

Fire Risk Assessment

21- 37 Coopers Lane



**Coopers Lane
Smethwick
B67 7DP**

Date Completed: 8th May 2026

Officer: M Zafeer Fire Risk Assessor

Checked By: J Blewitt Team Lead Fire Safety

Current Risk Rating = Tolerable

Subsequent reviews

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

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures. Fire Risk Assessment – Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service	

Section

0

Introduction

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

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

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

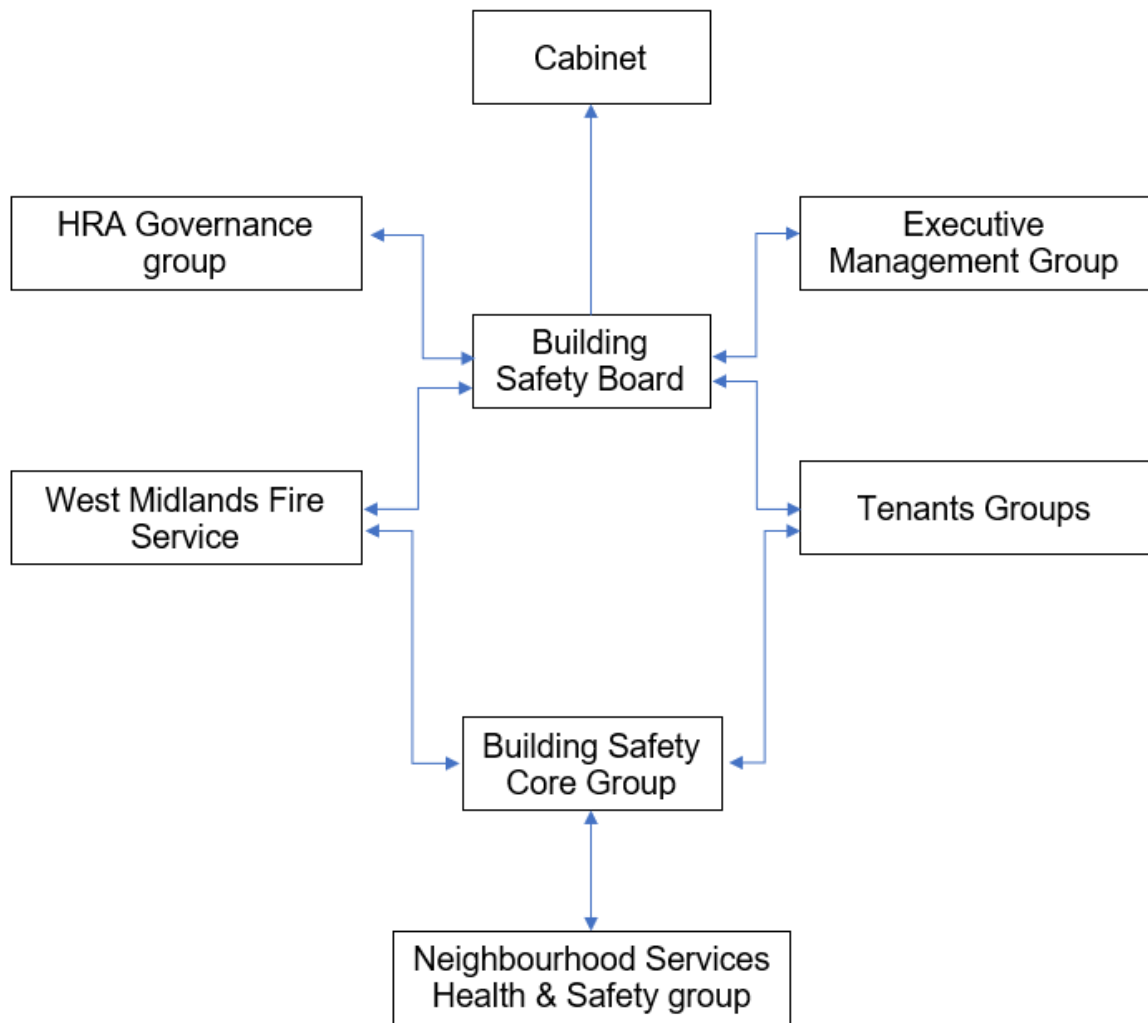
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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



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

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



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

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

Section

1

Significant findings

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	<p>External Envelope</p> <p>Traditional brick-built 3 story block of flats with each floor accommodating 3 flats.</p> <p>The block consists of an open deck access to floors 1 and 2, ground floor flats open to fresh air.</p>	<p>Tolerable</p>

