Fire Risk Assessment

Stanhope Road 165 -193



Smethwick,

B67 6HY

Date of Inspection: 7th October 2026

Review Period: 3 years.

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

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) 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)

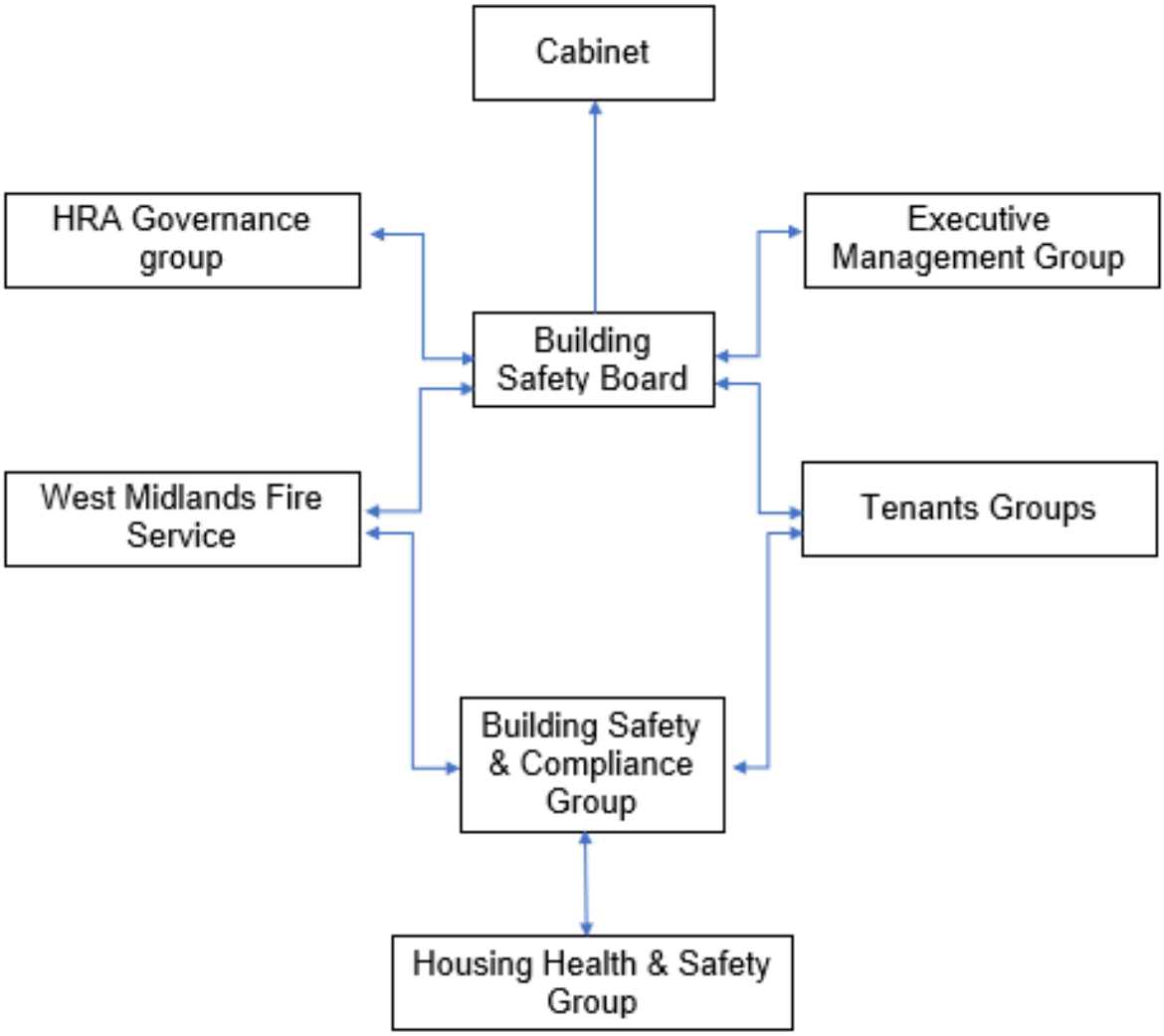
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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: Traditional cavity brick and concrete masonry. Roofing: Pitched structure finished with traditional tiles or slates. Top Floor Finish: Rendered external envelope. Fascias & Soffits: UPVC and timber detailing above communal entrances. **Openings & Access** Primary Access: Glazed timber and doors for 1st and 3rd floor flats. Communal Stairwells: open to fresh air with no internal doors, access is directly on to the open deck access Residential Windows: Individual units feature UPVC double glazing.	Trivial

