Fire Risk Assessment

Bearwood road 139

Flats 1-5



Bearwood Road, Smethwick,

B66 4LN

Date of Inspection: 18th August 2026

Review Period: 3 years.

Officer: M. Zafeer **Fire Risk Assessor**

Verified By: S. Henley **Fire Risk Assessor**

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) requires the Responsible Person to ensure that a **suitable and sufficient Fire Risk Assessment (FRA)** is carried out for the common parts of all multi-occupied residential buildings. This FRA supports the organisation's wider fire safety management system and ensures compliance with statutory duties relating to the safety of residents, visitors, staff, and contractors.
This FRA has been completed in accordance with **BS 9792:2025 – Fire Risk Assessment for Housing**, and with reference to relevant UK legislation and guidance, including:

- 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 Act 2021: Information about the commencement of the Fire Safety Act and how it affects Responsible Persons and others.
- 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.
- Housing Act 2004: Empowers local authorities to enforce safety standards within individual residential units.
- Building Safety Act 2022: (where applicable) Imposes strict management requirements on higher-risk buildings.
- 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.
- Making your small block of flats safe from fire: *Fire Safety in Small Blocks of Flats*
- NFCC guidance on residential fire safety

The purpose of this FRA is to evaluate the risk to life from fire within the **common parts** of the building and to identify any measures required to ensure compliance with applicable legislation.

The assessment considers:

- The building's construction, layout, and fire protection features
- The nature of the occupancy and any residents who may require additional support
- Fire hazards and the measures in place to eliminate or control them
- The adequacy of means of escape and fire safety systems
- The management arrangements for maintaining fire safety

Type of Assessment

This FRA has been completed as a:

☒ 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)

Scope of the Assessment

The assessment includes, but is not limited to:

☒ Visual review of the external wall construction (where relevant)
☒ Inspection of flat entrance doors from the common side
☒ Means of escape routes and exit doors
☒ Accessible compartmentation and fire-stopping, passive and active fire protection measures.
☒ Service cupboards, risers, and meter rooms (where accessible)
☒ Roof voids and loft spaces (where accessible)
☒ Fire safety signage, lighting, and detection systems
☒ Accessible compartmentation,

Limitations

This FRA is based on a **visual, non-destructive inspection** unless otherwise stated. No opening up of construction, removal of fixtures, or

intrusive investigation was undertaken. Areas that could not be accessed at the time of inspection are recorded within the report.

This FRA does **not**:

- Provide a full fire strategy for the building
- Assess the structural fire resistance of building elements
- Identify latent construction defects
- Assess internal conditions within individual dwellings
- Provide an external wall appraisal (FRAEW), which is not normally required for low-rise buildings unless specific concerns are identified
- Serve as a compliance audit or snagging inspection

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

Review Requirements

The FRA should be reviewed:

- At regular intervals (typically every 3 years)
- Following any significant change to the building
- Following a fire incident
- Following identification of new risks or concerns
- Following significant changes in occupancy or management arrangements

The Responsible Person must ensure that all significant findings and recommended actions are addressed within appropriate timescales and that fire safety information is kept up to date in line with the principles of the **Golden Thread**.

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 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. (High Rise Only)

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.”

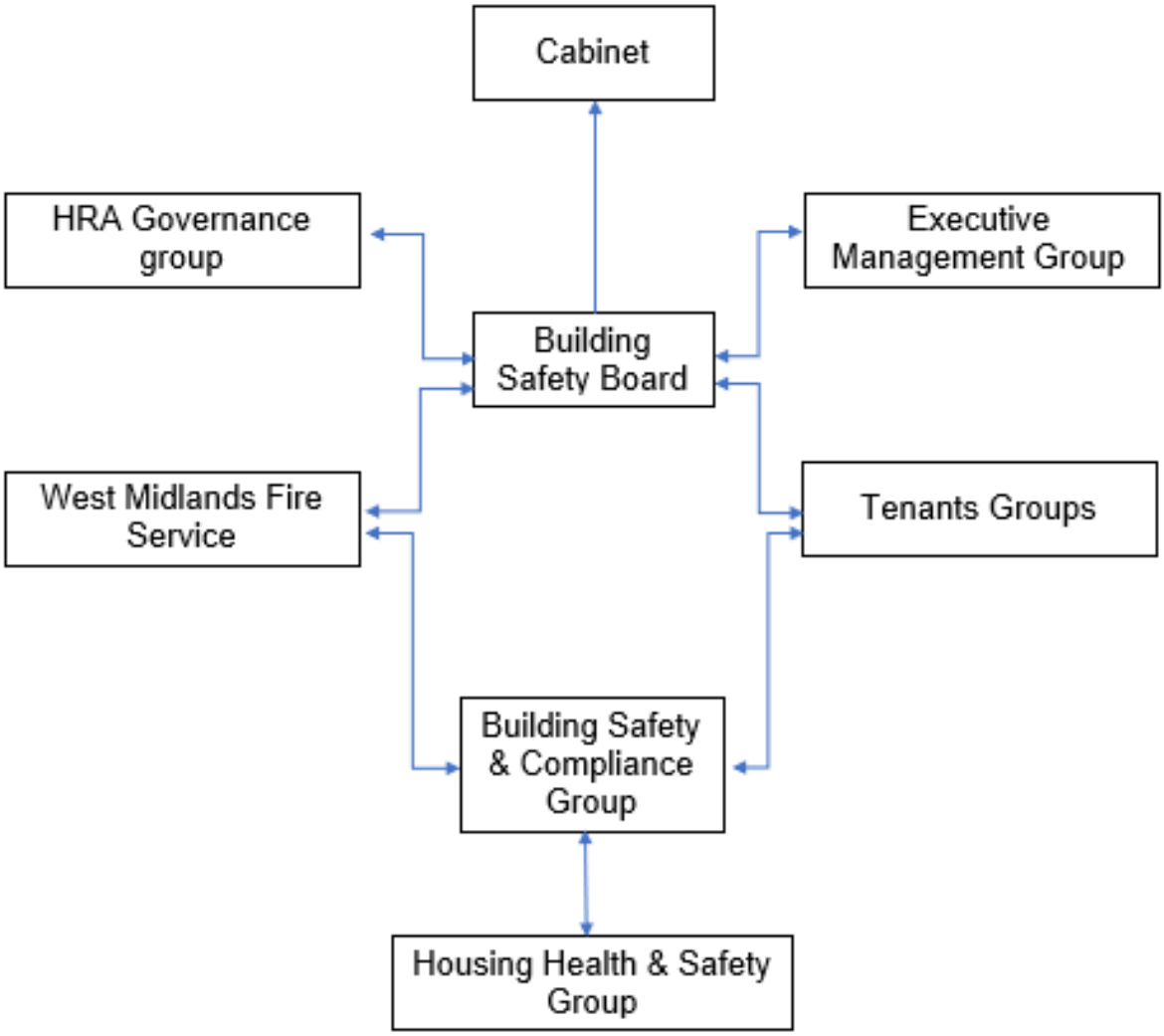
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