	<p>Full height steel railings installed on 1st floor open deck access, a conventional heigh steel railing is installed on the 2nd floor open deck access.</p> <p>UPVC window units installed with UPVC shiplap facia cladding to the roof line</p> <p>Flat roof design to the block</p> <p>Section of the front elevation where the communal stairwells are located have Georgian wired glass.</p> <ul style="list-style-type: none"> • Damaged glazing on the 2nd floor stairwell landing <p>Front entrance doors are of timber construction with glass inserts within the door, Georgian wired glass to the side of front entrance</p>	
<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There is one staircase along the means of escape with 2 floors accommodating an open deck access with one way travel.</p> <p>Refuse hoppers are located on 1st and 2nd floor staircase landing.</p> <p>Main final exit door has a levered handle to exit.</p> <p>Resident electrical meters and decommissioned incinerator cupboards on 1st and 2nd floor landing.</p> <p>All escape routes and stairways are equipped with standard lighting coupled with borrowed lighting from streetlamps</p>	<p>Trivial</p>

	<p>Corridors, stairs and landings are clear of any obstruction.</p> <p>Pathways out main entrance is clear and safe.</p>	
Section 8	<p>Fire Detection and Alarm Systems</p> <p>Individual flats are fitted with hardwired smoke detection to an LD3 standard minimum.</p> <p>Sampled flat 29 & 33 for detection -LD2</p>	Trivial
Section 9	<p>Emergency Lighting</p> <p>The premise has no emergency lighting</p> <p>Conventional lighting is evident throughout the block, corridors, staircase landing.</p>	Trivial
Section 10	<p>Compartmentation</p> <p>The block has sufficient compartmentation between dwellings.</p> <p>Cyclical programme in place to ensure fire stopping has not been compromised.</p> <p>All flat entrance doors are fitted with composite FD30s fire doors, flat is equipped with a Certified FD30s fire door, self-closing device checked for functionality,</p> <ul style="list-style-type: none"> Flat 33, self-closing device has been removed, thumb turn lock sometimes sticks. <p>Flat 29 – self closing device functions as it should, no issues</p>	Tolerable

	<p>Could not gain access to resident electrical cupboard on both 1st and 2nd floor landing to check, <i>FRA to be updated when access is gained</i></p>	
Section 11	<p>Fire Fighting Equipment</p> <p>The premises have no provision for firefighting equipment.</p>	Trivial
Section 12	<p>Fire Signage</p> <p>There is sufficient Fire door keep shut signs & No Smoking signs in place.</p>	Trivial
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition</p> <p>Satisfactory EICR carried out on 12/04/2026</p>	Trivial
Section 15	<p>Waste Control</p> <p>Caretakers undertake regular checks and bins are stored away within secured bin room.</p> <p>Refuse bins stored in a dedicated refuse cupboard located outside to the rear, next to the rear final exit.</p>	Trivial
Section 16	<p>Control and Supervision of Contractors and Visitors</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention</p>	Trivial

	<p>There is external lighting, and a door entry system prevents unauthorised access.</p> <p>No fire incidents reported since the last FRA.</p>	
Section 18	<p>Storage Arrangements</p> <p>There are no external or internal storage cupboards for residents.</p> <ul style="list-style-type: none"> • Decommissioned Incinerator cupboard on 1st floor has combustibles stored within it. 	Tolerable

Risk Level Indicator

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

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

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

Low Medium High

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

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

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

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

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

Slight Harm Moderate Harm Extreme Harm

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

Slight harm Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm Significant potential for serious injury or death of one or more occupants.

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

Trivial Tolerable Moderate Substantial Intolerable

Fire Risk Assessment

Comments

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

Coopers Lane 21-37
Smethwick
B67 7DP

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.

After assessing the building's use and its occupants, the potential life safety risk in the event of a fire is slight. This assessment is based on the presence of FD30s composite fire door installed to the flats, the installation of smoke detection systems meeting at least LD3 standards within each flat, and effective housekeeping practices in communal areas that minimize combustible materials and aid safe evacuation. Additionally, the evacuation route is adequately illuminated with the use conventional lighting, borrowed lighting from streetlamps and final exit door having installed with a failsafe system which will allow the door to automatically switch to open in an event of an emergency The fire strategy for the block is a 'Stay Put Unless'.

Access was gained to flat 29 and 33 to access self-closing devices and detection, flat 29 has removed the self-closing device which will need to be reinstalled.

