

# Fire Risk Assessment

## Farley Street



**97 – 128, Farley Street  
Tipton,  
DY4 7LA.**

**Date Completed: 02/10/2025**

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

**Checked By: A. Jones. Building Safety Manager**

**Current Risk Rating = Tolerable**

### Subsequent reviews

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

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## Section

# 0

## Introduction

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The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”*.

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

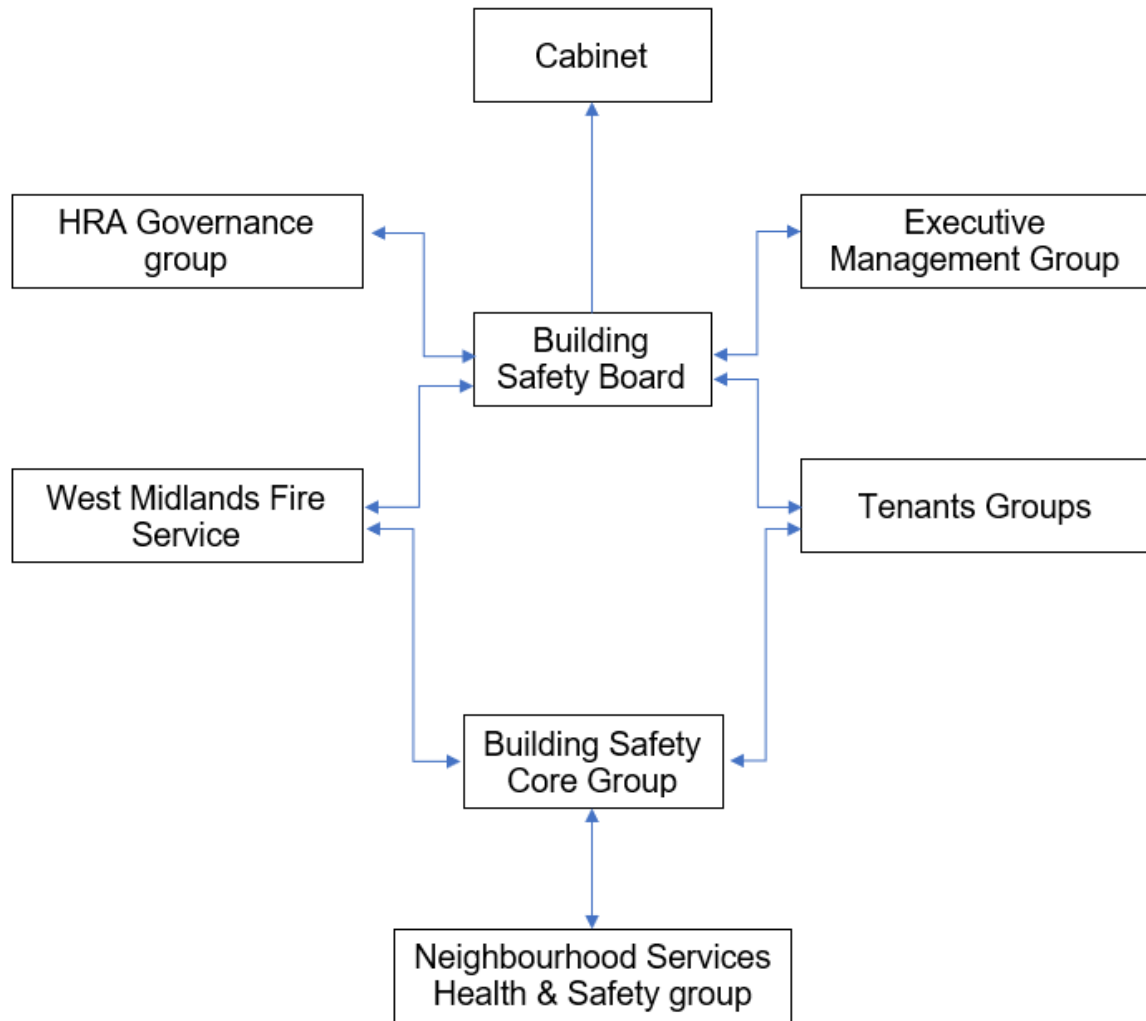
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.