This Fire Risk Assessment provides an overview of the fire safety arrangements in place within the building and evaluates the level of risk to life from fire within the common parts. The assessment has been undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021, the Fire Safety (England) Regulations 2022, and BS 9792:2025. It reflects the building's design, construction, occupancy profile, and the fire safety measures provided.

The building is a low-rise, purpose-built block of flats designed to support a **Stay Put Unless Affected** evacuation strategy. This approach is appropriate for buildings of this type, where each flat is intended to provide a degree of fire resistance that allows occupants to remain safely within their dwelling unless directly affected by fire or smoke. The common areas are designed to remain clear and unobstructed, with a single stairway providing the means of escape for residents who need to evacuate.

The assessment considers the building's passive and active fire protection measures, including compartmentation, flat entrance doors, fire-stopping, emergency lighting, and domestic smoke detection within sampled flats. It also reviews the management arrangements in place for maintaining fire safety systems, controlling contractors, managing waste, and providing residents with appropriate fire safety information.

The building benefits from traditional, inherently robust construction, and the fire protection measures provided are generally consistent with the expectations for low-rise residential buildings. The management regime supports the maintenance of a sterile common area, which is a key control measure in buildings with a single escape route. The building's occupancy profile does not indicate any unusual or heightened risk factors, although residents who may require additional support are managed through Person-Centred Fire Risk Assessments (PCFRAs) and Residential PEEPs where agreed.

Based on the conditions observed at the time of inspection, the overall risk to life from fire is assessed as **Tolerable**.

This means that the existing fire safety measures are broadly adequate, and only minor or routine improvements may be required. The detailed significant findings and recommended actions are provided in the Action Plan at the end of this report.

The Responsible Person must ensure that all recommended actions are addressed within appropriate timescales and that the FRA is reviewed regularly, or sooner if significant changes occur to the building, its use, or its occupancy.

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** **Structure & External Envelope** Construction: 1900s Edwardian era property, traditional cavity brick masonry construction. A prominent overhanging gable on the upper left side. Mock-Tudor black and white decorative timbering on the gables and upper facade. Roofing: Pitched structure finished with traditional tiles or slates. Fascias & Soffits: UPVC and timber detailing below roof line. **Openings & Access** Primary Access: Front porch with timber posts and components	Trivial

	Communal Stairwells: Residential Windows: Individual units feature UPVC double glazing. Side entrance to the rear of the property is through timber gate. **External Features & Grounds** Refuse Storage: Dedicated external space to the front of the building	
Section 7	**Means of Escape from Fire** Block consists of an internal single staircase that provides sufficient means of escape to all flats on the 1st and 2nd floor Service cupboard containing resident's meters is located on the ground floor • Plastic trunking for electrical cabling in communal areas. • Combustible items stored under stairs with the escape route Clear and safe exit out of the building via ground floor final exit. Resident gas meters on external escape route.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a minimum LD3 standard. Resident flat detection is linked to the communal alarm, tested to 75db at the headrest in each flat, each flat detection is in dependant and no way linked to other flats. • Communal Fire alarm zone plan is not with accordance to BS 5839-1	Tolerable

	Service record for communal alarm system shows that it was last serviced on 20/04/2026	
Section 9	**Emergency Lighting** The premises has a sufficient emergency / escape lighting system. Emergency lighting is evident in communal stairwells and corridors in accordance with BS 5266	Trivial
Section 10	**Compartmentation** Due to not being able to confirm the resistance of the compartmentation, the evacuation policy has been changed toa s simultaneous evacuation aided with flat detectors linked to a communal alarm system. Flat entrance doors are notional and composite FD30s 30-minute fire doors with intumescent strips & cold smoke seals, • Fire stopping is required around bunched and single electrical cables within the ground floor electrical cupboard	Tolerable
Section 11	**Fire Fighting Access & Equipment** Nearest fire station is Smethwick Fire Station distance of 0.9miles Hydrant located on the corner of 200-238 Bearwood Road	Trivial
Section 12	**Fire Signage** ‘No smoking’ signage in place Correct signage on resident electrical cupboard doors is required once upgraded to FD30s fire rated enclosure doors.	Trivial

Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Fire Precautions** The last Satisfactory EICR was completed on 18/08/2025. Gas meters located to the side elevation of the building.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Bins are stored at the front of the building Combustible waste has been stored in the pathway leading up to the garden, *email sent to caretakers on 26/08/2026*	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** Perimeter lighting to the front entrance is in place, street lighting provides sufficient illumination to the front of the building.	Trivial
Section 18	**Storage Arrangements** Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

☐ Low 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

After carrying out a Type 1 **non-intrusive** fire risk assessment on

Bearwood Road 139 Flats 1-5
Smethwick
B66 4LN

In my conclusion, the likelihood of a fire is of a medium level of risk prior to the implementation of the action plan because of the normal fire hazards that have been highlighted within the risk assessment.