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.

A suitable risk-based control plan (where applicable) should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one that has been advocated for general health and safety risk.

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
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. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

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

Section

2

People at Significant Risk of Fire

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

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

Sandwell Council has a policy and procedure in place for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP.

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

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

**Section
3**

Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

The Chief Executive has put a structure in place to support the management of the site.

This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Manager & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Teresa Warren - Donley		
Building Safety Managers Adrian Jones Carl Hill Louis Conway Andrew Froggatt	Fire Risk Assessors Mohammed Zafeer Stuart Henely Craig Hudson	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

Coopers Lane 21-37
Smethwick
B67 7DP

Description of the Property

This Type 1 **non-intrusive** fire risk assessment pertains to the residential block located at 21- 37 Coopers Lane. The property is a low-rise building constructed in 1973, utilising traditional brick cavity wall construction. The structure comprises three storeys, including the ground floor, with three self-contained dwellings on each level. There is a single staircase which is positioned to the side of the building, which serves as the only means of access and egress for all flats. The front elevation of the block has an open deck access for floors 1 and 2 with a single direction of travel for occupants when exiting the building.

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.



Ground floor – Flats 21,23,25
1ST floor – Flats 27,29,31
2nd Floor – Flats 33,35,37

Main entrance to the building is through a timber door, with door accessed via fob reader, trades and visitors use an intercom system. For emergency access there is a firefighter manual override switch located above the door intercom panel.

Fire Risk Assessment



Front entrance to block



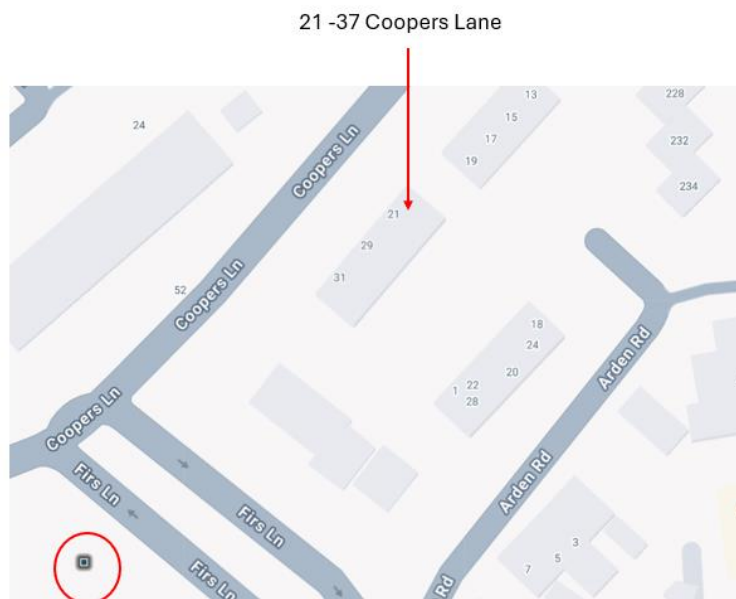
Intercom access and firefighter's switch

Externally the building has a brick and timber fenced perimeter, there is access to the rear from the right side of the building.



Brick and timber perimeter to the front and rear.

Location of the nearest Hydrant is located on Firs Lane.



Nearest Fire station is Smethwick Fire Station, which is 0.3 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.

Fire Risk Assessment

High/Low Rise	Low-Rise
Number of Floors	3 story
Date of Construction	1973
Construction Type	Traditional Brick Cavity and Concrete Construction
Last Refurbished	Unknown
External Cladding	PVC Shiplap to fascia's / roof line. Concrete tiles beneath rear windows block 21-37
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	No,
Refuse Chute	Yes
Access to Roof	No
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 9 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 predominantly 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 at 21-37 Coopers Lane present an acceptable level of risk to fire.

- 1) The building features a predominantly traditional cavity brick and concrete construction, topped with a flat roof and finished with UPVC shiplap cladding along the roofline. Primary access is provided via a glazed timber door, situated to the side beneath the sheltered overhang of an open deck. At the rear, a dedicated refuse store is housed within a secure area, accessible via a locked timber door.



Front Elevation



Side and Rear Elevation



UPVC Cladding

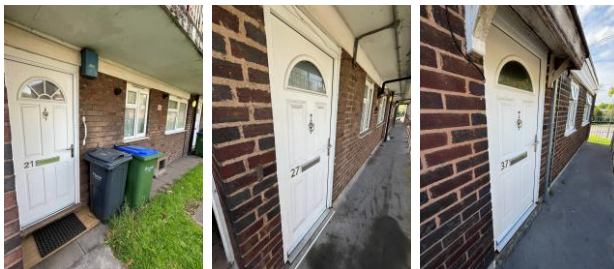


Front Entrance and bin refuse room.

