repeater panels are on each floor within the service cupboards.

The communal incoming electricity supply can be isolated from the basement meter cupboard. The basement covers the footprint of the block with bi-directional escape via two concrete staircases to ground level.


The electrical services to the flats are contained within the electrical riser cupboards on each floor.


The lift motor room is accessed via full height metal door (54 suited locked) on 15th floor stairwell, then through a further full height metal door directly from the roof.


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

Address: Wesley Court Southbank Road B64 6LQ	Survey date: 08/06/2023	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Size: Width, breadth and height	
Construction	Traditional concrete and brick construction - Resin-Stenni façade panels - Ground & 1st Floor (Fire classification B-s1-d0). 2nd floor upwards are brick.
Number of floors	16 (including ground floor and basement level)
Layout	The block consists of 16 storeys (inclusive of the ground floor and basement). Each of the floors from the 1st to 14th floors inclusive contain 6 number dwellings (3 each side). The ground floor has 5 dwellings and 16th floor has 3 number dwellings and provides access to the roof. Basement can be accessed via a staircase on the side elevation of the block. roof space accessed via full height metal on the 15th floor. The ground floor consists of an entrance lobby, caretaker facilities and 5 number dwellings. The block has 2 entrance/exits. Main access point at the front elevation and a further access point at the rear of the block. Main access point has a drop latch system granting access to the building. 2 lifts and 1 staircase that serve the building. The lifts serve alternate floors serving till the 14th floor and the staircase serves all floors. Stairwell is of concrete construction and is protected with good compartmentation provided. The block is split in the middle via the lift lobby areas with 3 flats to the left and right-hand sides of the lobby compartmented via a FD30S timber door.
Lifts	2 lifts that serve alternate floors. Both lifts can be accessed from the ground floor lift lobby. Lift override switch located on the ground floor.
Types of entrance doors	flat doors are predominantly FD30s rated composite doors sets with the exception of some timber flush FD30s doors.
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors and with natural ventilation coming by means of louver vents.
Common voids	No
Access to roof/ service rooms	Full height metal door from the 15th floor stairwell.
Occupants	Approx. 189 based on an average of 2 occupants per flats. (93 flats)
Evacuation strategy	Stay Put Unless- The escape strategy is 'Stay Put Unless'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke.
Fire alarm/ evacuation alarm	Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. There is a fire alarm panel that serves the ground floor server room only.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located across the street away from the block 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 is to the left of the main entrance near the bin storeroom. Other outlets are contained behind FD30s door on each floor of the block.
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving alternating floors of the block that can be controlled.
Smoke control vents	Automatic smoke ventilation is employed with the controls to each smoke vent located in the service cupboards on each floor. With a repeater panel on the ground floor showing the status of each vent and a master control switch located adjacent this.
Sprinkler system	A drenching system is provided to the refuse chute bin store.

DANGEROUS SUBSTANCES

Location, type, and quantity	LIFT MOTOR ROOM – FAN FLUE PIPE CEMENT - UN-SEALED PRESUMED CHRYSOTILE CONCRETE PLINTHS/COLUMNS TEXTURED COATING - PAINT SEALED PRESUMED CHRYSOTILE
	MAIN ROOF ENTRANCE SOFFIT TEXTURED COATING - PAINT SEALED PRESUMED CHRYSOTILE COMMUNAL STAIRWELL SOFFIT TEXTURED COATING - PAINT SEALED DS 6615 CHRYSOTILE ALL DRY RISER AND WET RISER CUPBOARDS FLOOR TILES 9" THERMOPLASTIC - SEALED PRESUMED CHRYSOTILE

SERVICES

Electricity	Server/ comms room is located on the ground floor to the left of the main entrance within the old concierge room., service cupboards located on each floor of the block.
Gas	Gas service risers are external to the building. Isolation points can be located via the orientation plan.