Based on the building's current use and occupancy, it presents a low life safety risk from fire. While notional and composite FD30S fire doors are installed at flat entrances, the structural fire resistance of walls and floors cannot be verified**.** Consequently, the building's strategy has been upgraded from a 'Stay Put' policy to a Simultaneous Evacuation strategy. This is supported by a fully independent communal fire alarm system linked to each flat; activation of any individual flat detector triggers the communal system. Electrical testing in 2025 confirmed that communal sounders achieve the required 75dB audibility level at the bed headrest in all flats.

This risk profile is further mitigated by strict communal housekeeping to eliminate fire load, escape routes fully equipped with emergency and wayfinding lighting, and a thumb-turn lock on the final exit door to ensure unhindered egress.

Overall, the level of risk at the time of this FRA is tolerable.

On completion of the recorded actions the overall risk rating for the building will be reduced to trivial, subject to the recommended actions in this fire risk assessment.

Risk level	Action:
Trivial	No action is required, and no detailed records need to be maintained.
Tolerable	No major 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

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 requires the Responsible Person to identify any groups of people who may be especially at risk in the event of a fire. This section considers the building's occupancy profile, the nature of the premises, and any factors that may increase vulnerability.

This low-rise residential building is occupied primarily by general-needs residents; however, as with all multi-occupied housing, there may be individuals whose personal circumstances increase their level of risk. These risks may arise from physical, sensory, or cognitive impairments, temporary health conditions, or other factors that could affect a person's ability to detect a fire, respond to an alarm, or evacuate safely.

Groups of People Who May Be at Increased Risk

- **Residents with mobility impairments** – may require more time or support to evacuate.
- **Residents with sensory impairments** – reduced ability to detect fire or navigate escape routes.
- **Residents with cognitive impairments** – may struggle to recognise danger or follow instructions.
- **Residents with temporary vulnerabilities** – illness, injury, recovery from surgery, or pregnancy.
- **Children and young people** – may rely on adults for guidance during an emergency.
- **Visitors unfamiliar with the building** – may not know escape routes or fire procedures.
- **Contractors working on site** – may be unfamiliar with fire safety arrangements and introduce additional risks.

Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

These regulations apply to all multi-occupied residential buildings and place duties on the Responsible Person to identify and support residents who may require assistance in the event of a fire. The requirements include:

Identification of Residents Needing Assistance

The Responsible Person must take reasonable steps to identify residents whose ability to evacuate independently may be compromised due to physical, sensory, or cognitive impairments.

Person-Centred Fire Risk Assessments (PCFRAs)

A PCFRA is a structured conversation with the resident to understand their individual needs, risks, and capabilities. It considers mobility, communication, awareness, and any assistive technology required.

Residential Personal Emergency Evacuation Plans (RPEEPs)

Where agreed with the resident, an RPEEP sets out the actions they should take in the event of a fire. It may include:

- Evacuation routes
- Support required
- Communication needs
- Use of mobility aids
- Any agreed assistance arrangements

RPEEPs are voluntary and require the resident's consent.

Consent-Based Sharing of Information with the Fire Service

Information relating to residents who may require assistance can only be shared with West Midlands Fire Service if the resident provides explicit consent. This information helps the Fire Service plan an appropriate operational response.

Review Requirements

PCFRAs and RPEEPs must be reviewed:

- Annually
- When a resident's circumstances change
- When requested by the resident

Summary for This Building

Number of PCFRAs/RPEEPs currently in place: N/

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.

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

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Management & Improvement Sarah Agar		
Head of Building Safety & Compliance Jon Hemming		
Building & Fire Safety Team Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Teresa Warren Donely		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway Craig Hudson	**Fire Risk Assessors** Mohammed Zafeer Stuart Henley	**Resident Engagement Officers – Fire Safety** Abdulmonim Khan Ethan Somaiya Hannah Russon

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

Section 4

Description of Premises

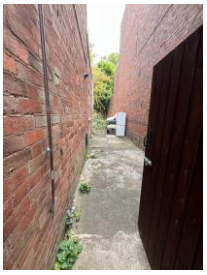
Bearwood Road 139 Flats 1-5
Smethwick
B66 4LN

Description of the Property

The property is a three-storey, end-of-terrace converted house, originally erected circa 1900 in the Edwardian style, featuring a pitched slated roof and decorative timber finishings. Converted in the mid-1970s into five self-contained flats (arranged with two flats each on the ground and first floors, and a single flat on the second floor accessed via the head of the communal staircase), principal egress is provided via a standard timber entrance door on the right-side elevation secured by a cylinder-type lock; this main entrance lacks a firefighter's drop latch facility, and secondary access to a rear yard is available via a timber side gate located on the same right-hand elevation.







The site has adequate street parking situated to the front, residents and visitor vehicles are positioned at a safe and appropriate distance from the building envelope**,** reducing potential fire spread or obstruction to access routes.



Nearest Fire station is Smethwick Fire Station, which is 0.9 miles via Green Street.