- 2) UPVC double glazed window units have been installed for each flat and communal areas within the block.



- 4) All residential flat entrances feature predominately FD30S-rated composite doors, positioned on the front elevation to open directly into the open air. Dwellings on the first and second floors are accessed via an external open deck, first floor is installed with full height steel railings, second floor is installed with conventional 1300 mm high steel railings. The communal stairwell, situated on the left side of the building, comprises a concrete staircase complemented by four central panels of Georgian wired glass.



Ground, 1st & 2nd Floor flats entrance doors



1st & 2nd floor open deck railings



Georgian wired glass to stairwells

5) Georgian wired glazing on the 2nd floor communal stairwell is damaged.



Damaged section of glazing on the 2nd floor.

Section 7

Means of Escape from Fire

- 1) Each flat is equipped with, as a minimum LD3 fire detection to facilitate means of escape and provide sufficient response time.
- 2) Floor mats outside flats entrances are of acceptable size and condition.



- 3) All open decks are measured at a width 980mm and are kept clear to promote & maintain safe exit in an event of fire. All windows along the deck access were noted as 1100mm above the floor, which is sufficient, airbricks were at a sufficient height of 1700mm.



1st and 2nd floor open deck with width and height of air brick and windows

- 4) 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.



- 5) 21-37 Coopers Lane consists of a single staircase that provides sufficient means of escape, this is located as you enter each block. The width of the staircases has been measured from handrail to handrail at a measurement of 1021mm and 1037mm These stairs and landings are kept clear to maintain safe means of escape.



Ground to 1st & 2nd floor staircase.

- 6) There is no automatic smoke ventilation system installed in this premises as the communal stairwell and landing areas are open to fresh air from the open deck access.



1st and 2nd floor landing

- 7) 2nd floor open deck has flower boxes have been placed by resident in the means of escape, have engaged and advised resident that placing these items on the escape route present a hazard in the event of safe evacuation, resident will removed items.



- 8) The block currently lacks a dedicated emergency lighting system; however, standard lighting units are situated throughout the communal stairwell, internal landings, and the open-deck access on the first and second floors. These units, supplemented by borrowed street lighting, provide sufficient levels of illumination to facilitate a safe means of escape.



- 9) On both 1st floor and 2nd floor landings, there are bin chute hoppers within the means of escape, they do not present any obstruction in the event of safe evacuation.



- 10) Service cupboards containing resident's meters are located on landings within the open staircase alongside decommissioned incinerators that are in the neighbouring cupboard, these are secured with timber ledge & brace doors. Could not gain access to inspect resident meter cupboard due 1st floor cupboard lock has been changed, 2nd floor cupboard padlock is seized. *the FRA will need to be updated once access is gained.*



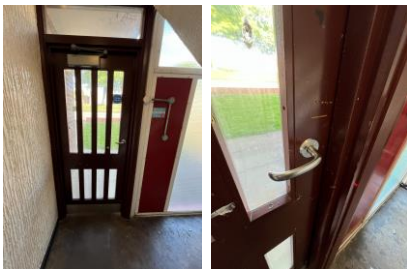
- 11) **Combustible materials are currently stored inside the first-floor landing incinerator cupboard. Remove all items immediately to minimize fire loading within the communal escape route.**



- 12) All electrical cabling installed within the communal corridors and escape routes are channelled via metal electrical trunking and metal conduits.



- 13) There is a clear and safe exit out of the building via the ground floor exit. The final front exit door is accessed using a levered handled.



Final front exit

- 14) The route out the block to ultimate safety is clear from single final exit door.



Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats the equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD3 Standard.
- 3) There is no effective means for detecting an outbreak of fire to 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) Falts 29 & 33 sampled for detection,

Flat 29 – Hallway, kitchen, living room, bedroom – LD1

Flat 33 - Hallway, kitchen, living room – LD2



- 5) SMBC's Job Manager system confirms detectors to LD1 &LD2 standard were checked as part of the most recent annual gas service for 29, 33.

For information

LD1 all rooms except wet rooms

LD2 all-risk rooms e.g. Living Room, Kitchens, and Hallway.