	External Features & Grounds Refuse Storage: Dedicated compound with secured timber doors. Ground-Floor Units: Front gardens, partially enclosed by timber fencing. Upper-Floor Units: Concrete open deck access with steel railings for flats on the 1st and 3rd floor requiring monitoring to stay clear of combustible storage. Residents washing is placed over railings for airing.	
Section 7	**Means of Escape from Fire** Block consists of a single staircase that provides sufficient means of escape to all flats on the 1st and 3rd floor. Door access control units in the block are installed clear from escape routes Natural smoke ventilation in communal stairwells by means of windows and open deck access Resident electrical service cupboards containing resident's meters are located next to flat entrance doors. Clear and safe exit out of the building via the ground floor exits. Final front exit doors are accessed using levered handles • Flat 177, Items placed outside flat on the means of escape • Flat 171, disused solar panel installed above flat door with disconnected electrical cable • Flat 191, resident electrical meter enclosure on the means of escape is not secure.	Tolerable

	• Furniture left on communal escape route Envirograf Fire grills installed in communal route.	
Section 8	**Fire Detection and Alarm Systems** Fire detection within sampled flats is installed to a minimum LD3 standard. Flats sampled Flat 179 - Detectors in Hall, landing, kitchen, - **LD2** Flat 189 - Detectors in Hall, landing, kitchen, living room -**LD2**	Trivial
Section 9	**Emergency Lighting** The premises has a sufficient emergency / escape lighting system. Block is supplemented by borrowed street lighting through the glass panes, provide sufficient levels of illumination to facilitate a safe means of escape.	Trivial
Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells. Flat entrance doors are composite FD30s 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. • Envirograf Intumescent fire grills are incorrectly installed • Ground floor hopper does not have intumescent seals installed	Tolerable

	Access was not gained to assess the storage cupboards located on the 1st and 3rd floor landing	
Section 11	**Fire Fighting Access & Equipment** Fire hydrant is located opposite Brook View, about 30m from 165-193 Stanhope Road signage for hydrants in place for WMFS. Nearest fire station is Smethwick.	Trivial
Section 12	**Fire Signage** “No smoking” signage in place on the front entrance doors. Incorrect signage on timber storage doors on the 1st floor	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 11/01/2023 Electrical cabling within the communal corridors and protected escape routes is securely enclosed within metal trunking and metal conduits	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Bins are stored securely in an internal store at the front of the building	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 above all entrances	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

Stanhope Road 165-193
Smethwick
B67 6HW

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 its current use and occupancy, the building presents a low potential life safety risk from fire; however, while composite FD30s fire-rated doors are installed at flat entrances, a sample inspection of flats 179 and 189 showed that the self-closing devices functioned as they should from both test angles of 15 and 90 degrees

Risk is partially mitigated by localized LD3-standard smoke detection within each flat and proactive communal housekeeping to eliminate fire load, though compliance is compromised by combustible items currently stored outside resident flats and within communal areas in some blocks. Furthermore, although the building lacks an Automatic Opening Vent (AOV) system, smoke logging within communal escape routes is reduced due to the stairwells open to fresh air by the means of openable windows on the landing to each floor and direct access on to the open deck access.

An inspection has identified that the Envirograf MGL Intumescent Fire Grilles situated along the ground floor escape route have been incorrectly installed**.** This structural misalignment critically compromises the unit’s intended fire and smoke containment functions, presenting an immediate safety risk to the building's primary egress pathway

These escape routes currently benefit from comprehensive illumination via conventional and borrowed street lighting, and the final exit doors feature a push button door release to allow easy egress, fully supporting the building’s designated "Stay Put Unless" fire strategy.

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.

(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:

a) all buildings in England that are high rise residential buildings, that is, buildings containing two or more sets of domestic premises (multi residential) that are at least 18 meters above ground level or have 7 storeys), and

b) all multi- residential buildings more than 11 metres in height above ground level (typically a building height of 5 storeys or more) that have simultaneous evacuation strategies in place.

These regulation places 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/A

If no residents have been identified as requiring additional support, this should be recorded. If residents decline to participate, this should also be noted.