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

High/Low Rise	Low Rise
Number of Floors	3 floors
Height (estimate)	9.5m to the pitched roofline
Approximate floor area	101.16m² (1088,88ft²)
Date of Construction	Circa 1900s
Construction Type	Traditional Brick, mock Tudor timber Gable
Last Refurbished	Mid 70s
External Cladding	Mock Tudor timber and render
Number of Lifts	0
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	Yes
Refuse Chute	No
Access to Roof void	No
Equipment on roof (e.g., mobile phone station etc)	No
EV charging points, distance from building	No
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	N/A

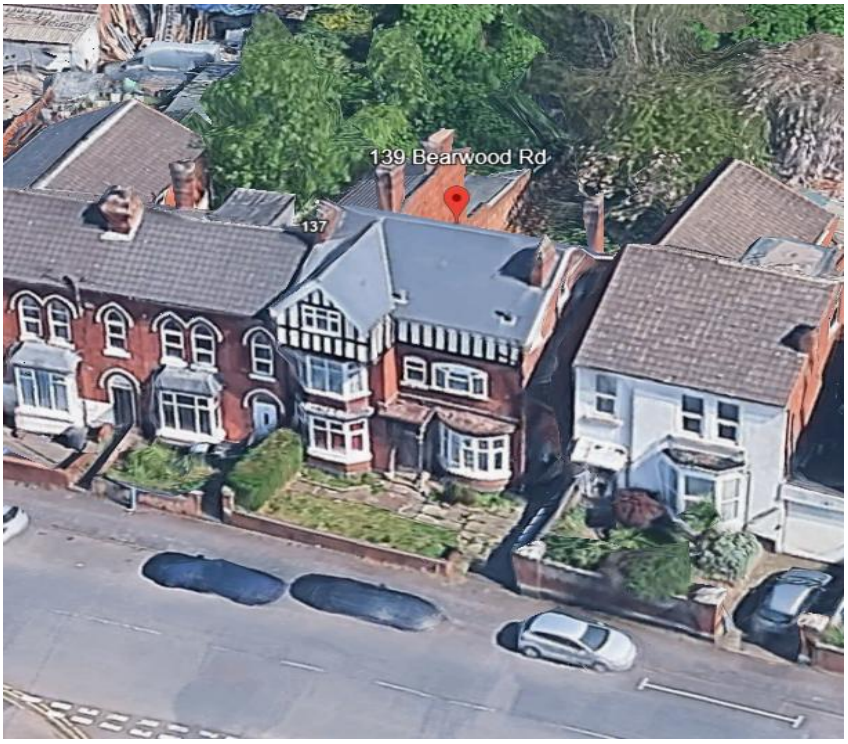
Persons at Risk

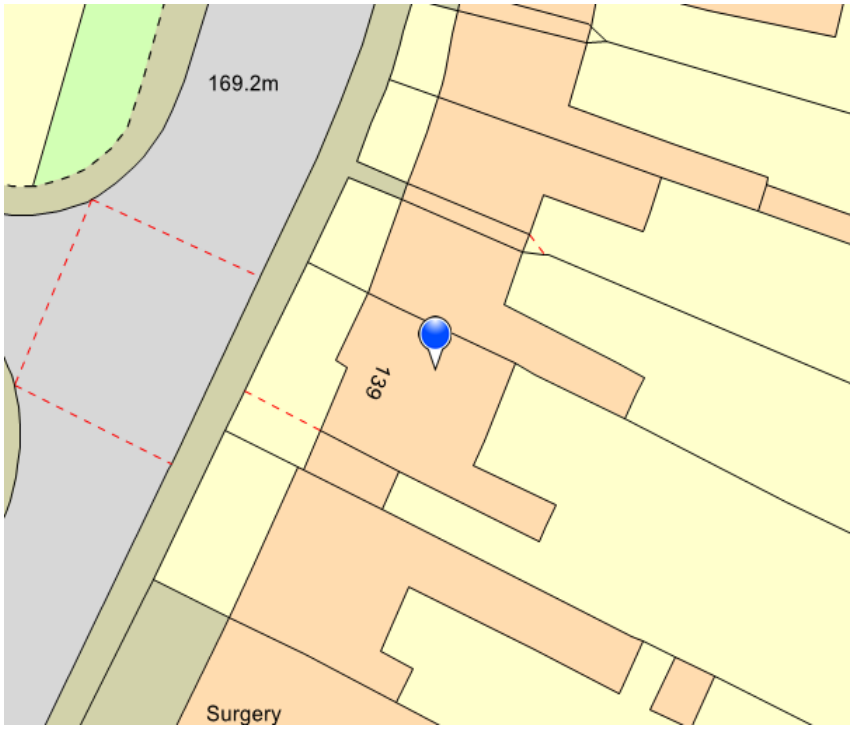
Residents / Occupants of 5 of flats
Visitors,
Sandwell MBC employees,

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





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.

The materials used within the external construction of 139 Bearwood Road present an acceptable level of risk to fire.

1) The property is a purpose-built residential block predominantly of traditional, non-combustible brick construction, featuring double-glazed uPVC window units, uPVC fascias, and clay-tiled main and bay roofs. Notably, the third-floor front elevation incorporates a rendered finish with decorative, mock Tudor-style timber boarding, while the first-floor bay window features decorative timber panelling to its underside. The primary building entrance is served by a standard timber exterior door, and the residential gas meters are externally sited on the side elevation of the property.







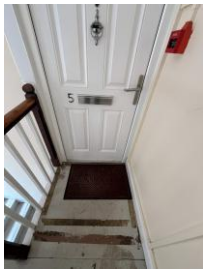


Section 7 Means of Escape from Fire

- Flat entrance doors nominal FD30S
- Emergency lighting provided where required
- Single stairway serving all floors
- Travel distances within acceptable limits
- Communal areas must remain sterile

1) Each flat is equipped with, as a minimum LD3 fire detection to facilitate means of escape and provide sufficient response time.

2) Majority of floor mats outside flats entrances are of acceptable size and condition.


3) 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.

4) The block consists of a single staircase that provides sufficient means of escape to all flats on the 1st and 2nd floor, this is located as you enter the premises. The width of the staircase has been measured from banister to wall at a measurement of 750 -770mm, corridors, stairs and landings are kept clear to maintain safe means of escape.





5) The block is equipped with a dedicated emergency lighting system, standard lighting units are situated throughout the communal stairwell, internal landings, on all floors, these provide sufficient levels of illumination to facilitate a safe means of escape.