LD3 Hallway only

Section 9

Emergency Lighting

- 1) Emergency lighting is not present within the blocks
- 2) Conventional lighting has been installed to the communal landings and deck access.



Section
10

Compartmentation

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

- 1) The walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 30 min horizontal fire resistance around flats and stairwells. Flat entrance doors are 30-minute notional fire doors, including those in 1-hour rated walls.
- 2) Due to the premises having an open plan stairwell, provisions are in place to limit any potential risks in the communal area. The limit of combustibles and ignition sources are of a low level, alongside the use of FD30s fire rated fire doors to individual flat entrances, sufficient fire stopping, provides acceptable compartmentation. There is a cyclical programme to ensure fire stopping as not been compromised by third parties e.g. contractors and where applicable enhance the fire stopping.



- 3) There are no communal doors other than the entrance door fitted within the property
-

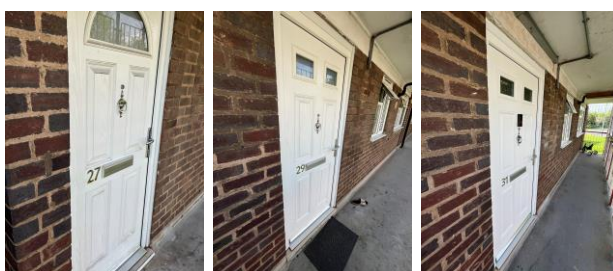
- 4) All service cupboards to the stairwell landings are locked with suited padlocks. The doors to these service cupboards are not fire rated because the area is open to the elements. A recommendation to upgrade the doors as part of future refurbishment works has been recorded in the observations section of this FRA.



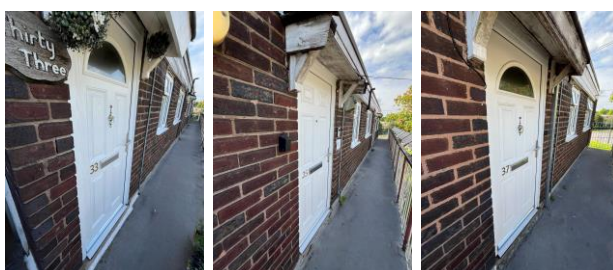
- 5) Individual flat doors to block 21 – 37 are FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices.



Ground floor flats 21,23,25



1st floor flats 27,29,31



2nd floor flats 33,35,37

Fire Risk Assessment

Block Name	Place-Re	Address	Front Door Type	Glazed / Not Glazed
Coopers Lane 21-37 (O)	BL12320CO13	21 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed
Coopers Lane 21-37 (O)	BL12320CO13	21-37 Coopers Lane;Smethwick;West Midlands;;	Intentionally Blank	
Coopers Lane 21-37 (O)	BL12320CO13	23 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed
Coopers Lane 21-37 (O)	BL12320CO13	25 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed
Coopers Lane 21-37 (O)	BL12320CO13	27 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed
Coopers Lane 21-37 (O)	BL12320CO13	29 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed
Coopers Lane 21-37 (O)	BL12320CO13	31 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed
Coopers Lane 21-37 (O)	BL12320CO13	33 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed
Coopers Lane 21-37 (O)	BL12320CO13	35 Coopers Lane;Smethwick;West Midlands;;	Hurst FD30S	Not Glazed
Coopers Lane 21-37 (O)	BL12320CO13	37 Coopers Lane;Smethwick;West Midlands;;	Permadoor FD30S	Glazed

7) Flats 29 & 33 sampled for confirmation of FD30S.



Flat 29



Flat 33

7) Flat 29 Self closing device has been removed by resident; this will need to be replaced with a new one. Thumb turn lock has been reported by resident to be sticking at times.



- 8) Intumescent seals have been installed within the chute hoppers on the 1st and 2nd landing



Section

11

Fire Fighting Equipment

1) There is no firefighting equipment on this premises.

Section 12

Fire Signage

- 1) There are no fire doors installed within the premise therefore Fire Door signage is not currently required.
- 2) Yellow LPG warning signs are not displayed within the block. [refer to section 18](#).
- 3) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Signage is also displayed in the external refuse cupboard located next to the entrance doors.



Section
13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
 - 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
 - 3) Caretaking teams are not currently trained in the effective use of fire extinguishers. Caretaking teams are not expected to tackle fires in this area.
 - 4) Fire safety has been provided as part of tenancy pack.
 - 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.
-

Section 14

Sources of Ignition

- 1) Smoking is prohibited on entrance and 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. Recent Satisfactory EICR was carried out on the 12/04/2024.



