Fire Risk Assessment

St Giles Court



Reservoir Road,
Rowley Regis
B65 9PE

Date of Inspection: 21/07/2026
Officer: A. Jones **Building Safety Manager**
Review Period: 12 months.
Verified By: C. Hill **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0

Introduction, Scope & References

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) places a legal duty on landlords to complete a fire risk assessment (FRA).

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

This document has been written in accordance with BS 9792:2025 with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards relevant at the time of the assessment.

The purpose of this FRA report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with appliable fire safety legislation; see "Applicable fire safety legislation."

The FRA considers all relevant factors necessary to form a balanced and informed judgement of fire risk within the premises. This includes consideration of the nature of the building, its use, and the profile of both current and potential occupants, including any available person centred fire risk assessments (PCFRA) & residential personal emergency evacuation plans (RPEEPS). It also considers identified fire hazards and the measures in place to eliminate or control them, alongside the existing fire protection systems and the arrangements for their inspection, testing, and maintenance. Relevant aspects of fire safety management, such as staffing arrangements and day to day operational practices, have been reviewed. Where available, the building's fire strategy has been considered, particularly where it forms part of a fire engineered solution or alternative approach to regulatory compliance.

In addition, the content of any previous fire risk assessments or external wall appraisals has been considered to ensure continuity and awareness of historical findings.

This FRA has been completed as a:

Select appropriate box.

- ☒ Type 1 – Common parts only (non-intrusive)
- ☐ Type 2 – Common parts only (Intrusive)
- ☐ Type 3 – Common Parts & Dwellings (Non-Intrusive)
- ☐ Type 4 – Common Parts & Dwellings (Intrusive)

The assessment included consideration of:

- External wall construction and associated attachments.
- Flat entrance doors viewed from the common areas.
- Means of escape and evacuation provisions.
- Fire-resisting compartmentation and passive fire protection measures.
- Fire detection, warning and other active fire protection systems.
- Service risers, shafts and suspended ceilings where accessible.
- Roof voids and other accessible concealed spaces.
- Firefighting facilities and Fire and Rescue Service access provisions.
- Fire safety management, maintenance and housekeeping arrangements within the common parts.

The fire risk assessment has been undertaken based on visual observations made at the time of inspection, together with a review of relevant documentation made available. In line with the principles of the Golden Thread, all information relied upon should be accurate, up to date, and appropriately recorded to ensure transparency, accountability, and ongoing building safety management.

Where elements of the premise have not been accessed, limitations are recorded within the report. Further intrusive investigation or specialist external wall assessment will be recommended where appropriate.

This FRA does **not** constitute a compliance audit, an access audit for disabled persons, or any form of investigation intended to identify latent construction defects or deficiencies in fire compartmentation. Furthermore, the FRA does not verify, test, or provide an engineering judgement on the fire resistance of structural elements, nor does it determine the potential for structural collapse in the event of fire.

Also, it does not include a fire risk appraisal of external wall systems or cladding, nor does it provide a documented fire strategy for the building.

Additionally, this assessment is not intended as a snagging inspection for new construction, nor does it serve as a general guide to fire safety or a guide to legislative duties for the responsible person.

The findings are therefore limited to observable conditions and information made available at the time of inspection.

The FRA does not address the risk to property or business continuity from fire.

This FRA complies with the above legislation which is enforced locally by West Midlands Fire Service.

If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety.

In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/contact/log-complaint or by phone on 0121 569 7867.

The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but SMBC will as a minimum review:-

- High Risk Residential Buildings annually.
- Commercial buildings annually.
- Emergency Housing Schemes annually.
- Sheltered schemes annually.
- Other Buildings every 3 years.

The council has procedures and policies in place that will trigger a review of the fire risk assessment. This outcome will then be recorded on the fire risk assessment.

If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and published.

The Building Safety Case will be updated to reflect the latest detail/information of latest fire risk assessment.

References

This Fire Risk Assessment has been undertaken with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards current at the time of assessment. For example: -

Applicable Legislation

- Regulatory Reform (Fire Safety) Order 2005 (FSO): The primary law governing fire safety in the common parts of flats, including stairways, corridors, and entrance doors.
- Fire Safety (England) Regulations 2022: Introduced under the FSO, it mandates high-rise residents (>11m) to have fire doors checked quarterly and provides safety information.
- Building Safety Act 2022: Imposes strict management requirements on higher-risk buildings.
- Housing Act 2004: Empowers local authorities to enforce safety standards within individual residential units.

Key Guidance Documents

- Fire Safety in Purpose-Built Blocks of Flats (Local Government Association): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
- Fire Safety Risk Assessment: Sleeping Accommodation (GOV.UK): Guidance on managing risks in communal areas.
- Making Your Small Block of Flats Safe from Fire (GOV.UK): Specific guidance for small, 3-storey blocks.
- BS 9792:2025: New British Standard for conducting fire risk assessments in housing.
- NFCC publication “Fire safety in specialised housing.”