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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

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

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

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

### Significant findings

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

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

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| Section number            | Section Area                                                                                                                                                                                                                                                                                                                                                                              | Individual Risk Level |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <a href="#">Section 6</a> | <p><b>External Envelope</b><br/>Side elevations have Wetherby mineral wool silicone render system – A2 fire classification.</p> <p>Masonry finish to the front and rear.</p> <p>Individual balconies to flats are cantilevered concrete with a steel and glass balustrade.</p> <p>Exterior window frames are powdered coated aluminium.</p>                                               | Trivial               |
| <a href="#">Section 7</a> | <p><b>Means of Escape from Fire</b><br/>There are 2 protected staircase's that provide a sufficient means of escape.</p> <p>All communal doors along the means of escape are self-closing notional fire doors upgraded with combined intumescent strips / cold smoke seals.</p> <p>There are 2 final exit doors.<br/>Two residents' flat doors require adjustment.</p>                    | Tolerable             |
| <a href="#">Section 8</a> | <p><b>Fire Detection and Alarm Systems</b><br/>Fire detection within flats is installed to a combination of LD1 &amp; LD2 standard.</p> <p>Automatic opening vents are installed to the rear stairwell on the 7<sup>th</sup> floor only.</p> <p>Louvre vents provide natural ventilation to all landings of the front staircase.</p> <p>A deluge system is provided to the bin store.</p> | Trivial               |
| <a href="#">Section 9</a> | <p><b>Emergency Lighting</b><br/>The premises have a sufficient emergency / escape lighting system.</p>                                                                                                                                                                                                                                                                                   | Trivial               |



|                            |                                                                                                                                                                                                                                                                                                                                                                                          |           |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <a href="#">Section 10</a> | <p><b>Compartmentation</b></p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts.</p> <p>All doors are FD30s doors with intumescent strips &amp; cold smoke seals, including those in 1-hour rated walls.</p>                                                            | Trivial   |
| <a href="#">Section 11</a> | <p><b>Fire Fighting Equipment</b></p> <p>There is a fire hydrant adjacent the front main entrance.</p> <p>The dry riser serves all floors.</p> <p>There is a CO2 fire extinguisher within the lift motor room.</p> <p>There is a deluge system in the bin store.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p> | Trivial   |
| <a href="#">Section 12</a> | <p><b>Fire Signage</b></p> <p>Appropriate mandatory and safety signage is in place.</p> <p>Electrical hazard signage required.</p>                                                                                                                                                                                                                                                       | Tolerable |
| <a href="#">Section 13</a> | <p><b>Employee Training</b></p> <p>All staff receive basic fire safety awareness training.</p>                                                                                                                                                                                                                                                                                           | Trivial   |
| <a href="#">Section 14</a> | <p><b>Sources of Ignition</b></p> <p>The fixed electric tests should be done every 5 years. The last test date was 19/10/2023.</p>                                                                                                                                                                                                                                                       | Trivial   |

|                            |                                                                                                                                                                                                                                           |         |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <a href="#">Section 15</a> | <b>Waste Control</b><br>Regular checks by Caretakers minimise risk of waste accumulation.<br><br>Refuse containers are secured within the bin store.                                                                                      | Trivial |
| <a href="#">Section 16</a> | <b>Control and Supervision of Contractors and Visitors</b><br>Contractors are controlled centrally, and hot works permits are required where necessary.                                                                                   | Trivial |
| <a href="#">Section 17</a> | <b>Arson Prevention</b><br>A door entry system prevents unauthorised access & perimeter lighting is in place.                                                                                                                             | Trivial |
| <a href="#">Section 18</a> | <b>Storage Arrangements</b><br>There are two cleaners' stores located on the ground floor.<br><br>Residents have access to secure storage sheds on the ground floor.<br><br>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 ☐      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:

|                      |                                                                                                                                                            |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Slight harm</b>   | 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).         |
| <b>Moderate harm</b> | Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities. |
| <b>Extreme harm</b>  | 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 ☐

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## Comments

In conclusion, the likelihood of a fire is at a medium level due to the normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include FD30s rated fire doors to flat entrances, FD30s communal fire doors, combined with suitable smoke detection to LD1 / LD2 standard within flats, automatic smoke ventilation system to each floor and a Stay Put – Unless policy.

Overall, the level of risk at the time of this FRA is tolerable, this can be lowered to trivial once recommended actions have been completed.