High/Low Rise	High-Rise
Number of Floors	16 plus single basement level.
Date of Construction	1967
Construction Type	Tarmac
Last Refurbished	1995
External Cladding	Resin-Stenni panels - Ground & 1st Floor predominantly also small areas to 2nd and 3rd floor. (Fire classification B-s1-d0). 2nd floor upwards is brick.
Number of Lifts	2
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	None in common area.
Refuse Chute	1
Access to Roof	Full height metal door provides access to the roof. A further full height metal door provides access to the motor room from the roof area.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

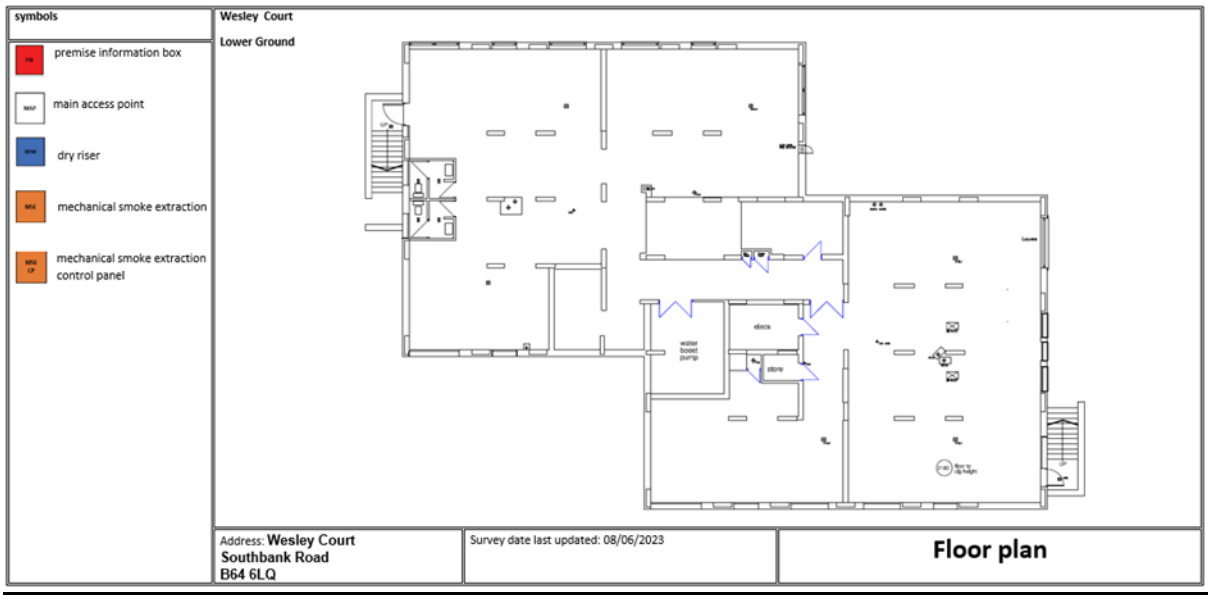
Residents / Occupants of 92 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