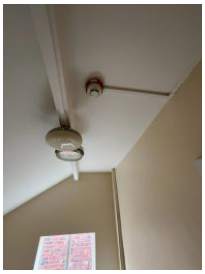
6) Residents' electrical meters are housed on the ground floor electrical cupboard which is in the communal hallway as you enter the building, this is secured by a push button mechanism, location of this cupboard does not impact or obstruct the means of escape.



7) The converted building features a communal, early warning fire alarm system equipped with manual call points and sounders strategically positioned on all floor levels along the protected escape routes, which is controlled by a main Fire Alarm Control Panel (FACP) located on the ground floor adjacent to the final exit door and interlinked with residents' in-flat detectors to support a simultaneous evacuation strategy.



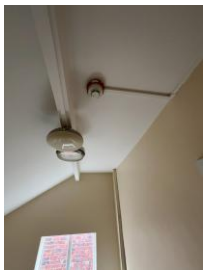




8) Combustible Items stored under the stairs which will need to be removed to avoid the risk combustion within the means of escape.



9) Surface-mounted electrical cabling within communal stairwells and escape routes is currently enclosed in plastic trunking. Further investigation is required to verify if the internal cabling is adequately supported by fire-resistant metal clips to prevent premature collapse in the event of a fire.

10) The presence of prominent directional signs on the stairwell landings and above exit doors, combined with strategically placed Fire Action Notices instructing occupants to evacuate immediately, strongly indicates a simultaneous evacuation policy that reflects a lack of confidence in the building's internal compartmentation.

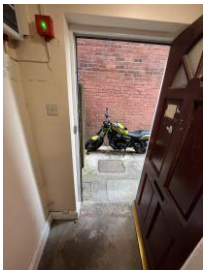






11) Occupants can achieve safe and unhindered egress from the building via the ground-floor final exit which is equipped with a yale thumb turn allowing uninterrupted exit, escape route leads directly to ultimate safety. There is a resident motorbike stored in the side entrance path, but this does not impact the escape route.






12) Resident gas meters are installed the external wall on the external escape route out of the building; however, these do not impact the route when exiting.




Section 8 Fire Detection and Alarm Systems

- No communal fire alarm required for low-rise blocks
- Smoke detection in flats to minimum LD3 standard (sampled)
- Heat detection in kitchens was installed

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

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

Flat 1 - Detectors in Hall, kitchen, bedroom – LD2
Flat 4 - Detectors in Hall – LD3

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 communal fire alarm system has been installed along the means of escape within the corridors and stairwells, manual call points and alarm sounders strategically positioned on each floor level. The fire alarm control panel (FACP**)** is situated on the ground floor adjacent to the final exit door. This is linked to the detection in the residents' flats and triggered upon activation of any detection within the flats, detection for each flat is not linked to each other and are independent of activation. *An Email has been sent to electrical on the 25/08/2026 regarding service records and confirmation of 75dB level from the*

communal sounder to the bedhead, this should be within BS5839 -1 form alarms systems. Confirmation from electrical confirms that Db Test was carried out to the bedhead last year 2025 and was to 75Db level.



ORTON GROUP
76 HEMING ROAD
WASHFORD INDUSTRIAL ESTATE
REDDITCH
B98 0EA

FIRE DETECTION & FIRE ALARM INSPECTION & SERVICING CERTIFICATE

JOB / CERTIFICATE REFERENCE: #443564	AS RECOMMENDED IN ANNEX G.6 OF BS 5839-1:2025
CLIENT NAME: Sandwell Metropolitan Borough Council	SITE NAME: 139 Bearwood Road
DETAILS OF CLIENT:	SITE ADDRESS:

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the servicing of the fire detection and fire alarm system, particulars of which are set out below, CERTIFY that the said work for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations of Clause 43 of BS 5839-1:2025: periodic inspection and test over a 12 month period. (delete as applicable) except for the variations, if any, stated in this certificate.

Name (in block letters): ELIJAH PARSONS Position: FIRE & SECURITY TECHNICIAN

Signature: Date: 20.04.26

For and on behalf of: ORTON GROUP

Address: 76 HEMING ROAD, WASHFORD INDUSTRIAL ESTATE, REDDITCH, B98 0EA

The extent of liability of the signatory is limited to the system described below.

Extent of system covered by this certificate:

50% of the FD&A system.
Area of test: All accessible devices.
Tested 3 mcp 4 smoke 3 sounder

Variations from the recommendations of Clause 43 of BS 5839-1:2025 for periodic or annual inspection and test (as applicable):

☑ Relevant details of the work carried out and faults identified have been entered in the system log book.

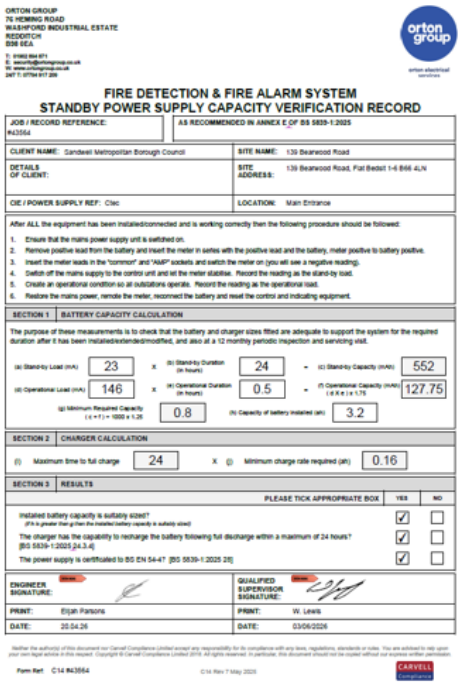
During the past 12 months, Unknown false alarms have occurred.

The above number of false alarms equates to Unknown false alarms per 100 automatic fire detectors per annum (for Category M systems enter "Not applicable").