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

| Risk level  | Action and timescale                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trivial     | No action is required; no detailed records need to be kept.                                                                                                                                                                                                                                                                                                                                                                  |
| Tolerable   | No additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.                                                                                                                                                                                                                                                                      |
| Moderate    | It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures. |
| Substantial | Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.                                                                                                                                                                                                |
| Intolerable | Premises (or relevant area) should not be occupied until the risk is reduced.                                                                                                                                                                                                                                                                                                                                                |

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

## Section

# 2

## People at Significant Risk of Fire

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

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

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

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

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

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

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## 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:

|                                                                                                 |                                                                                |                                                                                                        |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Chief Executive</b><br>Shokat Lal                                                            |                                                                                |                                                                                                        |
| <b>Executive Director Asset Manager &amp; Improvement</b><br>Alan Lunt                          |                                                                                |                                                                                                        |
| <b>Assistant Director Asset Management &amp; Improvement</b><br>Sarah Agar                      |                                                                                |                                                                                                        |
| <b>Fire Safety Manager</b><br>Tony Thompson                                                     |                                                                                |                                                                                                        |
| <b>Team Lead Fire Safety</b><br>Jason Blewitt                                                   |                                                                                |                                                                                                        |
| <b>Team Lead Building Safety</b><br>Anthony Smith                                               |                                                                                |                                                                                                        |
| <b>Housing Office Manager</b><br>Rushpal Dhaliwal                                               |                                                                                |                                                                                                        |
| <b>Building Safety Managers</b><br>Adrian Jones<br>Andrew Froggatt<br>Carl Hill<br>Louis Conway | <b>Fire Risk Assessors</b><br>Craig Hudson<br>Mohammed Zafeer<br>Stuart Henley | <b>Resident Engagement Officers – Fire Safety</b><br>Abdulmonim Khan<br>Ethan Somaiya<br>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

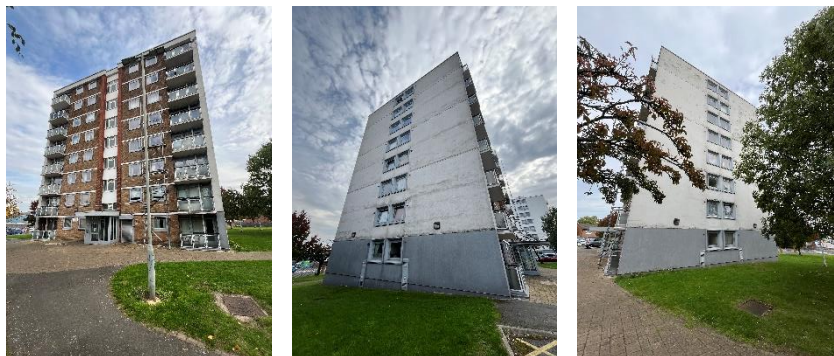
### Description of Premises

97 - 128 Farley Street  
Tipton  
West Midlands  
DY4 7LA.

#### Description of the Property

This type 1 fire risk assessment encompasses 97 - 128 Farley Street.

This detached high-rise block was designed & constructed for general needs housing in 1960 by Wates Ltd utilising concrete frame with masonry infill. The overall height of the block is 21.6m. During 2009 refurbishment works the external wall system to the side elevations was clad with a Wetherby mineral wool, silicon render system, fire classification A2. The front and rear elevations are traditional masonry with no cladding.



The block consists of 8 storeys (inclusive of the ground floor) with four dwellings to each floor.



The block has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation. Both entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter door override switch by use of a drop latch key.



There are two protected staircases to the front and rear of the building that serve all floors, ground floor to the seventh floor.

Automatic opening vents are installed to the 7<sup>th</sup> floor rear staircase. The override switch is on the 7<sup>th</sup> floor landing wall.



The communal landings are protected by self-closing FD30s fire doors with vision panels. The bin chutes are within the protected staircase.



There are service cupboards on all floors with FD30s doors for electric meters and dry riser outlets, locked with a suited key.



Access to the lift motor room is obtained via a ceiling hatch from the 7<sup>th</sup> floor lobby. The access ladder is stored within the 7<sup>th</sup> floor dry riser cupboard. Keys to the riser cupboard & the padlocks on the ceiling hatch are in the firefighter's white box.





Access to the flat roof is via a door within the lift motor room.



There is a firefighter's white box externally to the left-hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock.



There is a single waste disposal chute accessed on all floors within the front staircase. The bin store is right of the main entrance. Key is stored in the firefighter's white box.



There is a Secure Information Box (SIB) located in the ground floor rear entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The SIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).