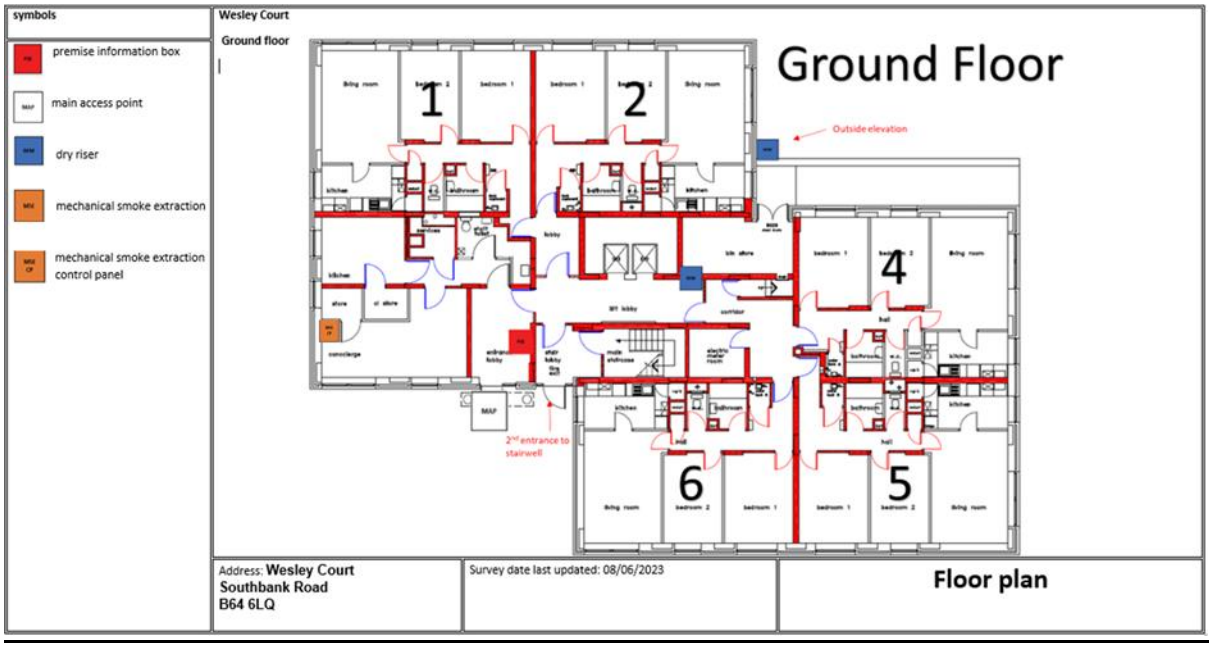
Building Plan

A typical floor layout showing horizontal lines of compartmentation.

Basement

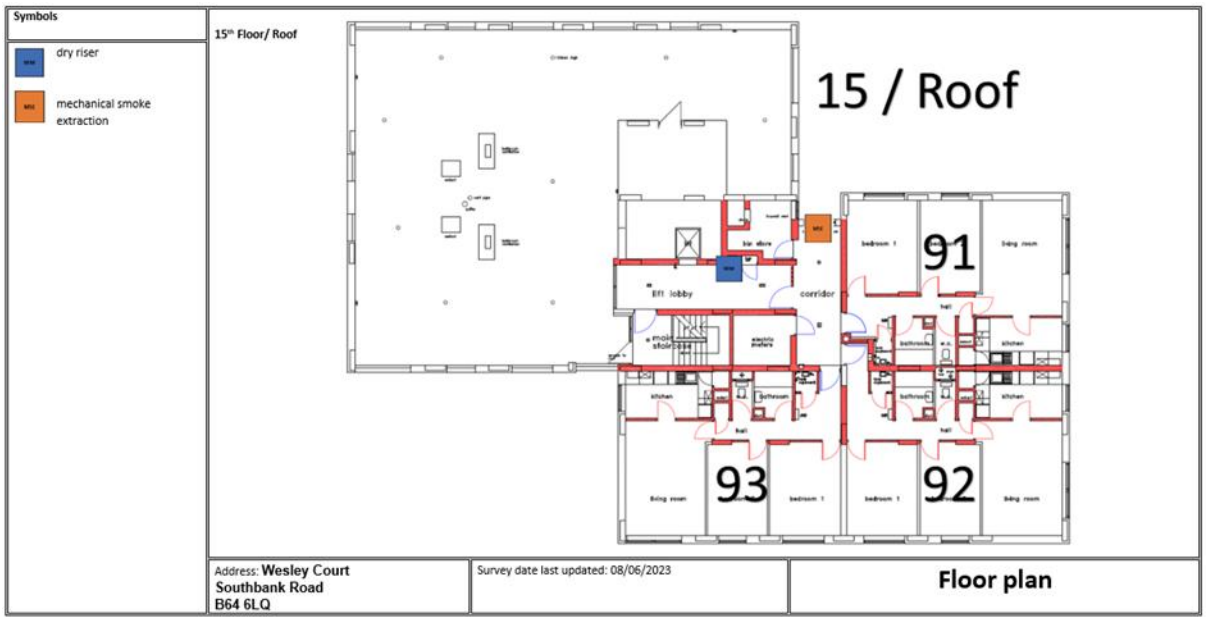


Ground Floor



Typical Upper Floor

15th floor and roof.