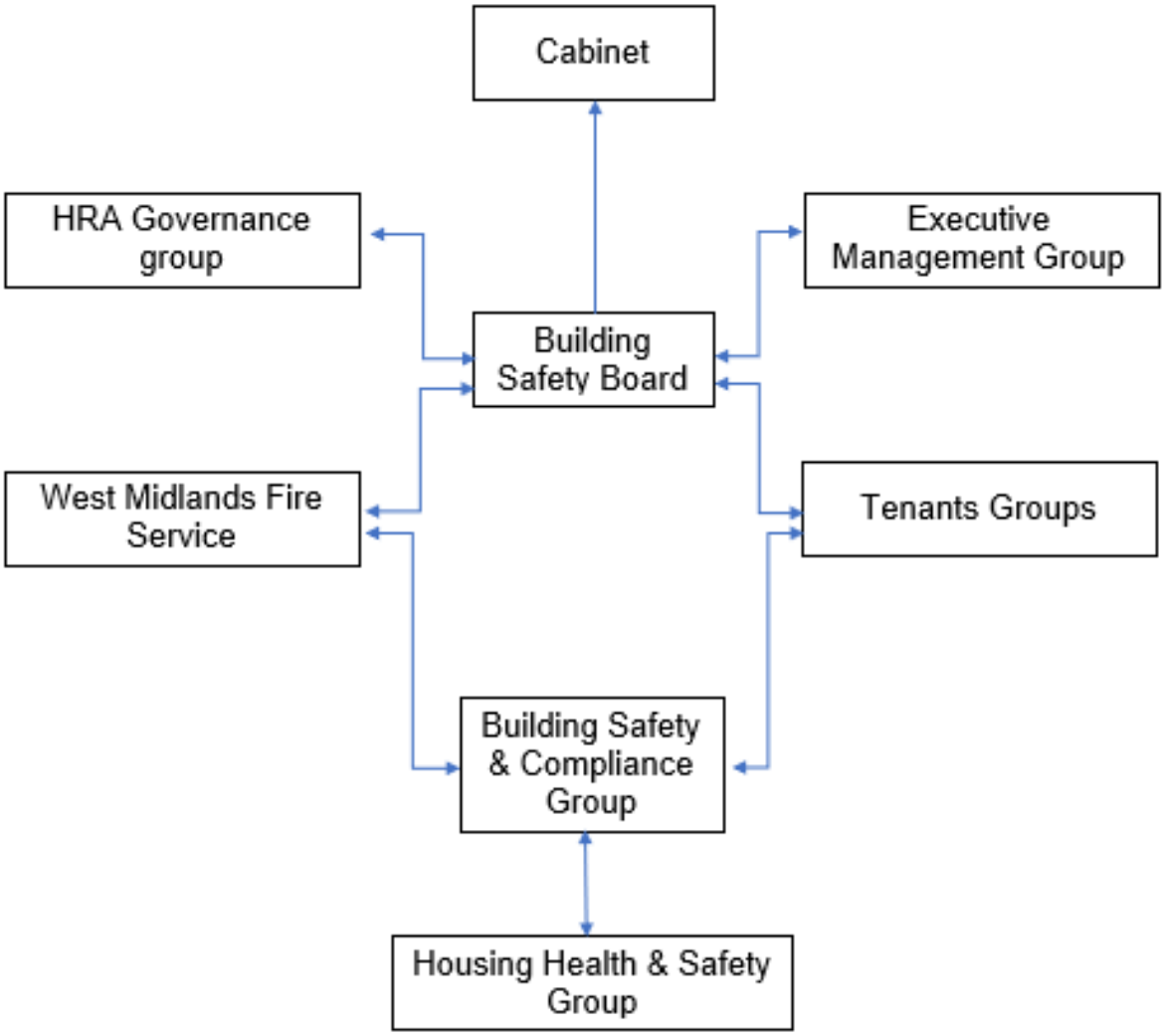
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

These managers attend the Building Safety and Compliance Group for scrutiny which is part of the governance structure below.

Governance Structure



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

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

Section 1

Executive Summary

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Each fascia of the building comprises of traditional brick masonry alongside a rendered finish. There is also ventilated blockwork to the rear elevation and powder coated aluminium louvred vents to the front elevation. All communal windows are powder coated aluminium with flat windows being UPVC double glazed units. Balconies to flats are constructed of concrete with steel & glazed railings.	Trivial
Section 7	**Means of Escape from Fire** The block has a single staircase that provides a sufficient means of escape with 2 final exit doors at ground level. Some communal fire doors require adjustment. All 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. Flat 13 Front Entrance Door needs to be replaced as it has extensive damage. Documented in the previous FRA.	Tolerable

Section 8	**Fire Detection and Alarm Systems** Smoke / Fire detection to individual flats is to LD2 standard. Detection and deluge system is installed to the bin storage room. AFA system in ground floor communal areas.	Trivial
Section 9	**Emergency Lighting** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266. The centrally powered 24v units are provided to the communal landings, stairs and lift motor room.	Trivial
Section 10	**Compartmentation** The block has sufficient compartmentation with all doors being FD30 fire doors within communal areas and individual flat entrances. Service & dry riser cupboard doors are 30-minute notional doors. The ceiling on floor 13 is damaged, requiring repair. Documented in the previous FRA.	Tolerable
Section 11	**Fire Fighting Access & Equipment** The dry riser inlet is located within the ground floor main entrance lobby. The Dry Riser inlet requires a new door due to being damaged by WMFS in a recent incident. Outlets are on all floors above. Maintenance contracts are in place to service the valves twice per year.	Tolerable

	Portable fire extinguishers (CO2) are located in several areas of the building, including the lift motor room, laundry, caretakers' office and common rooms, these are serviced annually. The bin store is equipped with a fire suppression system.	
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	**Fire Precautions** The fixed electric tests should be done every 5 years. Last EICR dated 14/08/23.	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. CCTV is installed.	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 Risk: ☒ Medium Risk: ☐ High Risk:

In this context, a definition of the above terms is as follows:

Low Unusually low likelihood of fire because of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

In this context, a definition of the above terms is as follows:

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Intolerable (Very High Risk)	The situation is intolerable. All or part of the building is unsafe for occupation. Significant effort and/or expenditure might be required to rectify the situation.
Substantial (High Risk)	Significant improvements are required. Urgent and/or substantial rectification work to at least normalize the risk.
Moderate (Normal Risk)	Improvements are necessary to reduce the risk to a tolerable level.
Tolerable **(**Low Risk)	While some very minor improvements might be required, the existing controls only require maintenance.
Trivial (Very Low Risk)	The risk to life is exceptionally low. No action is needed.

Comments

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 potential fire hazards that have been highlighted within the risk assessment, this include but not limited to:

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 good compartmentation to include nominal FD30 doors to flat entrances, nominal FD30 fire doors to stairwells, nominal FD30 fire doors to service cupboards, and suitable smoke detection to a minimum of LD3 standard within flats, this is supported by a Stay Put – Unless policy.

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:

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.

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.

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

Section 2 People at Significant Risk of Fire

Sandwell Council takes the health, safety and wellbeing of residents and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 aim to improve the fire safety and evacuation of residents in specified residential buildings in England who would have difficulties evacuating a building by themselves in the event of a fire (relevant residents).

This may be due to a physical mobility issue, some other disability such as having a sight or hearing impairment, or a cognitive condition. The Regulations also mandate building emergency evacuation plans in these buildings.

A resident is a 'relevant resident' for the purposes of these Regulations if the domestic premises in which they reside (which must be in scope of the Regulations) is their only or principal residence; and their ability to evacuate the building without assistance in the event of a fire is compromised as a result of a cognitive or physical impairment or condition.

Resident consent

Resident consent is required throughout every stage of Residential PEEP & PCFRA's. For instance:

- The decision as to whether to participate in Residential PEEP & PCFRA's lie with the resident and they cannot be compelled to participate.
- The decision as to whether to agree an emergency evacuation statement lies with the resident.
- The decision as to whether the prescribed information can be shared with WMFS lies with the resident; sharing requires the resident's explicit consent.