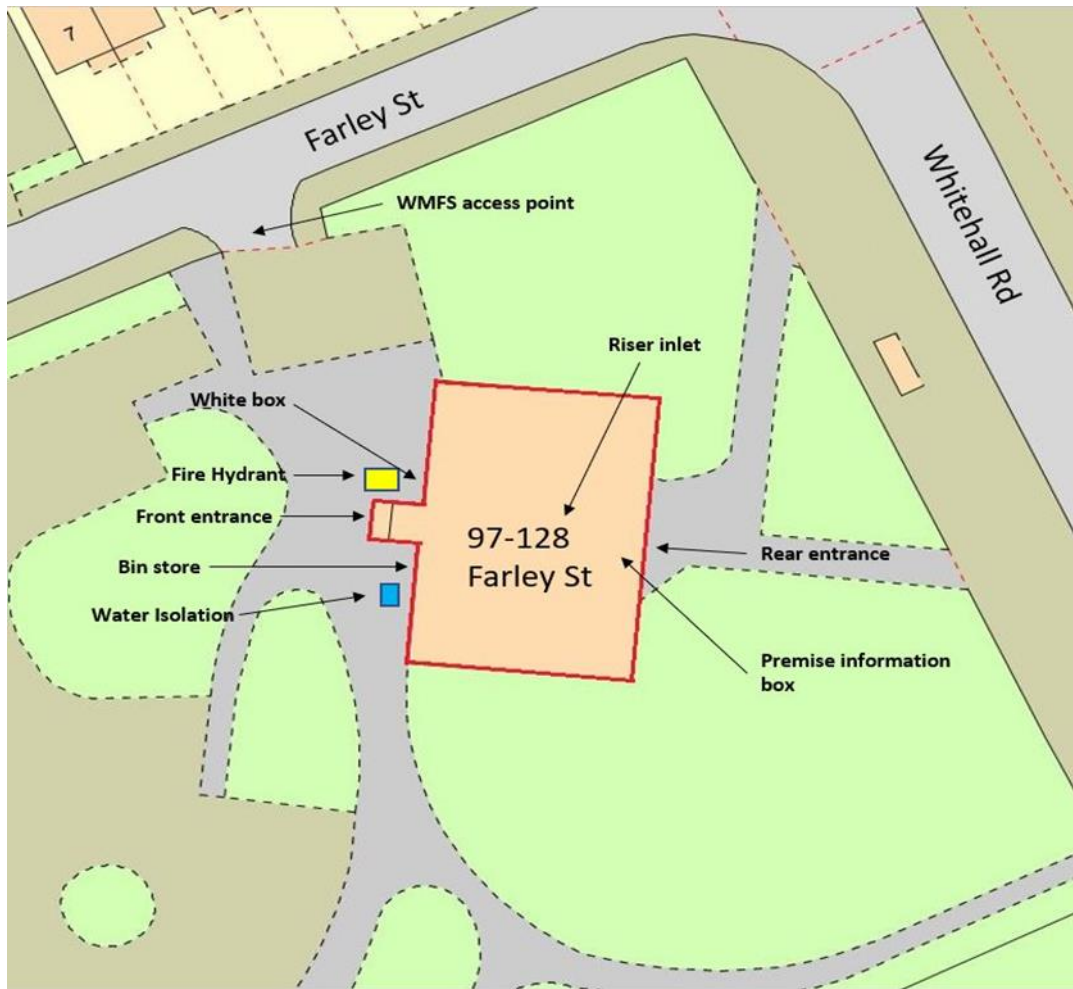
The nearest fire hydrant is on the footpath, in front of the main entrance.



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

The enforcing authority is West Midlands Fire Service.

## On arrival Information (for WMFS)



## Fire Risk Assessment

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Address: Block 97-128<br>Farley Street<br>DY4 7LA | Survey date: 18/09/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ON ARRIVAL INFORMATION |
| <b>BUILDING LAYOUT</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |
| Building height                                   | 21.6 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |
| Construction                                      | Wares, concrete brick                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |
| Number of floors                                  | 8 including ground floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |
| Layout                                            | <p>The block consists of 8 storeys (inclusive of the ground floor). Each of the floors contains 4 number dwellings, Lift granting access up to the 7<sup>th</sup> floor, aluminium ladders stored in the 7<sup>th</sup> floor storage cupboard grants access to the lift motor room via a trap door. A full height door then grants access to the main roof.</p> <p>2 sets of staircases granting access to all 8 floors of the block located at the front and rear of the block.</p> <p>Corridors and stairs are protected by FD30s doors.</p> <p>2 sets of ingress / egress points to the block with the override switch, FWB and fire hydrant located nearest the MAP (main access point)</p> |                        |
| Lifts                                             | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |
| Types of entrance doors                           | Individual flat doors are FD30s of composite construction. Communal doors within the block are notional timber FD30s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |
| Rubbish chutes/ bin rooms                         | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |
| Common voids                                      | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |
| Access to roof/ service rooms                     | Aluminium ladder (stored in dry riser 7 <sup>th</sup> floor cupboard) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |
| Occupants                                         | Approx. 68 based on an average of 2 occupants per flats (32 flats)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |
| Evacuation strategy                               | Stay Put Unless- The escape strategy is 'Stay Put Unless'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |
| Fire alarm/ evacuation alarm                      | Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |
| Caretaker/ concierge                              | Caretaking/cleaning service that conducts regular checks of the building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |
| <b>FIREFIGHTING SYSTEMS</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |
| Water supplies                                    | Fire hydrant is located at the entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlets located on the floor plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |
| Fire mains                                        | The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |
| Firefighting shafts                               | No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter lift control switch is located within the ground floor lobby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |
| Smoke control vents                               | Automatic smoke ventilation is employed to the head of the rear staircase, <a href="#">There</a> is master reset / control switch located on the 7 <sup>th</sup> floor rear staircase landing. The front staircase is naturally ventilated by louvres to all floors. Communal windows (other than smoke vents) can be opened without the need for a key.                                                                                                                                                                                                                                                                                                                                         |                        |
| Sprinkler system                                  | A water suppression system is provided to the refuse chute bin store                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |
| <b>DANGEROUS SUBSTANCES</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |
| Location, type, and quantity                      | ALL BALCONIES – RAINWATER PIPE – CEMENT- SEALED – PRESUMED – CHRYSOTILE<br>FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES – BITUMINOUS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |
| <b>SERVICES</b>                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |
| Electricity                                       | Electric meter cupboards located on each floor of the block                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |
| Gas                                               | Gas isolation within individual flats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |

|                                                   |                                                                                                                                                                   |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High/Low Rise                                     | High                                                                                                                                                              |
| Number of Floors                                  | 8                                                                                                                                                                 |
| Date of Construction                              | 1960                                                                                                                                                              |
| Construction Type                                 | Wates Concrete / Brick                                                                                                                                            |
| Last Refurbished                                  | 2009                                                                                                                                                              |
| External Cladding                                 | Front and rear elevations have no cladding (still original brickwork. Gable walls have Wetherby Mineral wool silicone render system (fire rating A2)              |
| Number of Lifts                                   | 1                                                                                                                                                                 |
| Number of Staircases                              | 2                                                                                                                                                                 |
| Automatic Smoke Ventilation to communal area      | Yes – 7 <sup>th</sup> floor rear staircase. Louvre vents to front staircase.                                                                                      |
| Fire Alarm System                                 | No communal area AFA                                                                                                                                              |
| Refuse Chute                                      | Yes                                                                                                                                                               |
| Access to Roof                                    | Aluminium ladder (stored in dry riser) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof. |
| Equipment on roof (e.g. mobile phone station etc) | No                                                                                                                                                                |

## Persons at Risk

Residents / Occupants of 32 flats,  
 Visitors,  
 Sandwell MBC employees,  
 Contractors,  
 Service providers (e.g. meter readers, delivery people etc)  
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)



## Section 5

### Building Plan

A typical floor layout showing horizontal lines of compartmentation.

#### Ground Floor

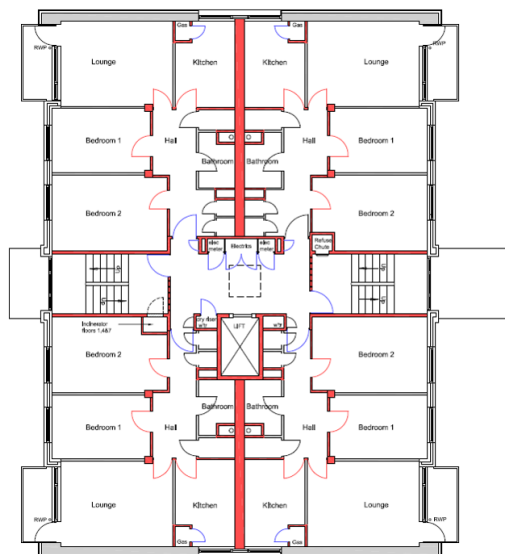
 premise information box

 main access point

 dry riser



#### Typical Upper Floor





## Section 6

### External envelope

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Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

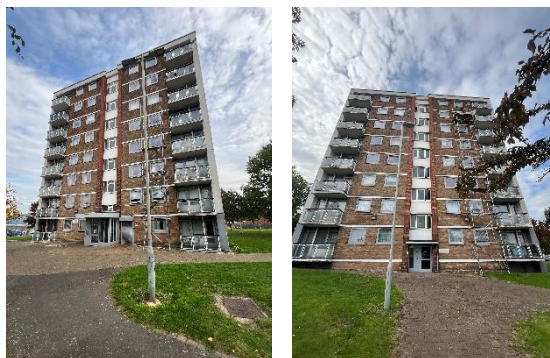
Details of the known external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022.