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.

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. This FRAEW was undertaken by Firntec Building Compliance in August 2024, review date recommended for August 2025.

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

It is deemed that the combination and application of these materials present an acceptable level of fire risk.

1. Ground to 1st floor - Resin-Stenni panels, fire classification B-s1-d0. Also, small areas to 2nd and 3rd floor.

2. 2nd to the 15th floor is traditional brick masonry.

3. Individual flats do not have balconies and windows are UPVC framed double glazed units.

4. Windows that form part of the AOV system are powder coated aluminium units.

5. Cladding was found to be damaged near the bin store entrance. This damage should be repaired. See observations.

Section 7

Means of Escape from Fire

1) The site has a single staircase that provides a means of escape and is 970mm in width. There is a ventilated panel to the 15th floor.

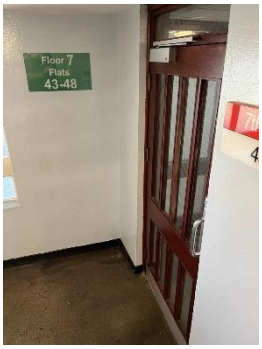

2) Each landing has a Georgian wired glazed hardwood unit to the corridor.


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

6) The communal landing / staircases are protected by use of notional FD30s fire doors with vision panels. It was noted that some communal doors have been replaced with nominal FD30s fire doors.



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

8) 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.

9) Automatic smoke ventilation is employed. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. The main control panel is located in the caretaker's office (ground floor superintendent's office) with repeater panels in the service cupboards on each floor. These service cupboards are secured with 138 suited mortice locks.



10) The chute rooms on each floor have a louvre vent and notional upgraded FD30s timber door.



11) Communal windows can only be opened by operating the automatic smoke vents.

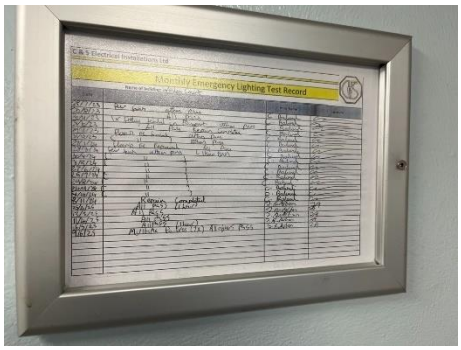
12) The protected stairwell is naturally vented by means of a full height louvre vent adjacent the roof access door.

13) The 15th floor corridor is vented by means of a louvre vent.

14) The basement is ventilated by means of louvre vents.

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) Emergency lighting is provided to communal landings, stairs and community rooms and basement. Checks are done monthly by Sandwell MBC in house electrical team or approved contractor.



17) Dry riser cupboard doors are notional FD30s, kept locked / secured with type 54 suited mortice locks.

18) Service cupboards are notional FD30s, and contain resident's electricity metres, automatic smoke ventilation repeater panels and are secured with type 138 suited mortice locks.

19) The means of escape should be kept free of loose cabling. Loose electrical trunking lids were noted on the 2nd floor over the entrance doors to flats 16, 17 and 18, and on the 5th floor over flat 36 and on the 6th floor over flat 39. The cabling and trunking lids should be resecured. See Action 07/19


20) The surface coatings to the communal areas are Class 0 rated.

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

22) Individual flat doors are a mixture of nominal FD30s composite doors sets and FD30s rated composite door sets and timber flush nominal FD30s doors.