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

439137

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION		
DETAILS OF THE CONTRACTOR Registration No: 041175 Branch No: 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 Address: 21-37 Coopers Lane, Smethwick, Sandwell, West Midlands Postcode: B67 7DP Tel No: N/A
PART 2 : PURPOSE OF THE REPORT		
Purpose for which this report is required: (see additional page No. N/A) Requested by housing association to verify the standard of the electrical installation and the safety of its continued use Date(s) when inspection and testing was carried out: (12/04/2024) Records available: (N/A) Previous inspection report available: (N/A) Previous report date: (Unknown)		
PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION		
General condition of the installation (in terms of electrical safety): (see additional page No. N/A) This installation is safe for continued use noting observation in part 5 Estimated age of electrical installation: (20) years Evidence of additions or alterations: (No) Overall assessment of the installation is: Satisfactory		
PART 4 : DECLARATION		
INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing. Name (capitals): MR GARETH HILL Signature: <i>G.Hill</i> Date: 19/04/2024 REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR Name (capitals): MR DAVE BUTLER Signature: <i>D.Butler</i> Date: 22/04/2024		

Original to the person ordering the work

- 7) Electrical service cupboards in the open stairwell, these are secured by a suited padlock, and keys are provided to residents for access to their meters. Could not gain access to inspect compartmentation due 1st floor cupboard lock has been changed, 2nd floor cupboard padlock is seized. *the FRA will need to be updated once access is gained.*



- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This contract is managed by the in-house Gas team. Gas supply to these premises is external.

Section 15

Waste Control

- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse bin is stored in a secured bin room that is located at the rear of the building. This is kept secure by a means of a padlock. Bins Are regularly emptied by site services.



- 3) Refuse storage cupboard has a manual bin closure plate to mitigate any potential fire risk, both 1st and 2nd floor internal refuse chutes are clear of any rubbish.



- 3) Regular checks by Caretakers minimise risk of waste accumulation. Sandwell Council 'Out of Hours' service is in place to remove bulk items



**Section
16**

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the 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**

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) 21- 37 Coopers Lane has restricted access, this is via door access control, each resident has their own fob to gain access. There is an intercom system that can allow visitors and contractors in.



Front entrance door with access system.

- 3) There is no current evidence of arson.
- 4) The perimeter of the premises is well illuminated. The building has external lighting units installed.



- 5) There have been no reported fire incidents at 21-37 Coopers Lane since the last FRA.
-

**Section
18**

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
 - 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) 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:

21-37 Coopers Lane

Date of Action Plan:

15th May 2026

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/5	Georgian wired glass. Glazing panel on the 2 nd floor communal stairwell is damaged. Replace damaged glazing.		P2	1-3 Months Glazing Team	

Fire Risk Assessment

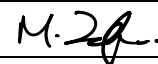

7/11	Combustibles stored in decommissioned incinerator cupboard on 1 st floor landing. Engage with owner of items and request items to be removed.		P2	1-3 Months Housing Manager	
10/7	Flat 29 Self closing device has been removed by resident; replace with a new self-closing device. Inspect thumb turn lock for sticking issues		P2	1-3 Months Fire Rapid Response	

Observations

Replace all service & incinerator cupboard doors on landings with FD30s doors secured with suited mortice lock.



Signed

	Fire Risk Assessor	Date: 15/05/2026
	Team Lead Fire Safety	Date: 15/05/2026

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

Name of property: 21-37 Coopers Lane

Updated: 04/03/2025

Premise Manager: Teresa Warren - Donley Tel. No.: 0121 569 2975

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

Fire Risk Assessment



Report No.: J420738
Nature of Work: Management Survey
Issue Date: 22/07/2025
Client Name: Sandwell MBC (formerly Homes)
Building Services, Direct 2 Trading Estate, Roway Lane,
Oldbury, West Midlands, B69 3ES
UPRN: BL12320CO13 2
Site Address: 21-37 Coopers Lane, Smethwick, West Midlands, B67 7DP



Order Placed By: Jon Hemming
Site Contact: Dean Harding
Date(s) of Work: 07/07/2025
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor(s): Not Applicable

Lead Surveyor:

Oliver Burt
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
22/07/2025

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



Registered Office: Bradley Environmental Consultants Limited, 20 Stourbridge Road, Halesowen, West Midlands, B63 3US. Registered in England No. 02573757
Management Survey (with MA - LOD) Template Version 56

Page 1 of 46