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. This FRAEW was undertaken by Firntec Building Compliance in May 2025 and recorded as a low risk. Review date recommended for May 2030.

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

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

- 1) The front and rear elevations are traditional masonry.



- 2) The side elevations were clad with a Wetherby mineral wool, silicon render system, fire classification A2 during a 2009 refurbishment.



- 3) Each flat within the block has access to an individual balcony. These are cantilevered concrete with a steel and glass balustrade. There was no evidence of screening on balconies at the time of the assessment.



- 4) Communal windows are single glazed units housed in powder coated aluminium frames. Flat windows are double glazed units housed in timber frames with an external powder coated aluminium face.



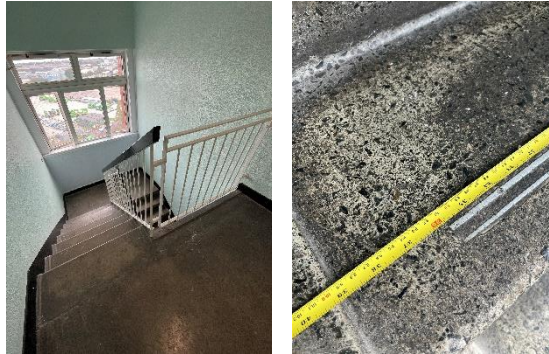
- 5) Entrance doors to the building are powder coated aluminium units.



## Section 7

### Means of Escape from Fire

- 1) The site has 2 protected staircases that provide a sufficient means of escape. Each staircase in width is 986mm from handrail to wall.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) None of the corridors that form part of the means of escape from the flats are dead ends.
- 4) The means of escape are protected to prevent the spread of fire and smoke.
- 5) The communal landing / staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with intumescent strips / cold smoke seals.



- 6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 7) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



- 9) Automatic smoke ventilation is employed to the head of the rear staircase. This is tested, inspected, and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.



- 10) There is a master reset switch located on the 7<sup>th</sup> floor rear staircase landing. The switch is operated by a key which can be found in the firefighter's white box





- 11) Communal windows to each staircase are openable with louvered vents.



- 11) The waste disposal chutes are located on each landing to the front staircase. Hoppers are 1.5-hour fire rated to BS 476 part 8.



- 13) 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.
- 14) Individual floor mats were noted outside some flats. Fire rating of these mats is unknown but deemed to be of low risk.



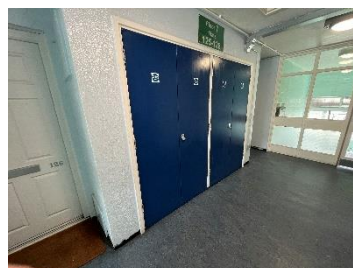
- 15) Emergency lighting is provided to communal lobbies and stairs. Checks are done monthly by Sandwell MBC in house electrical team or approved contractor.



- 16) Dry riser outlets on lobbies are housed in cupboards with FD30s doors and secured by suited mortice locks. All outlet valves are secured in the closed position by cable tie.



- 17) Service cupboards are 44mm notional fire doors with intumescent strips and cold smoke seals, secured with suited mortice locks to allow residents access to their electricity meters.



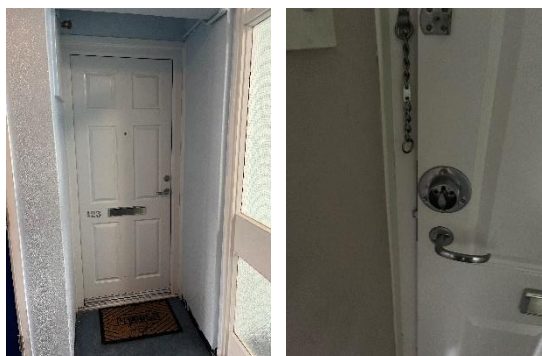
- 18) The surface coatings to the communal areas are Euro Class B-s3, d2 rated.