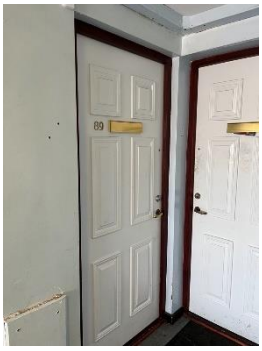
Wesley Court 1-93 (O&E)	2 Wesley Court;Southbank Road;Cradley Heath;West Midl	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	3 Wesley Court;Southbank Road;Cradley Heath;West Midl	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	4 Wesley Court;Southbank Road;Cradley Heath;West Midl	Hurst	Not glazed
Wesley Court 1-93 (O&E)	5 Wesley Court;Southbank Road;Cradley Heath;West Midl	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	6 Wesley Court;Southbank Road;Cradley Heath;West Midl	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	7 Wesley Court;Southbank Road;Cradley Heath;West Midl	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	8 Wesley Court;Southbank Road;Cradley Heath;West Midl	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	9 Wesley Court;Southbank Road;Cradley Heath;West Midl	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	10 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	11 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	12 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	13 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	14 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	15 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	16 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	17 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	18 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	19 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	20 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	21 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	22 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	23 Wesley Court;Southbank Road;Cradley Heath;West Mid	Nationwide	Not glazed
Wesley Court 1-93 (O&E)	24 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	25 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	26 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	27 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	28 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	29 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	30 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	31 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	32 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	33 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	34 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	35 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	36 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	37 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	38 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	39 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	40 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	41 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	42 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	43 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	44 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	45 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	46 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	47 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	48 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	49 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	50 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	51 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	52 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	53 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	54 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	55 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	56 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	57 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	58 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	59 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	60 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	61 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	62 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	63 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	64 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	65 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	66 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	67 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed

Wesley Court 1-93 (O&E)	68 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	69 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	70 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	71 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	72 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	73 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	74 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	75 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	76 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	77 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	78 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	79 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	80 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	81 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	82 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	83 Wesley Court;Southbank Road;Cradley Heath;West Mid	Timber Door	Not glazed
Wesley Court 1-93 (O&E)	84 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	85 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	86 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	87 Wesley Court;Southbank Road;Cradley Heath;West Mid	IG Doors	Not glazed
Wesley Court 1-93 (O&E)	88 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	89 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	90 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	91 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	92 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed
Wesley Court 1-93 (O&E)	93 Wesley Court;Southbank Road;Cradley Heath;West Mid	Permadoor	Not glazed

23) Flat 91 was not accessed but damage to the door leaf around the lock was noted. This damage should be repaired. See Action 07/23.

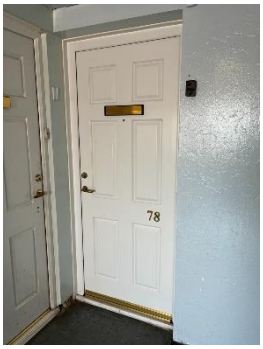
24) Access was gained to a sample of properties as part of the fire risk assessment. A 10% sample were inspected, a total of 9 doors during the FRA.

a) Flat 89 - Door is correct.

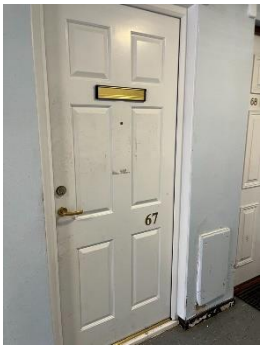


b) Flat 85 - Door is correct.

c) Flat 78 - Door is correct.



d) Flat 67 - Door is correct.



e) Flat 51 - Door is correct.

f) Flat 46 - Door is correct.

g) Flat 40 - Door is correct.

h) Flat 35 - Door fails to close into its frame from the open position. Adjustment is required. See Action 07/24h.

i) Flat 23 – Door is correct.

Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

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 assessed during the fire risk assessment, residents confirmed that smoke alarms are installed to an LD1 and LD2 Standard. Flats assessed were: -

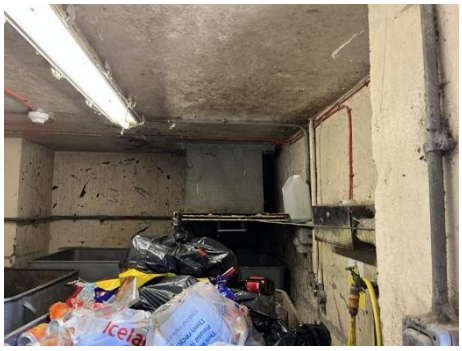
Flats; 89 LD2, 85 LD2, 78 LD2, 67 LD2, 51 LD2, 46 LD2, 40 LD1, 35 LD2, 23 LD1.

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 the remaining communal areas. Automatic fire alarm systems are not normally required in the common areas of residential blocks.
The reason for this can be:

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

4) A fire suppression system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.



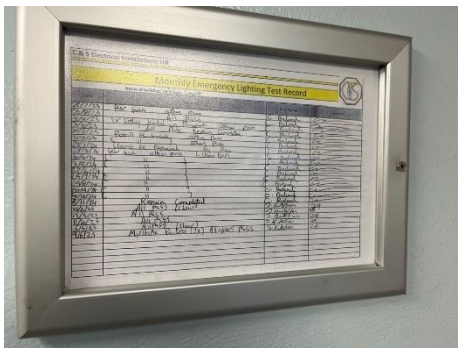
Section 9

Emergency Lighting

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

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

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



Section 10

Compartmentation

A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building. From a visual inspection carried out at the time of the inspection, there were no breaches in compartmentation evident between the communal areas and the residential accommodation.

1) The 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 as not been compromised by third parties and where applicable enhance the fire stopping.

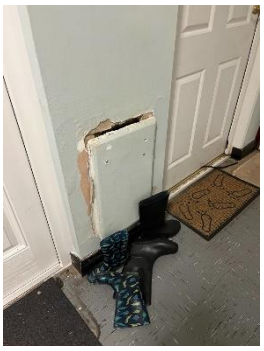
3) **The basement contains a brick-built compartment for the main incoming electrical supply. This compartment has no fire stopping around cable and pipe penetrations. The cable and pipe penetrations are required to be fire-stopped. See Action 10/03**



4) **The basement contains a brick-built compartment for the main incoming electrical supply. The door to this compartment is not a fire door, the door should be replaced with a FD30s fire door. See Action 10/04.**


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

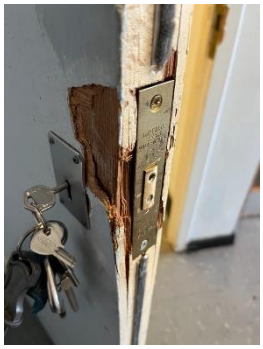

6) **Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on intumescent material. The access panel between flats 4 and 5 is damaged. The panel should be repaired. See action 10/06.**



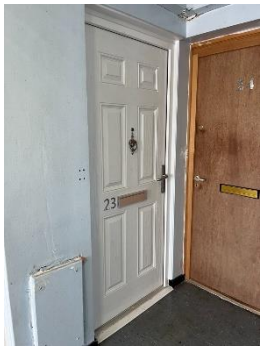
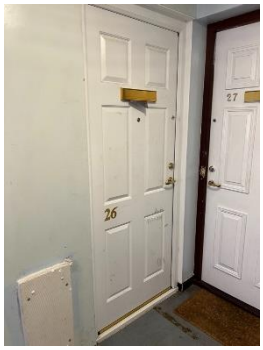
7) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

8) Service cupboards to communal landings are notional upgraded fd30s timber doors that are secured with a suited 138 mortice lock. Residents have been provided with keys for access to their meters.

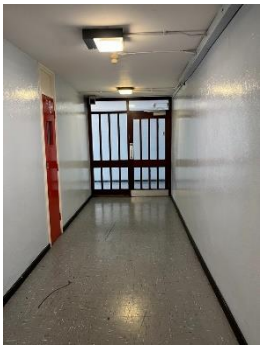
9) **The 13th floor electrical service cupboard has damage around the lock area, requiring repair. See Action 10/09.**



10) Individual flat doors are a mixture of nominal FD30s composite doors sets and FD30s rated composite door sets and timber flush nominal FD30s doors.