The Residential PEEPs process includes a suite of measures: -

- The responsible person (typically the building owner or manager) identifying residents who need Residential PEEPs.
- A person-centred fire risk assessment – a conversation between the responsible person and the resident, if one is requested by the resident – to understand their particular risks and identify how their fire safety and evacuation can be improved.
- An emergency evacuation statement of what the resident should do in the event of a fire, (if agreed between the responsible person and the resident).
- Information for WMFS to help inform any operational response and in case they need to undertake evacuation, (but only if the resident explicitly agrees to that information being shared).
- An ongoing duty to review the person-centred fire risk assessment / emergency evacuation statement, and the building emergency evacuation plan.

These measures are set out as duties in these Regulations that the Responsible Person under fire safety legislation is legally required to meet.

With the consent of the resident, SMBC will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

Building Safety Managers, Resident Engagement Officers (Fire) or Fire Risk Assessors with support from a Housing Officer will conduct a PCFRA and where necessary an RPEEP following any referral or request from residents within SMBC residential properties.

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

Currently, there are two recorded RPEEP's/PCFRA's in this building, in the event of any emergency individuals within these flats will wait for WMFS in the staircase, a place of relative safety. WMFS staff will provide further assistance to enable individuals to reach a place of ultimate safety.

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:

<table>
<tr><td colspan="3">Chief Executive
Shokat Lal</td></tr>
<tr><td colspan="3">Executive Director Asset Manager & Improvement
Alan Lunt</td></tr>
<tr><td colspan="3">Assistant Director Asset Management & Improvement
Sarah Agar</td></tr>
<tr><td colspan="3">Head of Building Safety & Compliance
Jon Hemming</td></tr>
<tr><td colspan="3">Building & Fire Safety Team Manager
Tony Thompson</td></tr>
<tr><td colspan="3">Team Lead Fire Safety
Jason Blewitt</td></tr>
<tr><td colspan="3">Team Lead Building Safety
Anthony Smith</td></tr>
<tr><td colspan="3">Housing Office Manager
Rachel Price</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Craig Hudson
Louis Conway</td><td>Fire Risk Assessors
Mohammed Zafeer
Stuart Henley</td><td>Resident Engagement Officers – Fire Safety
Abdulmonim Khan
Ethan Somaiya
Hannah Russon</td></tr>
</table>

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

St Giles Court
Reservoir Road,
Rowley Regis.
B65 9PE

Description of the Property

This type 1 fire risk assessment encompasses St Giles Court.

The high-rise block was constructed in 1965; it consists of 15 storeys (inclusive of the ground floor and lower ground floor). The height of the block is approximately 39 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

The block is built into a slope, giving access to the main entrance on the ground floor at the front elevation and a lower ground floor, accessed from ground level at the rear elevation.






There are a limited number of garages and car parking spaces available for residents, visitors & contractors, the main car parks, nine garages and twenty car parking spaces. The rear car park provides for approx. ten motor vehicles.



The building has CCTV installed which is monitored by SMBC staff based at Roway Lane, Oldbury.

The building has a main entrance to the front elevation, and a further entrance / exit located to the right of the main entrance. The main entrance has a door entry system, and both entrances have a fob reader installed. This helps to prevent unauthorised access to the building.

WMFS staff can access to the building using the drop latch key from the white box or fire appliance.





There is a Secure Information Box (SIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance. The 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, to the left of the main entrance.



The ground floor also contains: a community room, a training room for SMBC staff and a small kitchen, both of which have a final exit doors that leads to ultimate safety. The area also has several toilets.

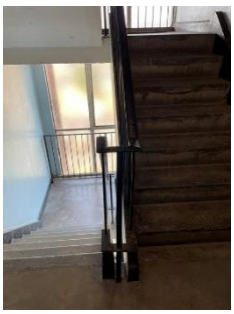




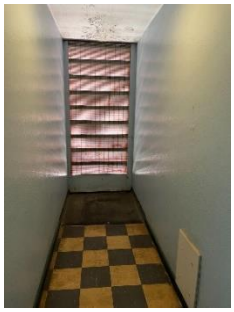
There is a laundry room, caretakers office and server room located on the ground floor.




There is a single staircase which provides a sufficient means of escape. The stairwell is ventilated via louvre vents at the top of the stairwell.


The communal corridors have natural ventilation by means of louvre vent adjacent the communal door to the stairwell. The bin chute area on each floor has natural ventilation by means of block work.

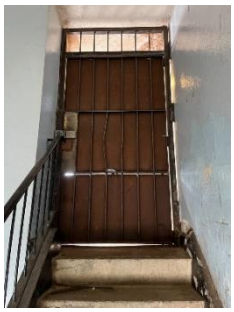



There are sealed cupboards in all bin chute lobbies, some with asbestos hazard signage. These cupboards are inaccessible and not included in this fire risk assessment.

There are two lift cars that serve alternate floors, the capacity for each lift is 8 persons or 600kg. The Firefighter control switch for each lift is located externally to the left-hand side of the main entrance.




The lift motor room is located on the roof. Access to the roof is via a full height steel gate secured with a padlock from the communal stairs / landing, the door to the motor room is secure by cylinder type lock, key stored in firefighter's white box.





The lower ground floor is accessed from the rear of the block and contains the bin room, incoming electrical supply, the control panel for the bin store deluge system and the 24 volt centrally powered emergency lighting system. This area is not accessible to residents.






The dry riser inlet is located within the ground floor lobby, inside a cupboard secured with a budget lock.



The dry riser outlets are in cupboards adjacent the chute rooms at the lift end of the communal corridor on each floor. Each cupboard is secured with a budget lock.