The following work/action is considered necessary:

None

Form Ref: C06 #443564 C06 Rev 3 May 2025 CARVELL Compliance



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REDDITCH
B98 0EA

FIRE DETECTION & FIRE ALARM SYSTEM
STANDBY POWER SUPPLY CAPACITY VERIFICATION RECORD

JOB / RECORD REFERENCE: #443564	AS RECOMMENDED IN ANNEX E OF BS 5839-1:2025
CLIENT NAME: Sandwell Metropolitan Borough Council	SITE NAME: 139 Bearwood Road
DETAILS OF CLIENT:	SITE ADDRESS: 139 Bearwood Road, Flat Bedsit 1-6 B66 4LN
CIE / POWER SUPPLY REF: Ciec	LOCATION: Main Entrance

After ALL the equipment has been installed/connected and is working correctly then the following procedure should be followed:

1. Ensure that the mains power supply unit is switched on.
2. Remove positive lead from the battery and insert the meter in series with the positive lead and the battery, meter positive to battery positive.
3. Insert the meter leads in the "common" and "VmA" sockets and switch the meter on (you will see a negative reading).
4. Switch off the mains supply to the control unit and let the meter stabilise. Record the reading as the stand-by load.
5. Create an operational condition so all outstations operate. Record the reading as the operational load.
6. Restore the mains power, remote the meter, reconnect the battery and reset the control and indicating equipment.

SECTION 1 BATTERY CAPACITY CALCULATION

The purpose of these measurements is to check that the battery and charger sizes fitted are adequate to support the system for the required duration after it has been installed/extended/modified, and also at a 12 monthly periodic inspection and servicing visit.

(a) Stand-by Load (mA)	23	x	(b) Stand-by Duration (in hours)	24	=	(c) Stand-by Capacity (mAh)	552
(d) Operational Load (mA)	146	x	(e) Operational Duration (in hours)	0.5	=	(f) Operational Capacity (mAh) (d X e) x 1.75	127.75

(g) Minimum Required Capacity (c + f) ÷ 1000 x 1.25 = 0.8 (h) Capacity of battery installed (Ah) 3.2

SECTION 2 CHARGER CALCULATION

(i) Maximum time to full charge 24 x (j) Minimum charge rate required (ph) 0.16

SECTION 3 RESULTS

PLEASE TICK APPROPRIATE BOX	YES	NO
Installed battery capacity is suitably sized? (It is greater than g (h as the installed battery capacity is suitably sized)	☑	☐
The charger has the capability to recharge the battery following full discharge within a maximum of 24 hours? [BS 5839-1:2025 24.3.4]	☑	☐
The power supply is certificated to BS EN 54-4? [BS 5839-1:2025 28]	☑	☐

ENGINEER SIGNATURE:		QUALIFIED SUPERVISOR SIGNATURE:	
PRINT:	Elijah Parsons	PRINT:	W. Lewis
DATE:	20.04.26	DATE:	03/06/2026

Form Ref: C14 #443564 C14 Rev 7 May 2025 CARVELL Compliance

Service to Fire Detection and Fire Alarm System carried out on the 20/04/2026



5) The current Alarm Zone Plan is handwritten on a paper sheet, leaving it highly vulnerable to being lost, damaged, or vandalised. A durable, professionally printed, and framed Zone Plan should be securely mounted adjacent to the Fire Alarm Control Panel (FACP) in accordance with BS 5839-1 standards



Section 9

Emergency Lighting

1) The block currently has a dedicated emergency lighting system, emergency and standard lighting units are situated throughout the communal stairwell, internal landings, on the ground, 1st, 2nd floors. These units provide sufficient levels of illumination to facilitate a safe means of escape.





2) Emergency lighting is installed with accordance to BS 5266

3) All emergency lighting is maintained by a Sandwell Council approved contractor. Emergency lights are also checked monthly by Sandwell council in house electrical team. Emergency light test switch which are tested by a means of a flick can be found installed in the communal landing




cityfire & Electrical Services Ltd

CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings

Job Details

Job ID
203624
Job Order Number
19042476
Client ID
25
Site ID
8,605

Client Name
Dodd Group (Midlands) Limited
Details Of Client
Dodd Group Ltd Stafford Park 13
Client Postcode
TF3 3AZ

Site Name
FLAT 1-6 139 BEARWOOD ROAD
Site Address

Site Post Code

System Details

Manufacturer
Kosnic

Number of Fittings Onsite
6

Inspections and Tests

Type of inspection
MONTHLY
All luminaires and/or signs are functioning correctly
PASS
Each luminaire has been checked to ensure that the normal supply has been restored
YES
All luminaries have been externally visually examined
YES

Any luminaries having a repair has been internally cleaned
YES
A visual check of the fixed wiring installation has been carried out
YES
Has any alteration to the building structure or layout affected the effectiveness of the emergency lighting system
NO

Are all luminaries labelled
YES
Log book completed
YES
Comments

Sign Off Area

NAME OF ENGINEER
C. Payne

New Signature


New Date
19/08/2026

Photos

Photo Attachments

Photo Attachments

Photo Attachments

Photo Attachments

Photo Attachments

Photo Attachments

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Section 10

Compartmentation

The *This section should be read in conjunction with Section 4*

1) 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 inspection did not reveal any breaches in compartmentation.

   The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

2) Due to the age of the property and limitations in structural compartmentation between floors and walls, a communal fire alarm system has been installed to facilitate a simultaneous evacuation strategy**.**

3) The existing fire-stopping measures are fit for purpose, and a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary.

4) A variety of methods / materials have been used to achieve fire-stopping such as intumescent mastic around penetrations.

5) There are no communal doors other than the entrance doors fitted within the property.

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

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

8) Individual flat doors are a mixture of nominal timber FD30s and composite FD30s fire door sets with intumescent strips, cold smoke seals and self-closing devices.