11) The communal corridors, landing & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels & 25mm stops, along with 30-minute notional hardwood fire screens with GWPP glazing (stairwell). It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door /screen install however, because they were installed at the time of the building's construction and to the standard of that time they are deemed as acceptable so long as the doors /screens are free of damage and function as they were intended to do so. It has been recognised that all 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. Where minor shortcomings have previously been identified, actions have been created for corrective works for example, some doors have been re-lipped with hardwood.



12) It was noted that the notional hardwood fire screens with Georgian wired glazing that protect staircases may only provide 30 mins fire resistance. When any future refurbishments take place, this should be upgraded to a minimum of 60 mins.

Section 11

Fire Fighting Equipment

1) The dry riser inlet cabinet is located on the side elevation adjacent the bin store. This is on the side of the block which borders Woodcroft Close.

2) The dry riser serves the building with outlets on each floor. The outlets are secured in dry riser cupboards secured with a suited 54 type mortice lock.

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

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

5) The wet riser has been decommissioned.

6) Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year. Portable fire extinguishers are provided as follows.
   - CO2 to the lift motor room.
   - CO2 and water to the caretaker's office.

7) A fire suppression system is fitted in the bin room.

Section 12

Fire Signage

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

2) No smoking (Smoke Free England) signage is displayed at the front entrance to the premises.

3) Fire Action Notices are displayed throughout the building.

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

5) The fire escape routes do not use directional fire signage in accordance due to simplicity of layout.

6) Signage illustrating the floor location of each flat is fitted to the ground floor lobby wall.

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

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. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.

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

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

6) Fire safety has been provided as part of tenancy pack. This includes information about Fire Doors.

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

Section 14 Sources of Ignition

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

2) Hot works are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager. Sampled appliances are dated June 25.

4) The fixed electrical installation shall be tested every 5 years. Wesley Court is undergoing the process of all obsolete electrical distribution boards being replaced. An email was sent to the electrical department requesting the latest EIC.

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

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

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

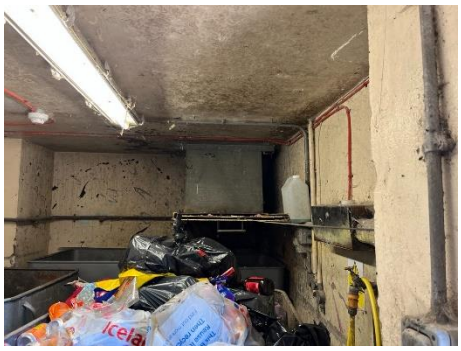
8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas is supplied via external risers.

Section 15

Waste Control

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

2) Refuse & recycling containers are emptied regularly.



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

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

Section 16 Control and Supervision of Contractors and Visitors

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

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

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.

4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -

   a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:

      - Health and Safety.
      - Site Security.
      - Safety of working and impact on children/school business.
      - Fire risk, if any.
      - Site Emergency Plan.

   b) Monthly Site Meetings – to monitor, review and share any new information including any new risks.

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

   d) Final Contractor review on completion of works undertaken.

Section 17 Arson Prevention

1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.

2) Restricted access to the premises by means of a door entry system.

3) CCTV has been installed throughout the building and covers all floors, stairs, lifts and external areas. The system is monitored 365 days per year by the centralised CCTV control room located at the Sandwell MBC Operations and Development Centre, Roway Lane, Oldbury, B69 3ES.

4) There is no current evidence of arson

5) The perimeter of the premises is well illuminated.

6) There have been no reported fire incidents since the previous FRA July 2024.

Section 18

Storage Arrangements

1) Residents instructed not to bring L.P.G cylinders into block.