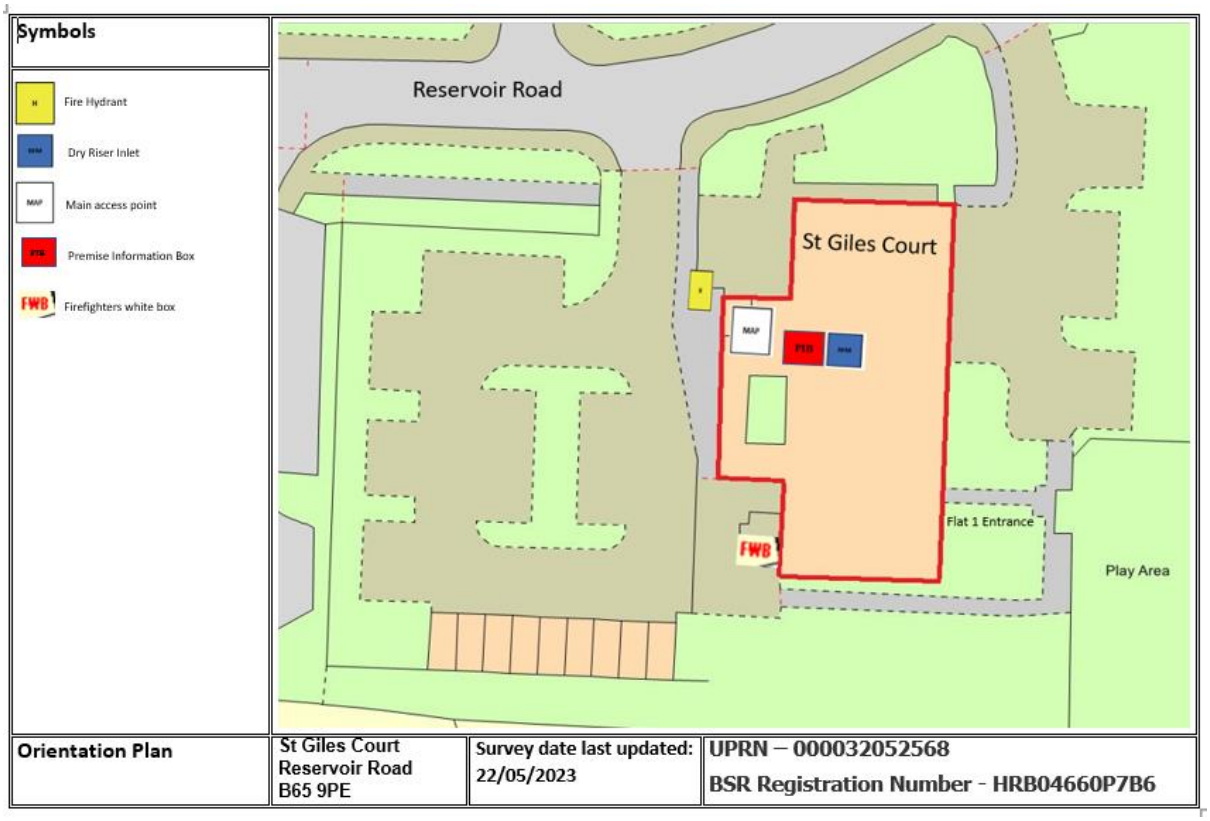

Electrical services to individual flats are contained within the electrical riser service cupboards on each floor.

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.

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

On arrival Information (for WMFS)



Address: St Giles Court Reservoir Road B65 9PE	Survey date: 29/07/2026	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Height	36 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Wimpy construction/ traditional brick with rendered finish no external cladding to the block. Balconies constructed out of concrete slab with steel railings, ventilation panels to the front elevation via louvre vents with ventilated blockwork to the chute rooms at the rear elevation.
Number of floors	15.
Layout	The block consists of 15 storeys inclusive of lower ground floor. The block has a main entrance to the front elevation, and a further entrance / exit located to the right of the main entrance. Single protected staircase serves all floors within the block. 1st - 13th floors contain 6 dwellings 3 each side of a corridor protected via FD30s doors. Ground floor contains 3 dwellings with and a communal area consisting of two rooms and a kitchen, rooms have a final exit door. There is also a laundry room, caretakers office and server room. Flat 1, on the lower ground floor, is accessed separately from the rear elevation of the block and not accessible from the internal common area of the block. Lifts open into a lift lobby area where 3 dwellings are situated, the three other flats on each floor are located at the opposite end of a protected corridor nearest the protected staircase. The communal corridors have natural ventilation by means of louvre vent adjacent the communal door to the stairwell with the chute room area on each floor having natural ventilation by means of open block work. Automatic fire alarm system used on the ground floor within the community rooms only.
Lifts	There are two lift cars that serve alternate floors, the capacity for each lift is 8 persons or 600kg. The Firefighter control switch for each lift is located externally to the left-hand side of the main entrance.
Types of entrance doors	Falt entrance doors are FD30s timber or composite doors sets manufactured by Permadoor, IG or nationwide. Except for some timber flush FD30s doors and Flat one which can only be accessed externally possessing a UPVC type door.
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors.
Common voids	No.
Access to roof/ service rooms	The lift motor room is located on the roof and is accessed via a steel door secured with a mortice lock. Access to the roof is via a full height steel gate secured with a mortice lock from the communal stairs.
Occupants	Approx. (164) based on an average of 2 occupants per flats (82 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	Automatic fire alarm system in the ground floor communal rooms only. There is no common area fire alarm. Early warning within residents' flats is limited to hard wired battery back-up smoke alarms.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building. There are no permanent staff in the block.

FIREFIGHTING SYSTEMS	
Water supplies	Fire hydrant is located at the front elevation to the building nearest the main access point.
Dry riser	The dry riser inlet cabinet is located within the front main entrance.
Firefighting shafts	No.
Smoke control vents	There is no AOV within the block, natural ventilation is achieved via louver vents at the front elevation to the building and open block work to the rear elevation where the bin chute rooms are located.
Sprinkler system	A drenching system is provided to the refuse chute bin store.
DANGEROUS SUBSTANCES	
Location, type, and quantity	PIPE / STACK TO SIDE OF MOTOR ROOM BUILDING CEMENT PIPE - UNSEALED - PRESUMED – CHRYSOTIL MAIN ROOF - BITUMINOUS DRY RISER CUPBOARD TRANSOMS TO ALL FLOORS EXCEPT 13TH , 9TH, 8TH & GROUND - BOARD - PAINT - SEALED - AMOSITE FLOORS TO ALL LANDINGS EXCEPT GROUND FLOOR - THERMOPLASTIC TILE - SEALED - PRESUMED CHRYSOTILE TRANSOM TO OLD INCINERATOR CUPBOARD ADJACENT TO CHUTE HOPPER ON ALL FLOORS - BOARD - PAINT SEALED – AMOSITE GROUND FLOOR CLEANERS' CUPBOARD TRANSOM - BOARD - PAINT - SEALED – AMOSITE BOXING / DUCTING AT CEILING LEVEL IN BASEMENT ROOM - BOARD - UNSEALED – AMOSITE & CHROSOTILE MAIN ROOF PARAPET CAVITY CLOSER - CEMENT - UNSEALED - CHRYSOTILE
SERVICES	
Electricity	Electric meter cupboards located on each floor of the block.
Gas	Gas isolation points located on the orientation plan.

High/Low Rise	High Rise
Number of Floors	15
Height	39 Metres
Approximate floor area	116 Sq. Mtrs
Date of Construction	Circa 1965
Construction Type	Wimpy
Last Refurbished	N/A.
External Cladding	None.
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	None.
Fire Alarm System	Ground floor community area only.
Refuse Chute	1.
Access to Roof	Access to the roof is obtained by the steel gate on 14th floor stairwell.
Equipment on roof (e.g., mobile phone station etc)	No.
WMFS Audit	No recorded Audits.
Enforcement action	No.
Fire strategy	Last recorded Fire Strategy Date is 27/11/2024.