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 Craig Hudson Louis Conway	**Fire Risk Assessors** Mohammed Zafeer Stuart Henley Ethan Somaiya	**Resident Engagement Officers – Fire Safety** Abdulmonim Khan 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

Stanhope Road 165-193
Smethwick
B67 6HW

Description of the Property

Constructed circa 1961, this five-storey, low-rise block at 165–193 Stanhope Road comprises 15 residential units. The property features three ground-floor flats, six first-floor maisonettes with deck access, and six third-floor maisonettes, also with deck access. Ground-floor dwellings offer direct street-level access alongside a secondary rear entrance. The upper-floor maisonettes are accessed via two ground-floor entrances and a central communal staircase at the front of the block.





Ground floor flats – 165, 167,169
1st floor flats – 171,173,175,177,179,181
3rd floor flats – 183,185,187,189,191,193

The block features a single communal staircase that provides exclusive access to the first- and third-floor maisonettes, constituting the building's only communal area. The communal entrance and exit points are located on the ground floor at the base of the stairwell. For security, this access point is controlled by an electronic fob system and equipped with a standard firefighter's switch and drop latch, the fire fighters over ride switch is only installed at the main entrance and not on the rear entrance.





Central staircase to 1st and 3rd floor maisonettes




Door access control main and rear entrances



Firefighters override switch

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




Location of fire hydrant is located on the corner of Stanhope Road, opposite to Brookview High Rise and marked with a Fire Hydrant sign for easy Identification.








Nearest Fire station is Smethwick Fire Station, which is 1.3 miles

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, 5 storeys
Height (estimate) to the ridgeline	13 to 14 metres (roughly 43 to 46 feet)
Approximate floor area	382.41 m² (4,116.17 ft²)
Date of Construction	Circa 1951
Construction Type	Concrete and brick
Last Refurbished	Unknown
External Cladding	No
Number of Lifts	No
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	Yes, ground, 1ST and 3rd floor communal areas
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

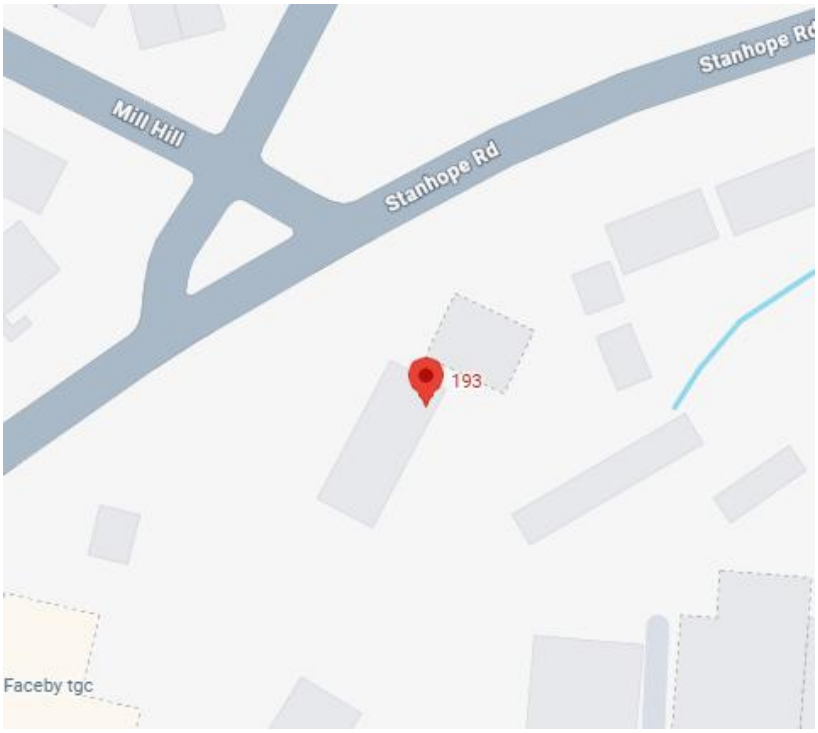
Persons at Risk

Residents / Occupants of 15 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 165 -193 Stanhope Road present an acceptable level of risk to fire.