2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE, or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”

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

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

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

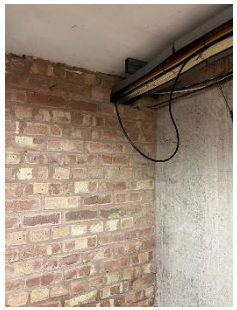
P3 Arrange and complete within 3-6 Months of assessment date

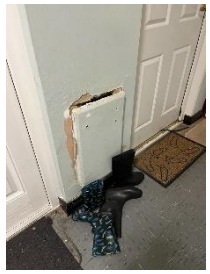
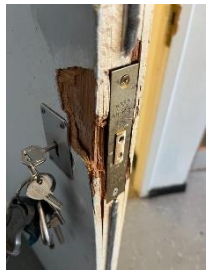
P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment
Action Plan

Name of Premises or Location:	Wesley Court, Southbank Road, Cradley Heath.
Date of Action Plan:	15/07/2025
Review Date:	

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/19	Loose electrical trunking lids were noted on the 2nd floor over the entrance doors to flats 16, 17 and 18, and on the 5th floor over flat 36 and on the 6th floor over flat 39. The cabling and trunking lids should be resecured.		P2	Electrical. 1 – 3 months.	
07/23	Flat 91 has damage to the door leaf around the lock. This damage is required to be repaired.		P3	Fire Rapid Response 3 – 6 months.	

07/26h	Flat 35 front door fails to close into its frame from the open position. Adjustment is required.		P2	Fire Rapid Response 1 – 3 months.	
10/03	The basement brick-built compartment for the main incoming electrical supply has no fire stopping around pipe and cable penetrations The cable and pipe penetrations and gaps through the compartment walls are required to be fire-stopped.		P3	Fire Rapid Response 3 – 6 months.	
10/04	The door to the main incoming electrical supply in the basement is not a fire door. The door is required to be replaced with a FD30s fire door set.		P3	Repairs 3 – 6 months.	

10/06	The access panel between flats 4 and 5 is damaged. The panel should be repaired.		P3	Fire Rapid Response 3 – 6 months.	
10/09	The 13th floor electrical service cupboard has damage around the lock area, requiring repair.		P3	Fire Rapid Response 3 – 6 months.	

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 / screens as part of any future refurbishment works.	

When any future refurbishments take place the notional hardwood fire screens with Georgian wired glazing that protect the staircase, and lobbies should be upgraded to ensure a minimum of 60 mins fire resistance is provided.	 
The exterior cladding is showing signs of age. This cladding should be removed or upgraded in any future improvement works program. The cladding is for decorative purposes only and covers the ground and first floors and a small percentage of the 2nd and 3rd floors only.	

Signed

	Building Safety Manager	Date: 15.07.2025.
	Quality Assurance Check	Date: 18/07/2024

Appendix 1

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

Name of property: Wesley Court

Updated: 1st July 2017

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

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

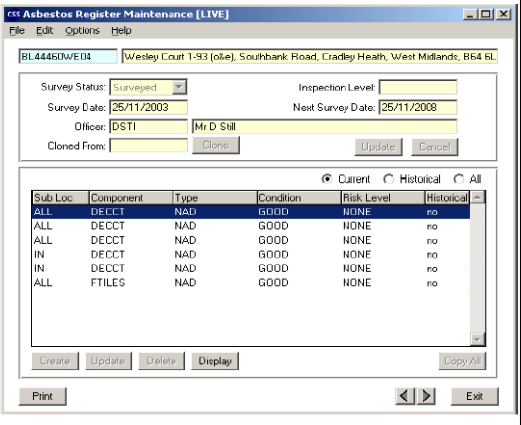
Asbestos Survey	Property Address	1-93 Wesley Court, Southbank Road, B64 6LH		✓ Office use
Surveyed by	D Webb / S Harrison	Date	03/03/14	Checked by	DEREK STILL	Desktop Check ✓	Site Check
				Date	01/07/2014		

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

16 STOREY HIGH RISE BLOCK

Year Built	1967



Notes / including details of similar property surveys completed.

Building Surveyors
0121 569 5077

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

Sandwell Metropolitan Borough Council