Persons at Risk

Residents / Occupants of 82 number of 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)

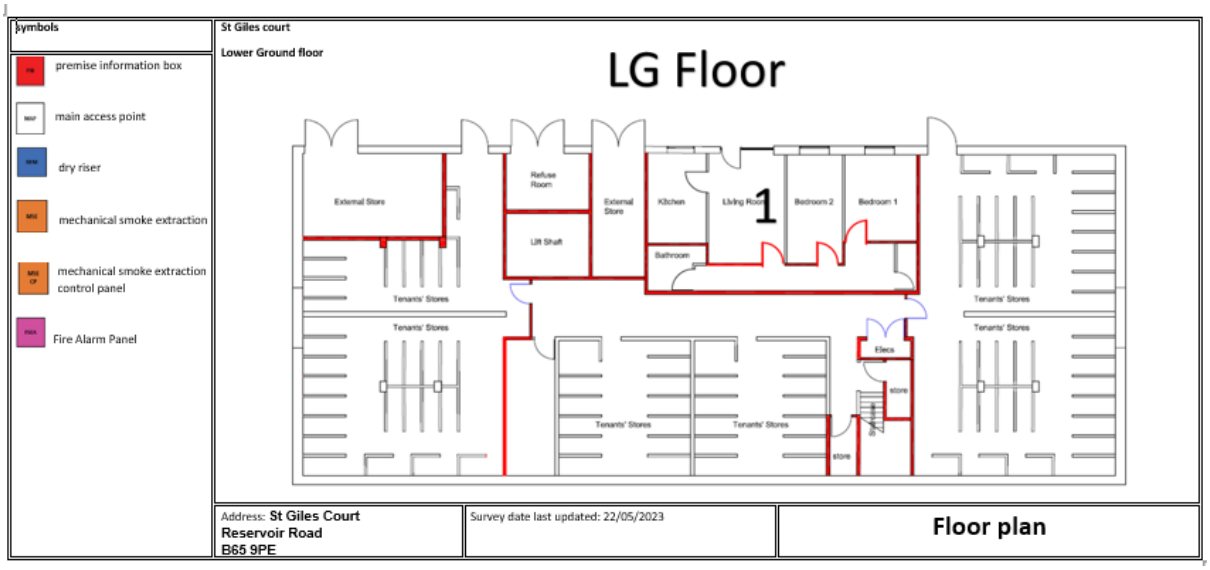
Section 5

Building Plan

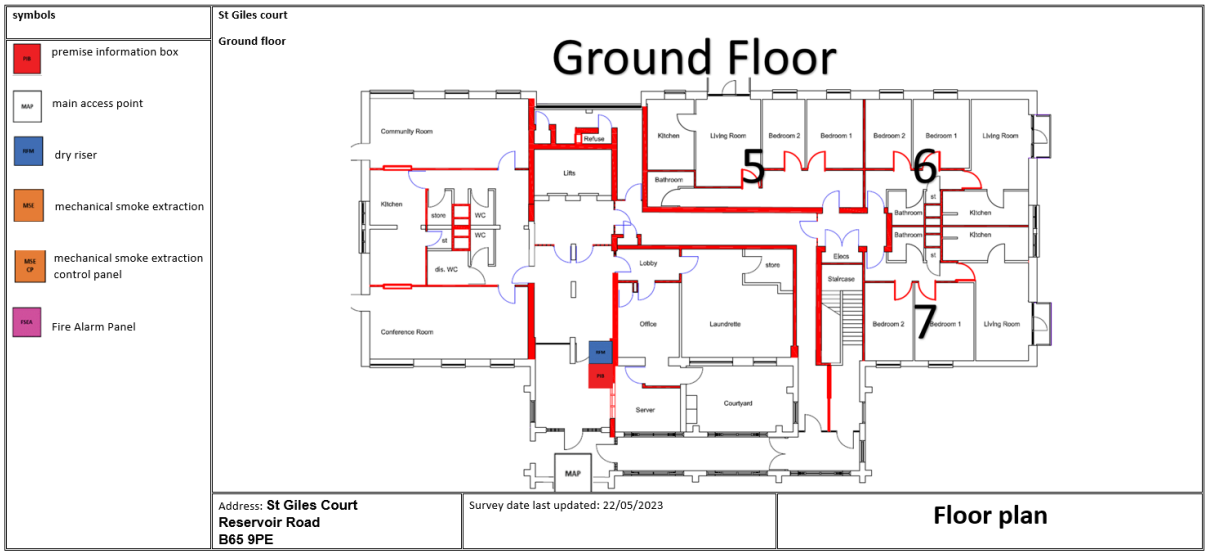
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

The plans have been shared with WMFS electronically via their portal.

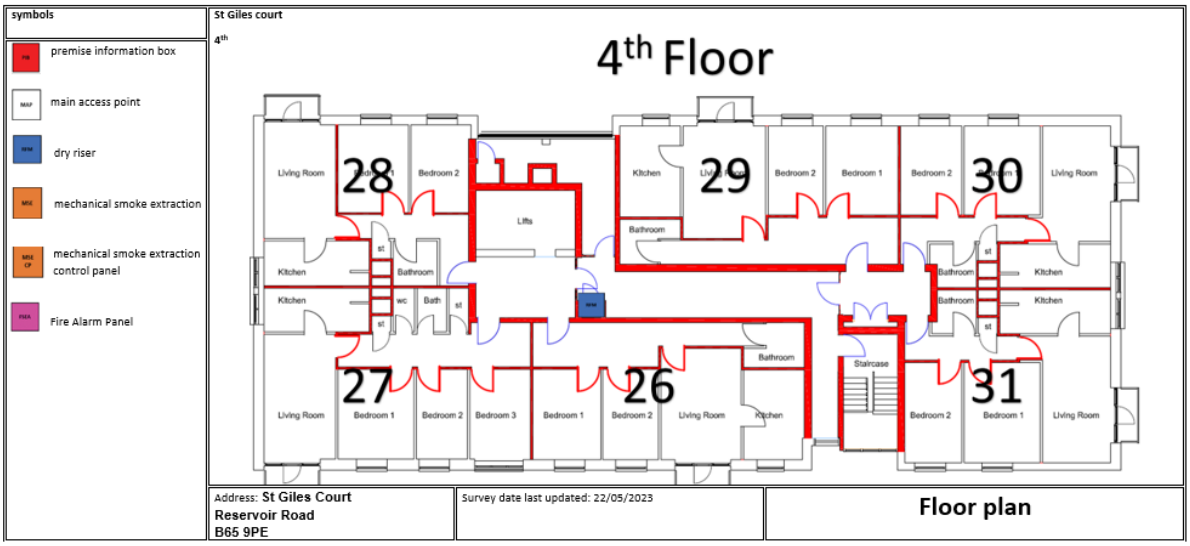
Lower Ground Floor.