- 19) 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 they are asked to leave by the emergency services.
- 12) Individual flat doors are FD30s composite doors with the majority being manufactured by Permadoor, generally, these are in good condition. Flat 106 has an FD30s manufactured by Nationwide and flat 122 has an FD30s manufactured by IG Doors. 125 has a timber door, a replacement FD30s has been booked JM.16264369

|                            |                                          |             |            |
|----------------------------|------------------------------------------|-------------|------------|
| Farley Street 97-128 (O&E) | 99 Farley Street,Tipton;West Midlands;;  | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 100 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 101 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 102 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 103 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 104 Farley Street,Tipton;West Midlands;; | Permadoor   | Glazed     |
| Farley Street 97-128 (O&E) | 105 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 106 Farley Street,Tipton;West Midlands;; | Nationwide  | Not glazed |
| Farley Street 97-128 (O&E) | 107 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 108 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 109 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 110 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 111 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 112 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 113 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 114 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 115 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 116 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 117 Farley Street,Tipton;West Midlands;; | Nationwide  | Glazed     |
| Farley Street 97-128 (O&E) | 118 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 119 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 120 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 121 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 122 Farley Street,Tipton;West Midlands;; | IG Doors    | Not glazed |
| Farley Street 97-128 (O&E) | 123 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 124 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 125 Farley Street,Tipton;West Midlands;; | Timber door | Not glazed |
| Farley Street 97-128 (O&E) | 126 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 127 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |
| Farley Street 97-128 (O&E) | 128 Farley Street,Tipton;West Midlands;; | Permadoor   | Not glazed |

- 21) Access was gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.

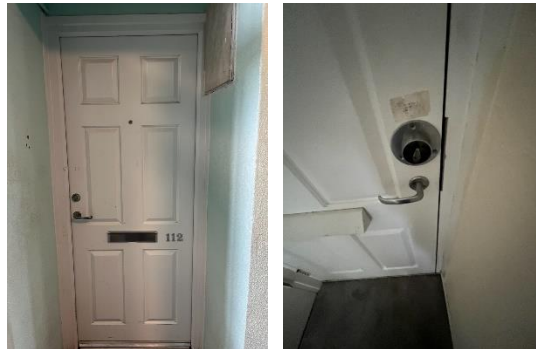
a) Flat 123 - Door fails to close into its frame correctly, adjustment required. See action 7/21a.



b) Flat 109 - Door is correct.



c) Flat 112 - Door fails to close into its frame correctly, adjustment required. See action 7/21c.



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

## Section 8

# Fire Detection and Alarm Systems

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- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties assessed during the fire risk assessment, the assessor confirmed that smoke alarms are installed to an LD1 and LD2 Standard. Flats assessed were: -

Flats; 123 LD2, 109 LD1, 122 LD1.



*For information*

*LD1 all rooms except wet rooms*

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

*LD3 Hallway only*

- 3) There is no effective means for detecting an outbreak of fire to the remaining communal areas. Automatic fire alarm systems are not normally required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.

- 4) A smoke detector linked to the Automatic Opening Vent has been installed. The vent will automatically open when smoke has been detected.



- 5) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. The control panel for the system is located in the ground floor lobby service cupboard.





## Section 9

### Emergency Lighting

---

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



- 2) The self-contained units are provided to the communal landings, stairs, and lift motor room.
- 3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



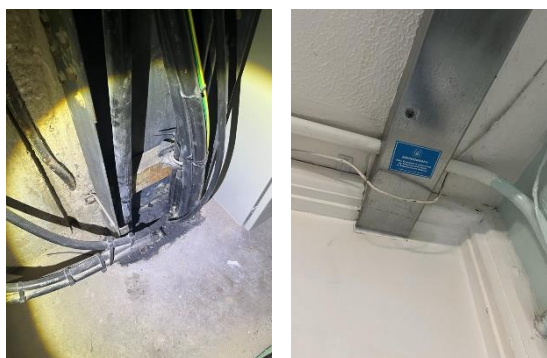


## Section 10

### Compartmentation

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

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire (however note the action below in 4). Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.
- 3) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.



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

- 5) Electrical service cupboards have FD30s rated doors, secured with a suited lock.



- 6) Individual flat doors are FD30s rated composite doors sets, the majority manufactured by Permadoor doors, see section 7.



- 7) The corridors / staircases are protected by use of self-closing FD30s fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing.



## Section 11

### Fire Fighting Equipment

---

- 1) The dry riser inlet is located within the ground floor lift lobby, inside a cupboard secured with a suited key.



- 2) There is a dry riser outlet on each floor lift lobby, secured within a riser cupboard, the cupboards are locked with a suited key.



- 3) The dry riser is checked regularly as part of the Caretakers duties.
- 4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.

- 5) A portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year.



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



## Section 12

### Fire Signage

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



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



- 3) Fire Action Notices are displayed throughout the building.



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



- 5) The fire escape routes use directional fire signage.



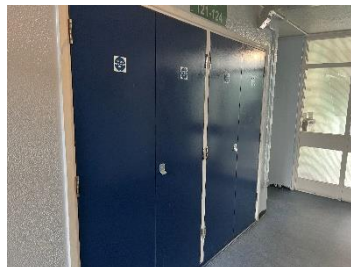
- 6) Signage illustrating the floor location of each flat is fitted to the ground floor lobby wall.