Flats 1,2,3,4,5

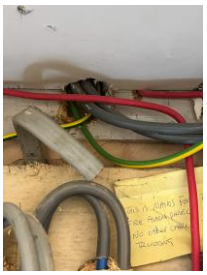
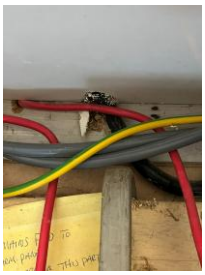
Block Name	Place-Re	Address	Front Door Type	Glazed / Not Glazed
Bearwood Road 139 Flats	BL03760BE49	Flat 1;139 Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Bearwood Road 139 Flats	BL03760BE49	Flat 2;139 Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Bearwood Road 139 Flats	BL03760BE49	Flat 3;139 Bearwood Road;Smethwick;West Midlands;	Composite Door FD30s	Not Glazed
Bearwood Road 139 Flats	BL03760BE49	Flat 4;139 Bearwood Road;Smethwick;West Midlands;	Composite Door FD30s	Not Glazed
Bearwood Road 139 Flats	BL03760BE49	Flat 5;139 Bearwood Road;Smethwick;West Midlands;	Composite Door FD30s	Not Glazed
Bearwood Road 139 Flats	BL03760BE49	Flat1-6;139 Bearwood Road;Smethwick;West Midlands;	Intentionally Blank	Not Glazed

9) Access was not possible to sample a representative of properties within the block as part of the Fire Risk Assessment. This inspection ensures that self-closing devices operate in accordance with their design standards, and that all smoke seals remain intact and fully functional under emergency conditions.

11) Resident electrical cupboard located on the ground floor in the communal hallway is secured behind a timber enclosure, on recommendation, this enclosure should be upgraded on any future works to the block with FD30s doors to enhance compartmentation



12) Fire stopping is required around bunched and single electrical cables within the ground floor electrical cupboard

Definitions Fire Doors.

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

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

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

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

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

Section 11

Fire Fighting Access & Equipment

- Hydrant location and map
- Location of nearest fire station and distance

The nearest fire hydrants are located around the low-rise block at 200–238 Bearwood Road**.** Hydrants are positioned at each corner of this building. For 139 Bearwood Road, the closest available hydrant is on the right-hand side of the 200–238 Bearwood Road.






Nearest fire station to 139 Bearwood Road is Smethwick Fire Station which is 0.9miles via Green Street.

Section 12

Fire Signage

- Fire door signage: Keep shut – keep locked
- Smoking signage
- Service cupboard signage ie gas, electric, water
- No gas bottles etc on site.

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



2) There is signage displayed on the residential electrical cupboard in the communal hallway. However, this is not a fire door, and the correct signage should be installed once the enclosure is upgraded to FS30s doors.



3) Yellow LPG warning signs are not displayed within the block. refer to section 18

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) Staff undertaking fire risk assessments on Low Rise buildings have or are working towards a minimum of Level 4 Diploma in Fire Risk Assessment.

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

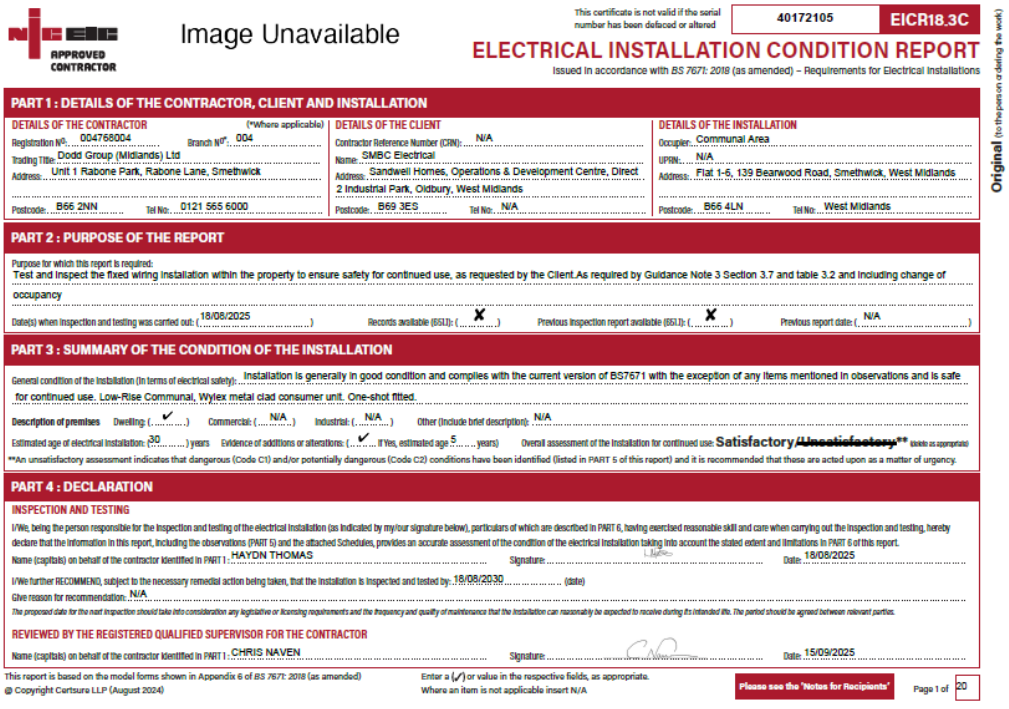
Section 14 Sources of Ignition

1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation, however not legally prohibited in completely open-air or fully ventilated external spaces. Because deck access and stairwell are open to the air, they do not meet the legal definition of "enclosed" or "substantially enclosed.