1) The block is of traditional construction, featuring cavity brick and concrete masonry walls beneath a pitched roof. The external envelope incorporates a rendered finish across the ground floor and a central vertical section above the main entrance that extends to the roofline. Fascias and soffits are detailed with a mix of uPVC and timber elements. Primary access to the first- and third-floor maisonettes is provided via glazed timber and spandrel panelled doors, while a dedicated, secure refuse compound with a timber door is situated at the front of the block



2)The communal stairwell is ventilated via manually operable uPVC windows, while individual residential units are fitted with standard uPVC double-glazed window units. The building features a traditional pitched roof finished with tiles or slates. Externally, the ground-floor flats incorporate front garden areas, with select boundaries demarcated by timber fencing. The upper floors utilize open deck access routes, which must be strictly monitored to ensure they remain clear of all combustible materials and transient storage items to maintain safe escape pathways






UPVC Window units in communal stairwell with open deck access to 1st and 3rd floor.




Examples of ground floor flats open to fresh air.

3) It was noted that the deck access, especially over the railing was being used to dry clothing, as these items are only placed to dry, it is seen as acceptable.



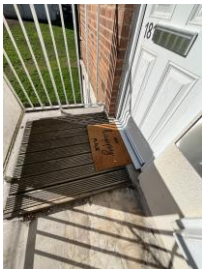

Section 7 Means of Escape from Fire

- Flat entrance doors nominal FD30S
- Emergency lighting provided where required
- Single protected 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) Width of open deck access is measured at mm and are generally kept clear for safe evacuation from the block, however there was some items placed on the open deck actioned below




4) Flat 177 has items placed outside on the open deck access which narrows the escape route.



5)Ornamental hanging baskets and solar lighting units have been mounted on the external wall adjacent to the open deck access. These fixtures are situated at an appropriate elevation and present no obstruction to the designated means of escape




6) A solar panel has been installed over the entrance to Flat 171; its cable has been disconnected and is not live.





7) Resident electrical meters are located on the open deck access next to their designated flats, these are in secure electrical enclosures, **however the electrical enclosure to flat 191 was not secure and the meter is exposed.**





8) 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. **A furniture unit was left on the landing to the 3rd floor and push chair on the ground floor next to the hopper.**



9) Refuse hoppers are situated on the first and third-floor stairwell landings; these units are positioned such that they do not obstruct or impact the safe evacuation of occupants. An additional refuse hopper is located within the ground-floor communal area



1st, , 3rd floor and ground floor refuse hoppers

10)165 -193 Stanhope Road consists of a single staircase that provides sufficient means of escape to all flats on the 1st and 3rd floor, this is located as you enter the block. The width of the staircases has been measured from handrail to wall at a measurement of 1060mm.These stairs and landings are kept clear to maintain safe means of escape area.

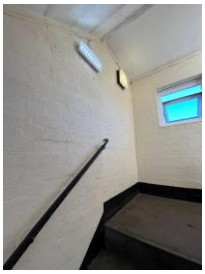


11) Natural ventilation is provided via dedicated openable window units at each landing of the communal stairwell. Furthermore, the stairwell is configured with permanent openings to the external air and is free of compartmental doors dividing it from the open deck access. This design will effectively mitigate smoke accumulation within the communal stairwell in the event of a fire






12)The block has a dedicated emergency lighting system alongside standard lighting units that are situated throughout the communal stairwell, internal landings, on the 1st and 3rd floors. These units, supplemented by borrowed street lighting through the open deck access, provide sufficient levels of illumination to facilitate a safe means of escape.







13) Storage cupboards are located on the landing to the 1st and 3rd floors; these do not impact safe evacuation.




14) Vast majority of electrical cabling within the communal corridors and escape routes are securely enclosed within metal trunking and metal conduits to prevent premature collapse in a fire, however the cabling that's feeds the lighting units is not installed within a secure conduit nor could it be determined if the cabling is clipped via metal clips.



15) An electrical switching box/ door access control unit is positioned clear of the exit route and does not encroach on the required escape width or present a significant obstruction to means of escape.



16) On the ground floor escape route, it has been noted that the Envirograf vents are installed incorrectly, this will need to be assessed and made to fit correctly. Actioned in section 10 (Compartmentation)



17)There is a clear and safe exit out of the building via the ground floor exits. The final front exit doors are accessed using door release push buttons.



Front and rear final exit doors and release buttons

18) The route out the block to ultimate safety is clear from both front and rear final exit door.