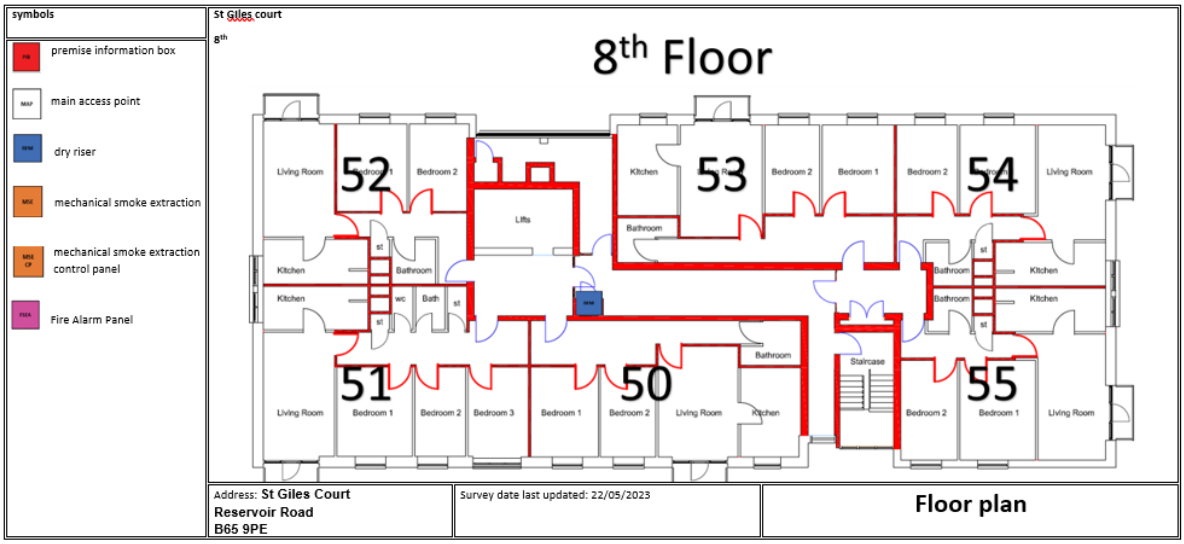


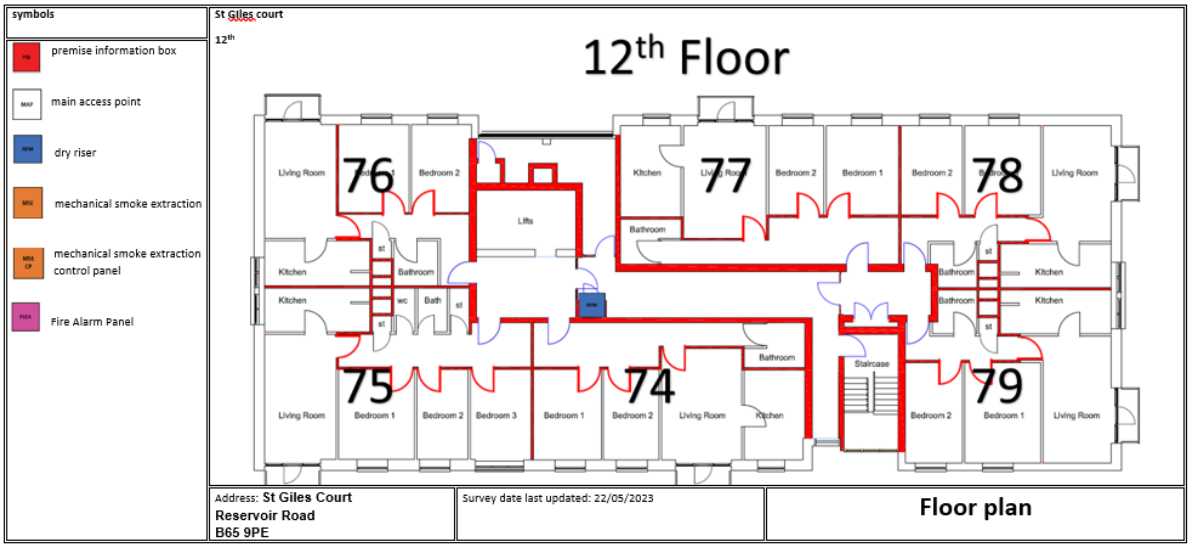
Ground Floor.



Typical Upper Floors.







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 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 carried out External Wall Assessments of all Sandwell Metropolitan Borough Councils Higher Risk Buildings (FRAEW).

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.

The FRAEW was undertaken by Firntec Building Compliance in November 2024. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

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. All elevations consist of traditional brick alongside a rendered finish.




2. All flat windows and balcony doors are UPVC double glazed units.



3. All communal windows to the protected staircase and single storey final exit are powder coated aluminium single glazed units.




4. Individual flat balconies are constructed of a concrete slab with steel and glazed railings.



5. Ventilation panels to the front elevation consist of powder coated aluminium louvre vents.



6. The ventilated block work to the chute rooms on the rear elevation have been externally covered with pest control netting. The netting will be permanently removed during significant refurbishments works that are anticipated in the future.




7. There are several balconies that have netting present, this should be removed as per SMBC policy and guidelines in the tenancy agreement. An email has been sent to the housing manager on this topic and rubbish being thrown out of windows.

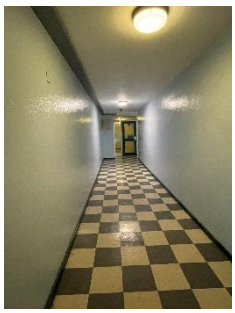
Section 7 Means of Escape from Fire

1) The site has a single staircase that provides a means of escape and is 1050mm in width.




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

3) Corridors forming the means of escape from the 1st to the 13th floors provide a single direction of travel towards the protected stairwell. The maximum travel distance from the furthest flat is no more than 15 metres. Each flat on these floors is no more than 4.5 metres from a permanently ventilated corridor and an FD30s compartment door.



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 FD30 fire doors with vision panels. It was noted that some communal doors have been replaced with nominal FD30 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 lift lobby door outside flat 62 on the 10th floor requires maintenance to allow it to close correctly into the frame.

9) 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.

10) Automatic smoke ventilation is not employed. Ventilation of the communal stairwell is via two ventilation panels to the head of each side of the stairwell.



11) The communal windows in the staircase are fixed and not openable.



12) The communal corridors have natural ventilation by means of louvre vent adjacent the communal door to the stairwell.



13) The chute room area on each floor has natural ventilation by means of block work.



14) 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.

15) It was noted that lighting in the lift lobby outside flat 38 on the 6th floor was defective. There were also a number of lights in the lower ground floor that were defective or had lenses missing. An email has been sent to Electrical to resolve this issue.

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



17) It was noted that a cracked vison panel in a door/combination frame outside flat 32 on the 5th floor, replace glazing using appropriate FR products.




18) Dry riser cupboard doors are FD30 rated, kept locked / secured with budget type lock.



19) Electrical service cupboards have FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. It is recommended that all service cupboard doors are uprated to FD30s during future building refurbishment works.



20) The surface coatings to the communal areas are believed to be Class 0 rating (this rating has been superseded by Euro Class B-s3, d2.)

21) Paint in the following common areas is flaking and detached from the building fabric. Affected areas are required to be treated and repainted with a suitable Euro Class B-s3, d2 rated product. The affected areas are: -

Floor 1
Floor 3
Floor 4
Floor 6
Floor 7
Floor 8
Floor 10
Floor 11
Floor 13



22) 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.



23) Individual flat doors are FD30s and a combination of Timber flush doors, rated composite doors sets manufactured by Permadoor, IG Doors or Nationwide.

24) It was noted that Flat 13 front entrance door is defective, missing outer plate on letterbox and a piece of OSB board has been fitted to the external face of the door. Daylight can be seen through the door and frame.





25) Flat front door inspections were not carried out by the fire risk assessor as the SMBC Fire rapid response team now undertake annual surveys of flat entrance doors in all SMBC's High Risk Buildings.

Records are recorded electronically by SMBC. Access to individual flats was not sought for the purpose of fire door inspection, as the Fire Rapid Response Team is scheduled to undertake a full non-invasive Fire Door Inspection (FDI).

Accordingly, no internal assessment of flat entrance doors was completed during this FRA. However, the external leaf of each flat entrance door was visually reviewed to identify any obvious signs of damage or defect.

Section 8 Fire Detection and Alarm Systems

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

2) Access was not gained to resident's flats to sample smoke detection. Based on information collated from in house systems, (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

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

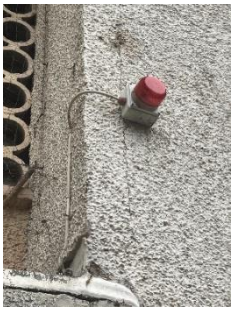
3) There is no effective means for detecting an outbreak of fire to the residential communal areas. The reason for this is:

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

4) A deluge system is provided to the refuse chute bin store. The control panel is located within the lower ground floor. There is a warning beacon on the outside of the building, monitored by CCTV.

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 have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.




2) The centrally powered 24v units are provided to the communal landings, stairs and lift motor room. The batteries are located within the lower ground floor. Self -contained units are provided to the final exits, server and meeting rooms.



3) All installed equipment is checked and tested in accordance with BS 5266 by Sandwell MBC in house electrical team or an approved contractor.

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 minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.

2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.

3) Fire stopping / compartmentation within the 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 intumescent mastic, intumescent sponge and mineral wool.

6) Access panels to individual stop taps are fixed to masonry and bedded on Intumescent foam.

7) **It was noted in the ground floor laundry that the access panel to gas service pipe had been damaged. Therefore, create a suitable replacement panel that provides 60 mins fire resistance.**



8) **The lift lobby ceiling for flats 80-82 on the 13th floor is damaged, potentially affecting compartmentation. This damage should be repaired.**





9) 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).

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

11) Electrical service cupboards have FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. See comments in Observations.



12) The dry riser cupboards are nominal FD30 fire doors, these are secured with a budget type lock.

13) Electrical service cupboards in this building are nominal FD30 fire doors, these are secured with a union type lock. Residents do have access to these cupboards.

14) The ground floor server room magnetic lock was found to be inoperable. This lock requires repair. An email was sent to the CCTV department to rectify the issue.



15) Individual flat entrance doors are a combination of nominal Timber flush doors and nominal Composite FD30 fire doors.

16) Individual flat entrance doors are scheduled for inspection on Monday 27th July 2026 by SMBC's Fire Rapid Response team. There are a total of 82 flats. Any defects that are identified will be rectified by the the Fire Rapid Response team. An accredited third party approved contractor will install any replacement FD30s doors that are required. Flat Entrance Door inspections have been completed on a best endeavour basis in line with The Fire Safety England Regulations 2022.

17) The communal corridors, landing & staircases are protected by use of nominal self-closing 30-minute timber fire doors with vision panels & 25mm stops, along with 30-minute notional hardwood fire screens with GWPP glazing.

    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 some 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.

18) The bin chute compartments are separated from the main corridors by a notional FD30 doors.



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 have 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. A competent person must install the door assembly.

Section 11

Fire Fighting Access & Equipment

1) There is a dry riser that serves the building. The dry riser inlet is located within the ground floor lobby. This is secured with a budget key. The door does have signage illustrating dry riser.

2) The dry riser inlet door has been damaged by WMFS following a recent fire in the building. This door needs to be replaced with a suitable alternative with signage displayed.



3) The dry riser outlets are in cupboards adjacent the chute rooms at the lift end of the communal corridor on each floor. Each cupboard is secured with a budget lock. It was evident that telecommunication cabling within the riser cupboards does hang loose and is generally untidy. The cabling does not restrict the use of the riser outlets and will be made good as part of the significant building refurbishment works that are planned.



4) The dry risers are checked regularly as part of the Caretakers duties.

5) 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.

6) Maintenance contracts are in place for the maintenance of Fire 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 in the caretaker's office.
- CO2 in the laundry room.
- CO2 in the server room.
- Foam in the communal room.
- CO2 in the kitchen.

It was noted that the C02 extinguisher in the Laundry does not have any ID or How to use signage displayed.

7) Bin room is protected by deluge/fire suppression system and serviced at frequent intervals.

Section 12

Fire Signage

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

2) However, the new doors in the basement require “Fire Door Keep Shut” & “Fire Door Keep Locked Shut” signage to be displayed. These will be fitted by the FRA assessor.




3) The C02 extinguisher in the Laundry Room requires ID & how to use signage.



4) Fire Action Notices are displayed throughout the building.

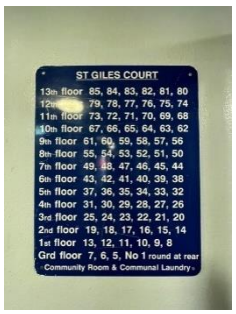


5) No smoking (Smoke Free England) signage is displayed at the front entrance to the premises.



6) Yellow LPG warning signs are displayed within the lift car.