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. It was noted that the last inspection was recorded as satisfactory and completed 18/08/2025



APPROVED CONTRACTOR

Image Unavailable

This certificate is not valid if the serial number has been defaced or altered

40172105 EICR18.3C

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018* (as amended) – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR (*Where applicable)
Registration No*: 004768004 Branch No*: 004
Trading Title: Dodd Group (Midlands) Ltd
Address: Unit 1 Rabone Park, Rabone Lane, Smethwick
Postcode: B66 2NN Tel No: 0121 565 6000

DETAILS OF THE CLIENT
Contractor Reference Number (CRN): N/A
Name: SMBC Electrical
Address: Sandwell Homes, Operations & Development Centre, Direct
2 Industrial Park, Oldbury, West Midlands
Postcode: B69 3ES Tel No: N/A

DETAILS OF THE INSTALLATION
Occupier: Communal Area
UPRN: N/A
Address: Flat 1-5, 139 Bearwood Road, Smethwick, West Midlands
Postcode: B66 4LN Tel No: West Midlands

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
Test and Inspect the fixed wiring installation within the property to ensure safety for continued use, as requested by the Client.As required by Guidance Note 3 Section 3.7 and table 3.2 and including change of occupancy

Date(s) when inspection and testing was carried out: (18/08/2025) Records available (6511): (✘) Previous inspection report available (6511): (✘) Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (In terms of electrical safety): Installation is generally in good condition and complies with the current version of BS7671 with the exception of any items mentioned in observations and is safe for continued use. Low-Rise Communal, Wylex metal clad consumer unit. One-shot fitted.

Description of premises Dwelling: (✓) Commercial: (N/A) Industrial: (N/A) Other (Include brief description): N/A

Estimated age of electrical installation: (30) years Evidence of additions or alterations: (✓) If Yes, estimated age (5) years) Overall assessment of the installation for continued use: Satisfactory ~~Unsatisfactory~~** (delete as appropriate)

**An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1: HAYDN THOMAS Signature: Date: 18/08/2025

I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 18/08/2030 (date)

Give reason for recommendation: N/A

The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1: CHRIS NAVEN Signature: Date: 15/09/2025

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018* (as amended)
© Copyright Certsure LLP (August 2024)

Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the "Notes for Recipients"

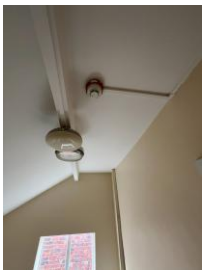
Page 1 of 20

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

6) 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 external.







Section 15

Waste Control

1) There is no regular Cleaning Service to the premises.

2) Bins are located externally at the front and away from the envelope of the building, regular emptying of bins is conducted by contracted Sandwell refuse team.



3) Combustible waste has been stored in the pathway leading up to the garden, *email sent to caretakers on 25/08/2026*



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 local housing office. 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

Fire Precautions

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 key which is only used by residents of the building.




3) There is no current evidence of arson.

4) The building's exterior perimeter is well lit, ensuring clear visibility at night. Illumination is provided by a combination of an external light fixture installed directly next to the front entrance and supplemental borrowed light from nearby streetlamps. Together, these sources provide a sufficient and consistent level of light around the property




5) There have been no fire incidents since the last FRA at Bearwood Road 139, flats 1-5

Section 18

Storage Arrangements

- Communal areas must remain sterile
- No storage in stairways or corridors
- No LPG cylinders permitted

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.

5) **Combustible materials are currently stored within the designated escape route (underneath the stairwell). These items must be removed immediately to eliminate ignition risks and prevent smoke or fire from compromising the means of escape**.





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

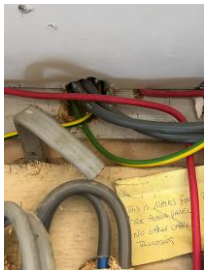
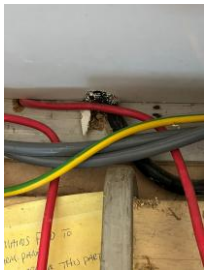
P3 Arrange and complete within 3-6 Months of assessment date

P4 Arrange and complete exceeding 6 months under programmed work

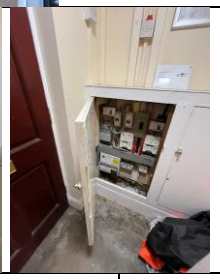
Fire Risk Assessment
Action Plan

Name of Premises or Location:	Bearwood Road 139, flats 1-5
Date of Action Plan:	August 2026
Review Date:	August 2029

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/8	Combustible Items stored under the stairs. Engage with resident on removal	 	P2	Within 1-3 Months Housing Manager	

7/9	Inspect all plastic trunking across ceiling in means of escape to confirm metal clips are used to secure electrical cabling.		P2	Within 1-3 Months Electrical	
8/5	Update Zone plan in accordance with BS 5839-1 to a durable secure mounted plan		P2	Within 1-3 Months Electrical	
10/12	Fire stopping is required around bunched and single electrical cables within the ground floor electrical cupboard.Use appropriate fire stopping and make safe.	 	P2	Within 1-3 Months Rapid Fire Response	

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).

Recommendations/Observations	
Combustible waste has been stored in the pathway leading up to the garden, *email sent to caretakers on 25/08/2026*	
An Email has been sent to electrical on *25/08/2026* regarding service records and confirmation of 75dB level from the communal sounder to the bedhead, this should be within BS5839 -1 for alarms systems. ***Confirmation has been received on the 26/08/2026***	 
Upgrade electrical service cupboard in the communal hallway to FD30s enclosure on any future works program.	 

Fire Risk Assessor	Mohammed Zafeer	Qualifications	L4 Diploma
Contact details	07788309495	Date August 2026	

Signed 	

Verified by	Stuart Henley		
Contact details		Date 27th August 2026	
Signed			

Appendix 1

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

Name of property: Bearwood Road 139, flats 1-5

Updated: **17/06/2025**

Premise Manager: (Housing Officer or Scheme Manager)
Tel. No.: 0121 569 2975

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*

Report No.:	J420724
Nature of Work:	Management Survey
Issue Date:	03/07/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL03760BE49 2
Site Address:	Bearwood Road 139 Flats 1-6, Smethwick, B66 4LN



Order Placed By:	Jon Hemming
Site Contact:	Communal
Date(s) of Work:	17/06/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Ian Hawthorne (CoC Asbestos)
Technical Manager
03/07/2025

Non-accredited activities are present within this report.

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