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, where 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 179 - Detectors in Hall, landing, kitchen, - **LD2**
Flat 189 - Detectors in Hall, landing, kitchen, living room -**LD2**

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

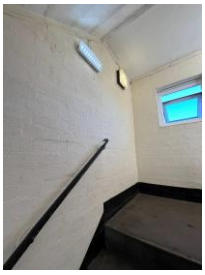
3) There is no effective means for detecting an outbreak of fire to the residential communal areas. The reason for this is:

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

Section 9

Emergency Lighting

1) The block currently has a dedicated emergency lighting system in accordance with BS 5266, alongside standard lighting units that are situated throughout the communal stairwell, internal landings, on the ground, 1st and 3rd floors. These units, supplemented by borrowed street lighting through the open deck access and windows on the landing, provide sufficient levels of illumination to facilitate a safe means of escape.







2) Emergency lighting is serviced and checked by Sandwell Council contractor City Fire and monthly inspected by in house Sandwell electrical staff

cityfire & Electrical Services Ltd

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

Job Details

Job ID	Client Name	Site Name
208167	Dodd Group (Midlands) Limited	165-193 STANHOPE ROAD
Job Order Number	**Details Of Client**	**Site Address**
19160582	Dodd Group Ltd Stafford Park 13	
Client ID	**Client Postcode**	**Site Post Code**
25	TF3 3AZ	
Site ID		
8,630		

System Details

Manufacturer	Number of Fittings Onsite
kosnic	9

Inspections and Tests

Type of Inspection	Any luminaries having a repair has been internally cleaned	Are all luminaries labelled
MONTHLY	NO	YES
All luminaires and/or signs are functioning correctly	**A visual check of the fixed wiring installation has been carried out**	**Log book completed**
PASS	YES	YES
Each luminaire has been checked to ensure that the normal supply has been restored	**Has any alteration to the building structure or layout affected the effectiveness of the emergency lighting system**	**Comments**
YES	NO	
All luminaries have been externally visually examined		
YES		

Sign Off Area

NAME OF ENGINEER	New Signature	New Date
jamie davis	J. Davis	01/10/2026

Photos

Photo Attachments	Photo Attachments	Photo Attachments
Photo Attachments	Photo Attachments	Photo Attachments



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.

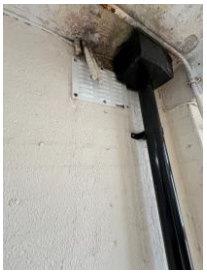
   The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

2) The building is designed to provide as a minimum 1-hour vertical and vertical fire resistance.

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

4) The existing fire-stopping measures are generally 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. **However, the Envirograf intumescent fire grills on the ground floor communal area are installed incorrectly and should be made correct. Could not determine if these are Single or double-sided fire grills.**





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

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

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

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

9) Individual flat doors are composite FD30s fire rated door sets with intumescent strips, cold smoke seals and self-closing devices.



Confirmation of FD30S certified fire doors

Block Name	Place-Re	Address	Front Door Type	Glazed / Not Glazed
Stanhope Road 165-193 (O	BL45960ST28	165 Stanhope Road;Smethwick;West Midlands;;	Nationwide	Glazed
Stanhope Road 165-193 (O	**BL45960ST28**	165-193 Stanhope Road;Smethwick;West Midlands;;	Intentionally Blank	
Stanhope Road 165-193 (O	BL45960ST28	167 Stanhope Road;Smethwick;West Midlands;;	IG Doors	Glazed
Stanhope Road 165-193 (O	BL45960ST28	169 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 165-193 (O	BL45960ST28	171 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 165-193 (O	BL45960ST28	173 Stanhope Road;Smethwick;West Midlands;;	Composite	Glazed
Stanhope Road 165-193 (O	BL45960ST28	175 Stanhope Road;Smethwick;West Midlands;;	Composite	Glazed
Stanhope Road 165-193 (O	BL45960ST28	177 Stanhope Road;Smethwick;West Midlands;;	Composite	Glazed
Stanhope Road 165-193 (O	BL45960ST28	179 Stanhope Road;Smethwick;West Midlands;;	Hurst	Glazed
Stanhope Road 165-193 (O	BL45960ST28	181 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 165-193 (O	BL45960ST28	183 Stanhope Road;Smethwick;West Midlands;;	Composite	Glazed
Stanhope Road 165-193 (O	BL45960ST28	185 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 165-193 (O	BL45960ST28	187 Stanhope Road;Smethwick;West Midlands;;	Composite	Not Glazed
Stanhope Road 165-193 (O	BL45960ST28	189 Stanhope Road;Smethwick;West Midlands;;	Composite	Glazed
Stanhope Road 165-193 (O	BL45960ST28	191 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 165-193 (O	BL45960ST28	193 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed

List of all flat doors from Sandwell's Managements System

10) Access was gained to a representative sample 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) The self-closing devices on the entrance doors of Flats were subjected to operational testing. When released from various opening angles, door sampled, devices functioned in accordance with their design specifications, successfully returning the doors to the fully closed position



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.

12) Storage cupboards on the 1st floor and 3rd floor landing could not be accessed to inspect compartmentation and any fire stopping. The Fire Risk Assessment will need to be updated when access is gained.




13) Ground floor hopper requires intumescent seals to limit any potential smoke and fire spread into the communal escape route.





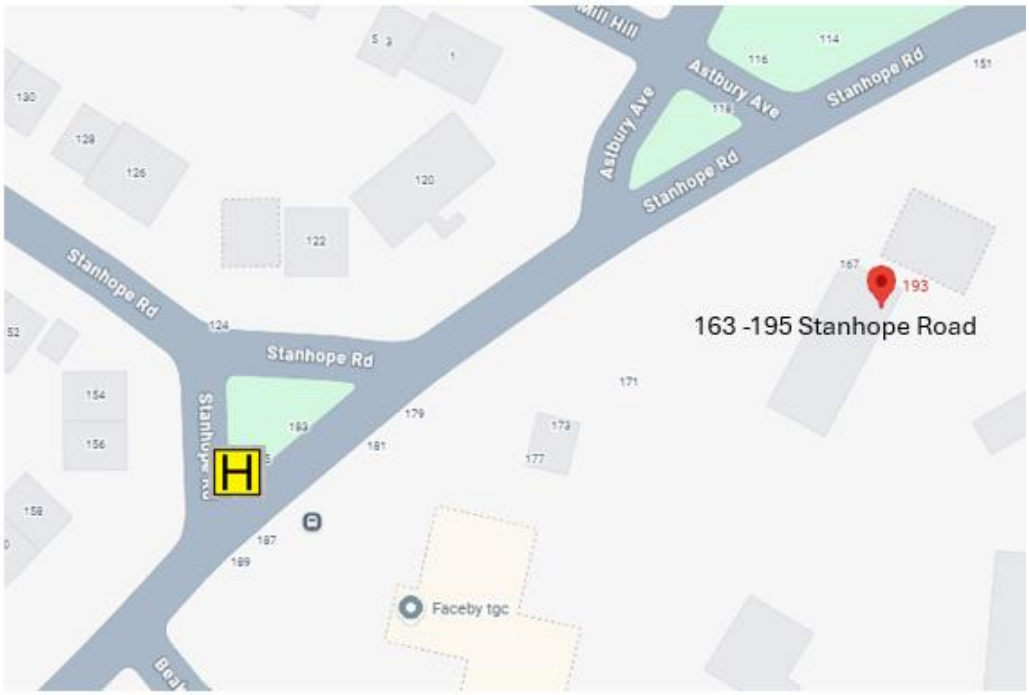
Section 11

Fire Fighting Access & Equipment

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

Nearest Fire station to 165 -193 Stanhope Road is Smethwick Fire Station which Is 1.1 miles.

Location of fire hydrant is located on the corner of Stanhope Road, opposite to Brookview High Rise and marked with a Fire Hydrant sign for easy Identification.







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) No fire doors are installed within the premises; consequently, mandatory fire door signage is not required. However, a 'Fire Door Keep Shut' sign was observed on a standard storage door that does not possess a fire-resistance rating. It is recommended that this redundant signage be removed to avoid ambiguity.



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

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.