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



- 8) **Electrical hazard signs are missing from electrical cupboards on all floors except the ground floor. Electrical hazard signs are required to be fitted on all electrical service cupboard doors opening onto the common area. See action 12/8.**





## Section 13

## Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Building safety and evacuation notices are displayed in common areas and lift cars.



- 5) Staff undertaking fire risk assessments are qualified to or working towards a Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety has been provided as part of tenancy pack. This includes information about Fire Doors.





## Section 14

### Sources of Ignition

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



- 2) Hot works are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) The fixed electrical installation shall be tested every 5 years. Last EICR dated 19/10/23 and marked as Satisfactory.
- 4) Electrical service cupboards have FD30s rated doors, secured with a suited cylinder lock.
- 5) There is a lightning protection system installed to the building. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.



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

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

## Section 15

### Waste Control

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- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse & recycling containers are emptied regularly. Refuse containers are in the bin store which is underneath the ground floor. The bin store is accessed at the rear of the building. Access is via a motorised roller shutter; key is stored in the firefighter's white box. All refuse containers are emptied regularly.



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

## Section 16

### Control and Supervision of Contractors and Visitors

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- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
  - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
  - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
    - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
      - Health and Safety.
      - Site Security.
      - Safety of working and impact on children/school business.
      - Fire risk, if any.
      - Site Emergency Plan.
    - b) Monthly Site Meetings – to monitor, review and share any new information including any new risks.
    - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
    - d) Final Contractor review on completion of works undertaken.
-

## Section 17

### Arson Prevention

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- 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 perimeter of the premises is well illuminated.
  - 5) There have been no reported fire incidents since the previous FRA in October 2024.
-



## Section 18

### Storage Arrangements

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- 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

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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

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# Fire Risk Assessment Action Plan



Name of Premises or Location:

Farley Street 97-128

Date of Action Plan:

09/10/2025

Review Date:

---

Fire Risk Assessment

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| Question/<br>Ref No | Required Action                                                               | Supporting<br>photograph                                                           | Priority | Timescale and<br>Person<br>Responsible | Date<br>Completed |
|---------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|----------------------------------------|-------------------|
| 7/21a               | Flat 123 - Door fails to close into its frame correctly, adjustment required. |  | P2       | Fire Rapid Response<br>1 – 3 months.   |                   |
| 7/21c               | Flat 112 - Door fails to close into its frame correctly, adjustment required. |  | P2       | Fire Rapid Response<br>1 – 3 months.   |                   |

## Fire Risk Assessment

|      |                                                                                                                                                                           |                                                                                    |    |                                      |  |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----|--------------------------------------|--|
| 12/8 | Electrical hazard signs are required to be fitted on all electrical service cupboard doors opening onto the common area. Excluding the ground floor, as these are signed. |  | P3 | Fire Rapid Response<br>3 – 6 months. |  |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----|--------------------------------------|--|

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

### Observations

Some notional communal landing doors show signs of wear and tear due to age. Consideration should be given to upgrading these doors with certified FD30s door sets & combination frames.



**Signed**

|                                                                                                |                         |                   |
|------------------------------------------------------------------------------------------------|-------------------------|-------------------|
|               | Building Safety Manager | Date: 09.10.2025. |
|  ADRIAN JONES | Quality Assurance Check | Date: 10/10/2025  |

Appendix 1

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

**Name of property:** Farley Street

**Updated:** 12.05.25.

**Premise Manager:** Tony Thompson

**Tel. No.:** 0121 569 2975

An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Derek Still [Tel:- 0121 569 5077](tel:01215695077)).



**Report No.:** J410921  
**Nature of Work:** Management Survey  
**Issue Date:** 12/05/2025  
**Client Name:** Sandwell MBC (formerly Homes)  
Building Services, Direct 2 Trading Estate, Roway Lane,  
Oldbury, West Midlands, B69 3ES  
**UPRN:** BL17520FA04 7  
**Site Address:** Farley Street 97-128 (O&E), Tipton, DY4 7LA



**Order Placed By:** Dean Harding  
**Site Contact:** Communal  
**Date(s) of Work:** 25/04/2025  
**Technical Manager:** D Ely CCP (Asbestos)  
**Assistant Surveyor(s):** Not Applicable  
**Lead Surveyor:** Jack Baldwin  
**Asbestos Surveyor**  
**Authorised Signatory:** Louise Farmer  
**Technical Review Officer and Asbestos Consultant**  
12/05/2025

Non-accredited activities are present within this report.

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