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



8) Photoluminescent wayfinding signage illustrating floor level and flat numbers are fitted to the walls on all floors adjacent the lift car's and to the wall of each landing on the communal staircase. Signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022.



9) The fire escape routes do not require directional fire signage due to simplicity of layout.

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) Staff undertaking fire risk assessments on High Rise buildings are qualified to a minimum of Level 4 Diploma in Fire Risk Assessment.

5) Fire safety information has been provided as part of tenancy pack.

6) Information regarding building safety is contained within a Building Safety Notice. This is fixed to the wall in the ground floor lift lobby area.



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



8) Information regarding the Stay Put Unless fire evacuation strategy is provided to residents.



9) The Building Safety Team surveyed residents of St Giles Court during May 2025 and visited every flat on Monday 12 May 2025. Residents who were not available also had the option to complete the survey online or postal return.

- 12% (10) of households have given us their feedback. Of those responses.
  - 80% (8) of households agreed that they feel safe in their own home. 70% (7) of households agreed that they feel safe within the communal areas of the block.
  - 90% (9) of households who responded confirmed they are happy with how often the smoke alarms are checked by Sandwell Council.

13) There has been one reported fire at St Giles Court in the previous 12 months. The origin of the fire was in the Living Room. During the fire, the building behaved as expected with the fire being confined to a single room.

14) SMBC will use a range of methods to communicate with the residents of St Giles Court about building safety. This may include:

- At the start of a tenancy
- Homecheck visits
- A change in leaseholder
- Sandwell Council website
- MySandwell portal/APP
- Notice boards
- Text
- Email
- Letter
- Face to Face visits
- Pop-up sessions to talk about building safety Video Workshops

15) The Resident Engagement Strategy for St Giles Court will be reviewed in 12 months to include current details and any emerging topics.

Section 14

Sources of Ignition

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

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

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

4) The fixed electrical installation shall be tested every 5 years. The last inspection was recorded as satisfactory and completed 14/08/2023.

5) Electrical service cupboards have FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. It is recommended that all service cupboard doors are upgraded to FD30s during future building refurbishment works.

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



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

8) There is an electric cooker in the communal kitchen. Information given to the assessor stated that residents of the block are not allowed to use the kitchen facilities unsupervised by SMBC staff and that the electric cooker is not used by staff.

   Consideration should be given to removing the cooker and designating the kitchen for the cold preparation and re-heating of food only. See comments in Observations.

9) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is internal.

10) There is no facility provided at St Giles Court for the use of charging Electric Motor Vehicles.

Section 15

Waste Control

1) There is a regular cleaning service provided at St Giles Court this covers all of the common areas.

2) There is a contract in place whereby refuse bins are emptied on a regular basis.

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

4) There is an ‘Out of Hours’ service is in place to remove bulk items from the building.

section 16

Control and Supervision of Contractors and Visitors

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

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

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

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

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

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

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

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

    d) Final Contractor review on completion of works undertaken.

Section 17

Fire Precautions

1) 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.

2) Unauthorised access to the premise is protected by means of a door entry system.

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

4) There is no current evidence of arson.

5) The perimeter of the building is well illuminated.

6) There has been one reported fire incident since the previous FRA. The fire was contained to the living room and balcony, SMBC have investigated this incident as per SMBC policy. Fire damage was contained to the Living room with smoke damage affecting other parts of the building due to open doors within the flat.

   SMBC are satisfied that the fire was not as a result of failure of any passive/active fire safety systems.

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.

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: St Giles Court, Reservoir Road, Rowley Regis B65 9PE.

Date of Action Plan: 30/07/2026

Review Date: July 2027

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/08	The lift lobby door outside flat 62 on the 10th floor requires maintenance to allow it to close correctly into the frame.		P3	3 – 6 months Fire Rapid Response Team	

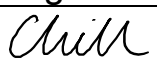
07/17	It was noted that a cracked vison panel in a door/combination frame outside flat 32 on the 5th floor, replace glazing using appropriate FR products.		P3	3 – 6 months Caretakers.	
07/21	Paint in the following common areas is flaking and detached from the building fabric. Affected areas are required to be treated and repainted with a suitable Euro Class B-s3, d2 rated product. The affected areas are floors 1, 3, 4, 6, 7, 8, 10, 11 & 13.		P4	Six months under programmed work. Repairs	
07/24	Flat 13 front entrance door is defective, missing outer plate on letterbox and a piece of OSB board has been fitted to the external face of the door. Daylight can be seen through the door and frame.		P3	3 – 6 months Fire Rapid Response Team.	

10/07	It was noted in the ground floor laundry that the access panel to gas service pipe had been damaged. Therefore, create a suitable replacement panel that provides 60 mins fire resistance.		P3	3 – 6 months Fire Rapid Response Team	
10/08	The lift lobby ceiling for flats 80-82 on the 13th floor is damaged, potentially affecting compartmentation. This damage should be repaired.		P3	3 – 6 months Repairs	
11/02	The dry riser inlet door has been damaged by WMFS following a recent fire in the building. This door needs to be replaced with a suitable alternative with signage displayed.		P3	3 – 6 months Repairs	

12/03	The C02 extinguisher in the Laundry Room requires ID & how to use signage.		P3	3 – 6 months Asset Management Team.	

Observations When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken.	
All 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.	
There is an electric cooker in the communal kitchen. Information given to the assessor stated that residents of the block are not allowed to use the kitchen facilities unsupervised by SMBC staff and that the electric cooker is not used by staff. All SMBC should be made aware that the kitchen shutter and kitchen door should be closed if the cooker is used. The cooker should not be used for fat frying. **Consideration should be given to removing the cooker and designating the kitchen for the cold preparation and re-heating of food only.**	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Adrian Jones		07776 551687	L4 Diploma	29/07/2026

Verified	Signed:	Contact Details:	Qualifications:	Date:
Carl Hill		07436 054467	L4 Diploma	30/07/2026

FRA actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Anthony Smith		Tony2_smith@sandwell.gov.uk	BSC (Hons) AIFE, CABE, RICS	31/07/2026

Appendix 1

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

Name of property: St Giles Court

Updated: 15/04/2026

Premise Manager:

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 5077. *Include survey*

bradley ENVIRONMENTAL

Report No.:	J410656 V2
Nature of Work:	Management Survey
Issue Date:	15/04/2026
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL41100ST02 13
Site Address:	1-85 St Giles Court, Rowley Regis, B65 9PE



Order Placed By:	Jon Hemming
Site Contact:	Rebekah Fitzpatrick
Date(s) of Work:	17/03/2025 to 18/03/2025 & 31/03/2026
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Jack Baldwin

Lead Surveyor:

Jack France
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
15/04/2026

Non-accredited activities are present within this report.

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