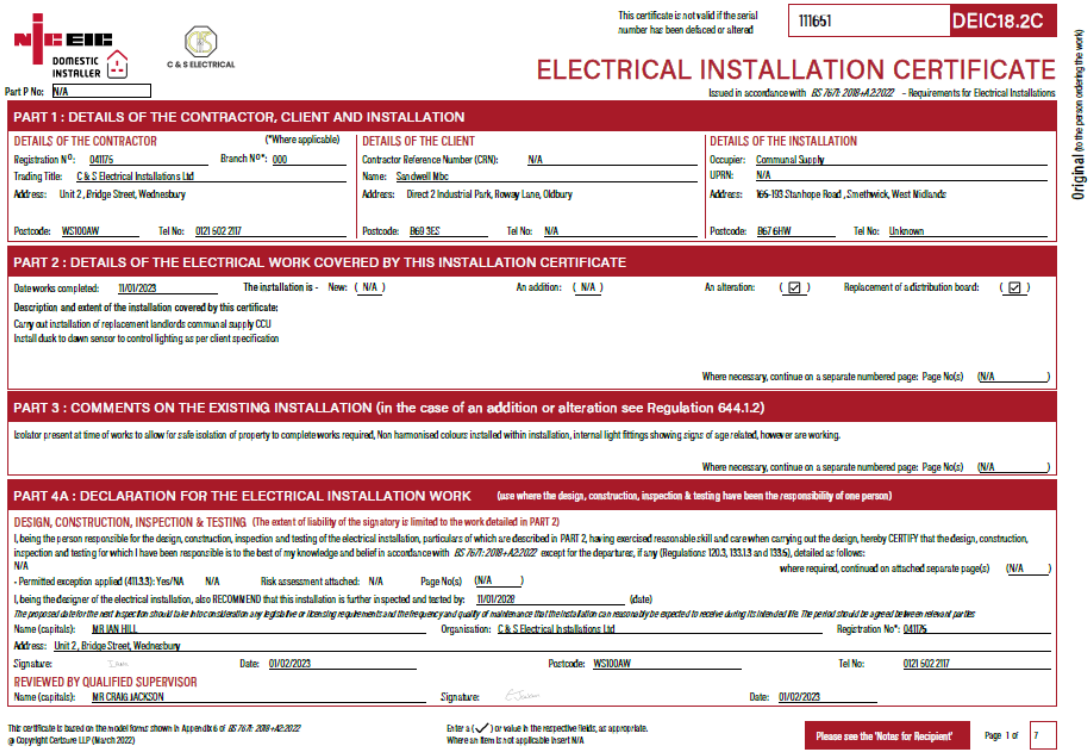
Section 14 Sources of Ignition

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

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 on 11/01/2023



DOMESTIC INSTALLER

C & S ELECTRICAL

This certificate is not valid if the serial number has been deleted or altered 111651 DEIC18.2C

Original (to the person ordering the work)

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with *BS 7671: 2018+A2:2022* - Requirements for Electrical Installations

Part P No: N/A

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR (*Where applicable)
Registration N°: 041175 Branch N°*: 000
Trading Title: C & S Electrical Installations Ltd
Address: Unit 2 , Bridge Street, Wednesbury
Postcode: WS100AW Tel No: 0121 502 2117

DETAILS OF THE CLIENT
Contractor Reference Number (CRN): N/A
Name: Sandwell Mbc
Address: Direct 2 Industrial Park, Roway Lane, Oldbury
Postcode: B69 3ES Tel No: N/A

DETAILS OF THE INSTALLATION
Occupier: Communal Supply
UPRN: N/A
Address: 166-193 Stanhope Road , Smethwick, West Midlands
Postcode: B67 6HW Tel No: Unknown

PART 2 : DETAILS OF THE ELECTRICAL WORK COVERED BY THIS INSTALLATION CERTIFICATE

Date works completed: 11/01/2023 The installation is - New: (N/A) An addition: (N/A) An alteration: (☑) Replacement of a distribution board: (☑)

Description and extent of the installation covered by this certificate:
Carry out installation of replacement landlords communal supply CCU
Install duck to dawn sensor to control lighting as per client specification

Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 3 : COMMENTS ON THE EXISTING INSTALLATION (in the case of an addition or alteration see Regulation 644.1.2)

Isolator present at time of works to allow for safe isolation of property to complete works required, Non harmonised colours installed within installation, internal light fittings showing signs of age related, however are working.

Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 4A : DECLARATION FOR THE ELECTRICAL INSTALLATION WORK (use where the design, construction, inspection & testing have been the responsibility of one person)

DESIGN, CONSTRUCTION, INSPECTION & TESTING (The extent of liability of the signatory is limited to the work detailed in PART 2)

I, being the person responsible for the design, construction, inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design, construction, inspection and testing for which I have been responsible is to the best of my knowledge and belief in accordance with *BS 7671: 2018+A2:2022* except for the departures, if any (Regulations 120.3, 133.1.3 and 133.5), detailed as follows:
N/A
where required, continued on attached separate page(s) (N/A)

- Permitted exception applied (411.3.3): Yes/No N/A Risk assessment attached: N/A Page No(s) (N/A)

I, being the designer of the electrical installation, also RECOMMEND that this installation is further inspected and tested by: 11/01/2028 (date)
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

Name (capitals): MR IAN HILL Organisation: C & S Electrical Installations Ltd Registration No*: 041175
Address: Unit 2 , Bridge Street, Wednesbury
Signature: Date: 01/02/2023 Postcode: WS100AW Tel No: 0121 502 2117

REVIEWED BY QUALIFIED SUPERVISOR
Name (capitals): MR CRAIG JACKSON Signature: Date: 01/02/2023

This certificate is based on the model forms shown in Appendix 6 of *BS 7671: 2018+A2:2022*
© Copyright Certsure LLP (March 2022)

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

Please see the 'Notes for Recipient' Page 1 of 7

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.



7) The surface-mounted electrical supply unit and all door access control units in the communal area are within a secure metal enclosure. External resident electrical meters on the open deck access are within secured enclosures.







Section 15 Waste Control

1) There is a regular Cleaning Service to the premises. Regular checks by Caretakers minimise risk of waste accumulation, this also includes out of hours service to remove bulk items




2) Refuse containers emptied regularly



3) Bins are located externally within a secure brick compound to the front of the block next to the main entrance, the compound is secured by timber doors and padlocked, access is only available for refuse collection staff and residents.




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 entry system.







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 over the front entrance and supplemental borrowed light from nearby streetlamps. Together, these sources provide a sufficient and consistent level of light around the property.



There has been no fire incident at since the last Fire Risk Assessment.

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) All store cupboards in the 1st and 3rd floor 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:	Stanhope Road 165-193
Date of Action Plan:	28th October 2026
Review Date:	October 2029

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/4	Engage with resident of flat 177 and advise keeping Open Deck Access clear of any obstruction		P2	Within 1-3 Months Housing Manager	

7/6	Engage with resident of flat 171 and advise of removal of solar panel system installed over flat door.	 	P2	Within 1-3 Months Housing Manager	
7/7	Replace electrical meter enclosure unit to flat 91 and make correct		P2	Within 1-3 Months Electrical	
7/8	Remove furniture currently stored on communal landing and discarded pushchair by ground floor hopper	 	P2	Within 1-3 Months Caretakers	
10/4	Remove and refit Envirograf Intumescent fire grills on the ground floor escape route	 	P2	Within 1-3 Months Fire Rapid Response	

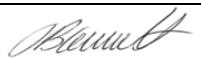
10/13	Replace intumescent seal to ground floor hopper and make correct		P2	Within 1-3 Months Repairs	

When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Recommendations/Observations	
.	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Mohammed Zafeer		0121 569 7474	L4 Diploma in FRA	28/10/2026

Verified:	Signed:	Contact Details:	Qualifications:	Date:
Carl Hill		07436 054467	L4 Diploma in FRA	28/10/2026

FRA Actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Jason Blewitt		0121 569 7474	L4 Diploma in FRA	28/10/2026

Appendix 1

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

Name of property: Stanhope Road 165-193

Updated: 14/05/2025

Premise Manager: Teresa Warren Donely

Tel. No.: 0121 569 7474

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:-. **0121 569 7474** *Include survey*

Report No.:	J420870
Nature of Work:	Management Survey
Issue Date:	14/05/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL45960ST28 2
Site Address:	165-193 Stanhope Road, Smethwick, B67 6HW



Order Placed By:	Dean Harding
Site Contact:	Communal
Date(s) of Work:	26/04/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Anton Rickards
Asbestos Surveyor

Authorised Signatory:

Paul Walters
Technical Review Officer
14/05/2025

Non-accredited activities are present within this report.

Head Office:
20 Stourbridge Road,
Halesowen, West Midlands
B63 3US
Tel: 0121 550 0224
Email: sales@bradley-enviro.co.uk

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac