Fire Risk Assessment
1-12 Davies house



Lodge street, Oldbury
B69 4JE

Date Completed: 14th August 2025

Review Date : 1 Year

Officer: M Zafeer **Fire Risk Assessor**

Checked By: Louis Conway **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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**	

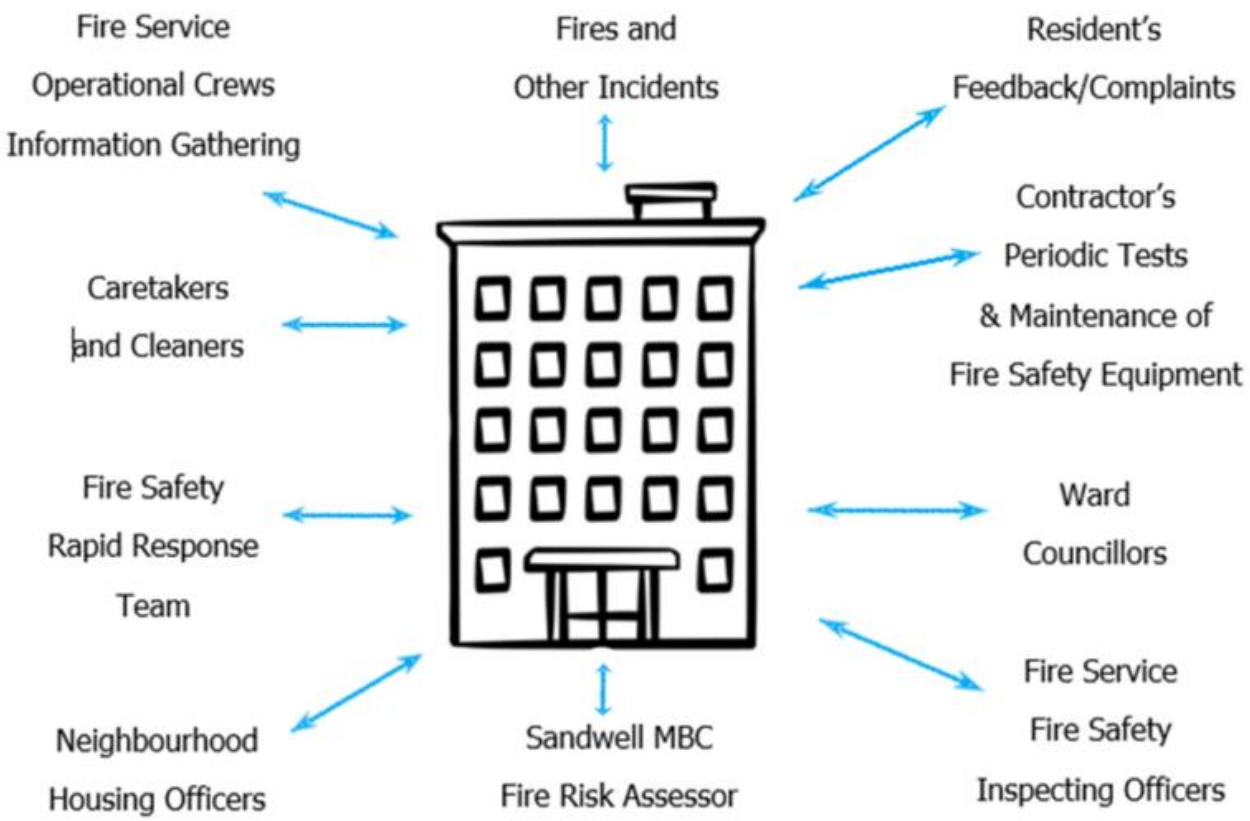
Section 0 Introduction

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/feedback_and_complaints or by phone on 0121 569 6000.

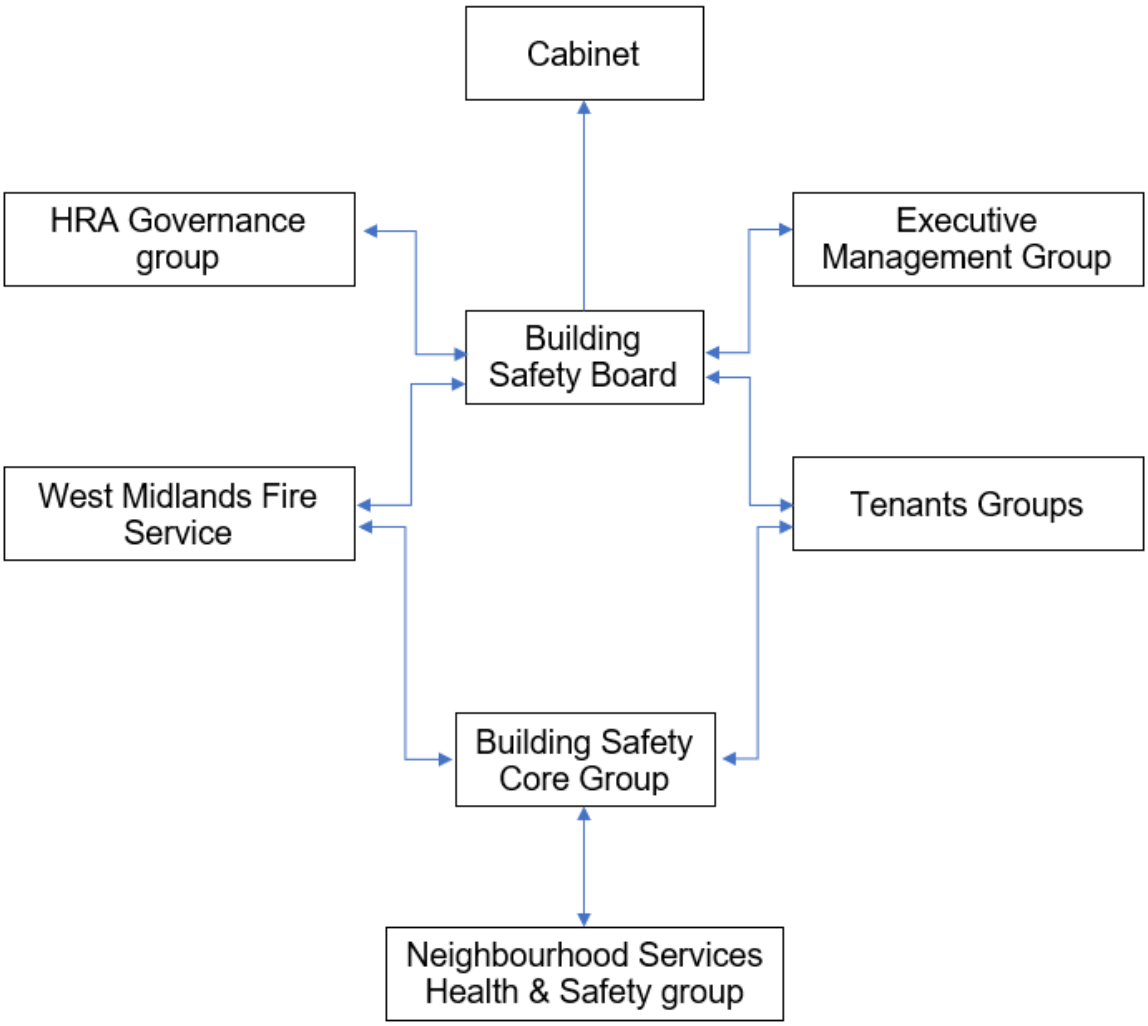
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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	**External Envelope** The Block is constructed with the Wimpy No Fines construction method. The external render is susceptible to damage from external factors such as machinery, bins, and other equipment used within the vicinity. Such damage may compromise the integrity of the fire-resistant properties of the render. To ensure ongoing safety and compliance with fire regulations, a comprehensive Fire Risk Assessment of the block will be conducted annually. During	Tolerable

	these inspections, any areas of damaged render will be identified and promptly recorded. Arrangements will then be made to carry out the necessary repairs without undue delay, thereby maintaining the effectiveness of the fire protection measures and reducing any potential fire hazards Pathways lead up to the front and rear of the premises from the road. Front entrance is of timber construction with glass and aluminium trim to the side panels. The block has UPVC windows units installed to the flats.	
Section 7	**Means of Escape from Fire** Metal Trunking installed across ceiling routing from residents' meter cupboard and supplying flats within the block. • Block 7-12, ground floor near rear entrance, bicycle has been stored. • Drying area near flat 3 has items stored within it. • Drying area near flat 5&6 items left for storage within this area. • Bike stored on landing on block 1, 2nd floor.	Tolerable
Section 8	**Fire Detection and Alarm Systems** No detection in communal areas. Individual flats are fitted with hardwired smoke detection to an LD3 standard minimum.	Trivial

	Flat checked for detection. Flat 8 has detection in hallway, lounge. Flat 7 has detection in hallway and lounge.	
Section 9	**Emergency Lighting** Emergency lighting is evident on each floor, one unit per floor, but no evidence of service records. Email has been sent to electrical for inspection due on the 27th of August 2025.	Trivial

Section 10	**Compartmentation** The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. • Flat 5 has no door closure, no smoke seals. • Flat 7 has no smoke seals • Flat 8 notional door, has door closure, but smoke seals. • Flat 12 has no door closure, it's a notional door, no smoke seals.	Tolerable
Section 11	**Fire Fighting Equipment** The premises have no provision for firefighting equipment.	Trivial
Section 12	**Fire Signage** There is sufficient Fire door keep shut signs & No Smoking signs in place.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** EICR carried out 22/09/2022. All electrical cupboards are free of combustibles.	Trivial

	• Ground floor near flat 7, electrical cupboard, loose trunking lid. Email sent to electrical team to rectify.	
Section 15	**Waste Control** Caretakers undertake regular checks and bins are stored away from the building. Refuse bins are to the rear against brick wall, away from residential block. • Discarded timber pallets left to the rear of the premise against perimeter timber fencing	Tolerable
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary**.**	Trivial
Section 17	**Arson Prevention** There is external lighting, and a door entry system prevents unauthorised access.	Trivial
Section 18	**Storage Arrangements** Residents have their own internal store cupboards next to their flat entrances which are kept secure with their own locks. Theres are also external storage set within a compound away from the main block, these are secured by residents with their own locks.	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 ☐

Comments

After carrying out a Type 1 fire risk assessment on Davies House, 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.

The external render is susceptible to damage from external factors such as machinery, bins, and other equipment used within the vicinity. Such damage may compromise the integrity of the fire-resistant properties of the render. To ensure ongoing safety and compliance with fire regulations, a comprehensive Fire Risk Assessment of the block will be conducted annually. During these inspections, any areas of damaged render will be identified and promptly recorded. Arrangements will then be made to carry out the necessary repairs without undue delay, thereby maintaining the effectiveness of the fire protection measures and reducing any potential fire hazards.

Once the recommended actions have been completed, the overall risk rating for the building will be reduced to trivial, subject to the implementation of the suggested measures outlined in this fire risk assessment

Sampling of the flat entrance doors confirmed that they are original notional timber doors, installed at the time of the building's construction. These doors are not fitted with intumescent strips or smoke seals. It is recommended, in line with current best practice, that the doors are upgraded to incorporate combined intumescent strips and cold smoke seals to enhance their fire and smoke resistance performance.

The clearing of both former drying areas will also need to be conducted and kept clear to limit any risk of fire within the communal area.

The removal and management of a Bicycle that is stored in the hallway near to a final exit door.

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 because, all flats have FD30 notional timber entrance doors, smoke detection to a minimum standard of LD3 installed in all flats, two final exit doors and a stay put unless fire strategy is in place.

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 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 Rachel Price		
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

Davies House (1-6, 7-12)
Lodge Street
Oldbury
B69 4JE

Description of the Property

The low-rise block was constructed in 1963 using a Wimpy No fines construction system, this is classified as non-standard construction and are built using a unique concrete mix and construction technique, rather than traditional brick and mortar.

The block consists of 3 storeys (inclusive of the ground floor). The block has been divided into two sections with flats 1-6 having a separate entrance/exit and staircase to flats 7-12.




The building consists of 3 floors with each floor containing 2 flats

Block 1-6

Flats 1,2, are on the ground floor
Flats 3,4, are on the 1st floor
Flats 5,6 are on the 2nd floor

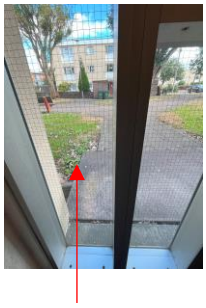
Block 7-12

Flats 7,8, are on the ground floor
Flats 9,10, are on the 1st floor
Flats 11,12 are on the 2nd floor





Entrance to the building is accessed through the main entrance, the front & rear entrance are of timber frame with Georgian wired glass panes within the inserts to the frames on either side of the front doors.



Georgian wired glass

Both front and rear door entrances are accessed through a fob reader, the front entrance is equipped with a firefighters override switch.





Blocks 1-6 & 7-12 front entrance with door access.



Rear entrance door.



Block 1-6 & 7-12 Firefighters Override Switch.

Externally the building has a timber fenced perimeter with a courtyard to the rear. Refuse bins are stored in a brick out building.



Residents' storage and refuse bins storage.

Nearest Fire station is Oldbury fire station, which is 1.1miles.

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

The enforcing authority is West Midlands Fire Service.

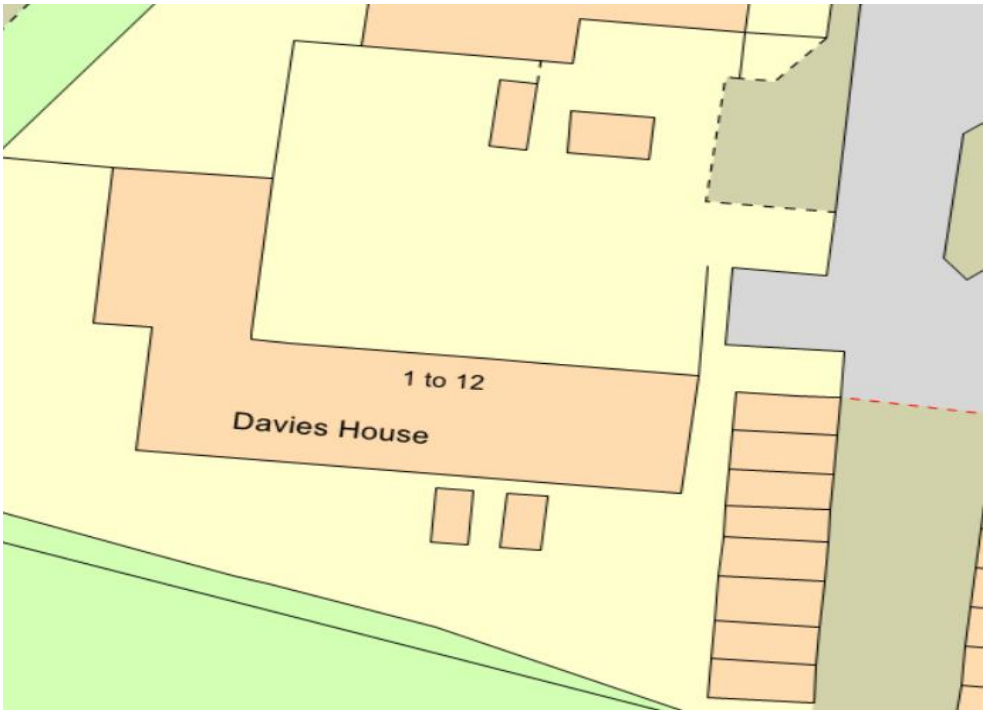
High/Low Rise	Low-Rise
Number of Floors	3 per block
Date of Construction	1963
Construction Type	Wimpy No Fines
Last Refurbished	2016
External Cladding	Rendered Masonry
Number of Lifts	None
Number of Staircases	2, 1 per block
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	No
Refuse Chute	No
Access to Roof	No, No Internal Access
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 12 flats, within 2 separate blocks
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 Davies House present an tolerable level of risk to fire.

1) The external construction of the building constructed using the Wimpy No Fine method, which consists of special concrete mix used to the outside of the building, the block is installed with UPVC units to each flat and UPVC fascia boards to the roof line. An FRA review will be carried out every 12 months regardingthe external wall system.





UPVC Facias boards and felt roofing



No Fines concrete



Front Elevation



Rear Elevation



Front & Side Elevation

2) External render damaged in places all around building requires repairing. Recommend a joint visit with repairs and Fire Risk Assessor to identify areas.




3) UPVC double glazed units have been installed to each and to communal staircase and landing.





UPVC Units to front and rear communal staircase.

4) On the front and rear elevation of the building, there are Spandrel panels installed under the UPVC window units that are installed on the central staircase.





Front and Rear Spandrel panelling under the window units.

5) Each entrance has a canopy, the outer covering of the canopy structure is of plastic, the roof lining of the canopy is a composite type of covering.



Plastic underside of canopies with composite type overlay.

6) There is no access internally to the roof of premises.

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) All communal hallway floors are carpeted, the flat entrances have raised step to the door, some have door mats placed over the step, the fire rating is not known for the door mats.



All floors have S.M.B.C. fitted carpet. Due to the fact SMBC specified and managed the installation of the carpets, they are in accordance with BS EN 13501-1.

BS 4790 Fire Test Method to textile Floor Coverings.

Carpets BS 5287,1988 specification for assessment and labelling of textile floor covering.

3) All corridors are of adequate width and are kept clear to promote maintain safe exit in an event of fire.

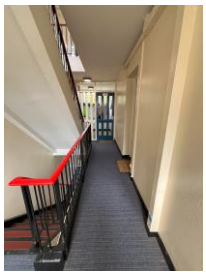
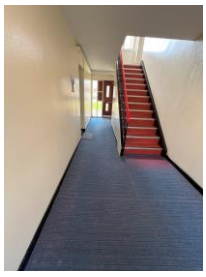
Block 1-6.





2nd floor. 1st floor. Ground floor.

Block 7-12.

2nd floor. 1st floor. Ground floor.

4)Each landing within blocks has former drying room areas adjacent to the stairs. This area is secured, and tenants have access via a key.



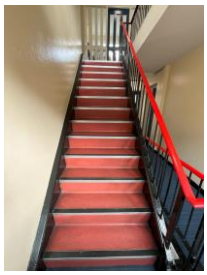
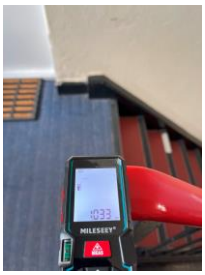


5) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed. On this FRA, there were considerable number of items within the communal areas of the 2 blocks.




6)The premises consists of a single staircase that provides sufficient means of escape, this is located as you enter the building, this has been measured and 1033mm in width from wall to balustrades for block 1-6 and 1049mm for block 7-12. The are kept clear to maintain safe means of escape.

(Flats 1-6).

Ground to 1st & 2nd floor staircase.

(Flats 7-12).



Ground to 1st & 2nd floor staircase.

7) On both blocks, 1st and 2n floor communal landings, have a set of UPVC windows, these windows can be opened without the use of a key in the case of escape from the 1st floor, these also allow sufficient airflow. There is no automatic smoke ventilation system installed in this premises.



8) Emergency lighting is installed throughout the building; there is 1 light to each floor.



Ground First Second

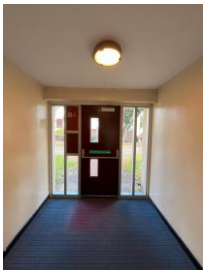
9)The final exit doors have door push bar exit systems installed. These doors are check on regular bases by the Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).





Front door & Rear door exits, pushbar to exit.

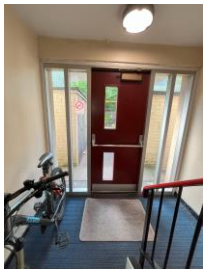
7-12





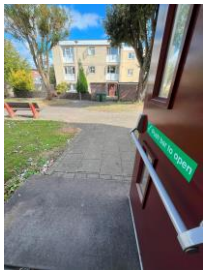
Front door & Rear door exits, pushbar to exit.

10) 7-12 has a bicycle stored near the rear exit, this will need to be removed, has been noted that it is stored regularly.

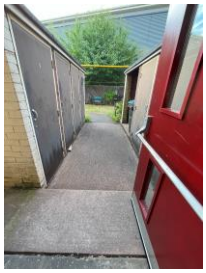


11)There is a clear and safe exit out of the building via the two-ground floor exits.

1-6

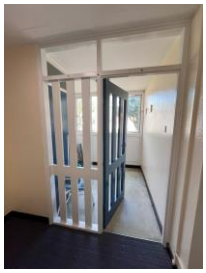



7-12

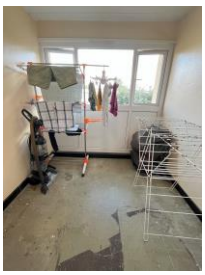
Front final & Rear final exit.

12) The former drying area on block 1-6, on the 1st floor outside flat 3 has various items stored in it, these will need to be removed to discourage any future storage of items.



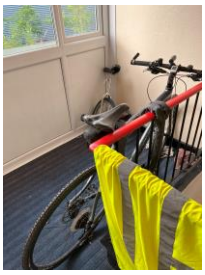


13)The former drying area on 1-6, on the 2nd floor outside flat 5&6 has various items stored in it, these will need to be removed to discourage any future storage of items.



14)On the 2nd floor on block 1-6, there is a bike and other items stored at the end of the landing, these will need removing to discourage any future storage of items.





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.

   Flat 8 has detection in hallway, lounge. LD2.

   Flat 7 has detection in hallway and lounge. LD2.




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

Section 9

Emergency Lighting

1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.



2) The block has been identified as having emergency lighting by the illuminated green L.E.D, however there is no service records of installation or of any monthly checks being carried out by Sandwell Electrical Team. An email has been sent to the electrical team on the 15th of August 2025 regarding this matter; an inspection has been booked in on the 27th of August 2025 for an inspection of the communal lighting.

Section 10

Compartmentation

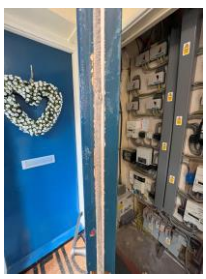
A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation 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 1-hour 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 FD30 fire rated fire doors to individual flat entrances, any service cupboards and with sufficient fire stopping, provides acceptable compartmentation between the communal area, flats and service cupboards. 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) Service cupboards on ground floor containing residents' meters are lockable with a budget key.





4) A variety of methods and materials have been used to achieve fire-stopping including Rockwool and intumescent pillows where needed.

5) All individual flats are installed with notional FD30 rated timber doors, however there were no smoke seals evident on the doors sampled.

Block 1-6




Ground floor flats 1,2,




1st floor flats 3,4




2nd floor flats 5,6

Block 7-12




Ground floor flats 7,8




1st floor flats 9,10





2nd floor flats 11,12

6) Flat 5 has no door closure fitted, there is also no smoke seals on the door or the door frame.





7) Flat 7 has no smoke seals on the door or the door frame. No evidence of intumescent seals.



8) Flat 8 has no intumescent seals or smoke seals, could not take pictures of the door internally due to refusal from tenant.



9) Flat 12 has no door closure, it's a notional door, no smoke seals, no intumescent strips.



Section 11

Fire Fighting Equipment

1) There is no firefighting equipment on this premises.

Section 12

Fire Signage

1) Fire door keep shut signs are displayed where appropriate. All resident meter cupboards display" Fire Door Keep Shut/Locked" sign.



Electrical cupboard

2) Fire Action Notices are not displayed throughout the building. The signs are not necessarily due to the building not having a complex layout.

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

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







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

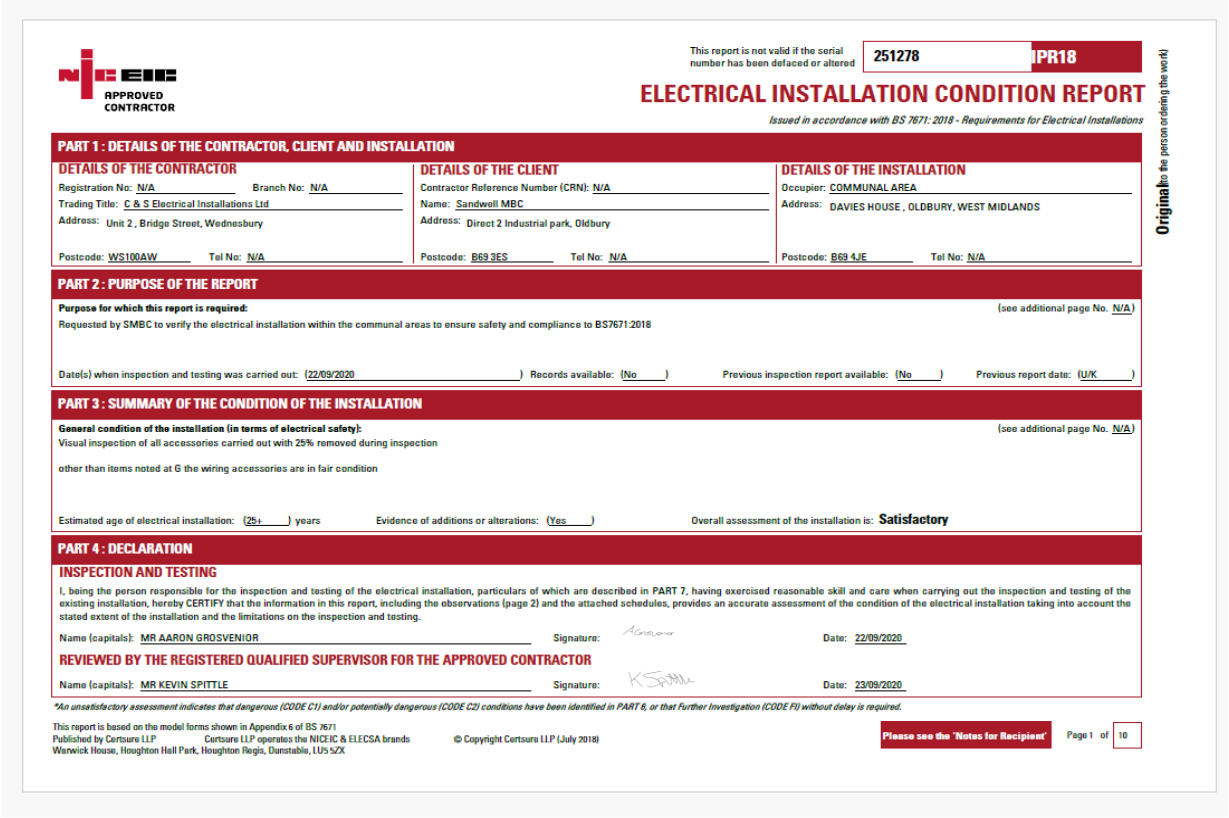
1) Smoking is prohibited on entrance and within any communal parts of the building in line with Smoke Free England legislation.

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) Other portable electrical equipment as used by residents in communal areas is also subject to periodic PAT testing.

5) The fixed electrical installation shall be tested every 5 years. EICR has been carried on the 22/09/2022.



APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered 251278 IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

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

Original (to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR
Registration No: N/A Branch No: N/A
Trading Title: C & S Electrical Installations Ltd
Address: Unit 2 , Bridge Street, Wednesbury
Postcode: WS100AW Tel No: N/A

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

DETAILS OF THE INSTALLATION
Occupier: COMMUNAL AREA
Address: DAVIES HOUSE , OLDBURY, WEST MIDLANDS
Postcode: B69 4JE 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 SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018

Date(s) when inspection and testing was carried out: (22/09/2020) Records available: (No) Previous inspection report available: (No) Previous report date: (U/K)

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)
Visual inspection of all accessories carried out with 25% removed during inspection

other than items noted at G the wiring accessories are in fair condition

Estimated age of electrical installation: (25+) years Evidence of additions or alterations: (Yes) 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 AARON GROSVENIOR Signature: Date: 22/09/2020

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR

Name (capitals): MR KEVIN SPITTLE Signature: Date: 23/09/2020

**An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.*

This report is based on the model forms shown in Appendix 6 of BS 7671
Published by Certsure LLP Certsure LLP operates the NICEIC & ELECSA brands
Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, LU5 5ZX
© Copyright Certsure LLP (July 2018)

Please see the 'Notes for Recipient' Page 1 of 10

7) All Residents service cupboards on each floor are housed behind a FD30s fire rated doors. All cupboards are free from any combustibles.



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.

9) All electrical cabling feeding supply from electrical risers to residents' flats and other units within the communual areas are channelled through secure metal box trunking that is securely install across the upper walls and ceilings. All electrical trunking is protected by Envirograf Intumescent Pillows or Pads.



Metal Electrical Trunking

12) Door access power supply is housed in a secure metal unit on the wall.



Section 15

Waste Control

1) There is a regular Cleaning Service to the premises.

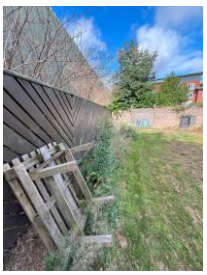



2) Refuse bins are stored to the rear of the building. Bins Are regularly emptied by site services.



3) Regular checks by Caretakers minimise risk of waste accumulation. On this FRA, there was discarded timber pallets to the rear of the block.

4) Was noted that there are discarded timber pallets and plastic containers left to the rear of the building.


5) ‘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 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

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 is via a key lock, each resident has their own key to gain access. There is an intercom system that can allow visitors and contractors in.




Front and rear entrance

3) There is no current evidence of arson.

4) The perimeter of the premises is well illuminated.




Front External lighting

5) There have been no reported fire incidents at Davies House 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.

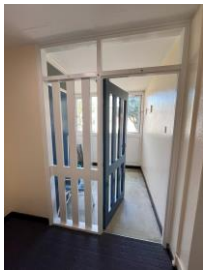
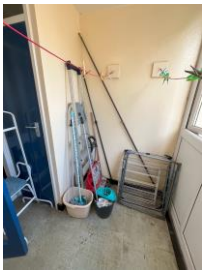
4) There are no flammable liquids or gas cylinders stored on site.

5) Residents have individual storage cupboard internally and externally which they keep secured by means of own keys





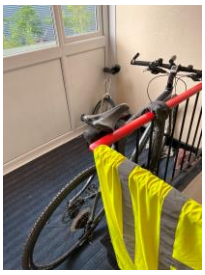
6)The former drying area on block 1-6, on the 1st floor outside flat 3 has various items stored in it, these will need to be removed to discourage any future storage of items.


7)The former drying area on block 1-6, on the 2nd floor outside flat 5&6 has various items stored in it, these will need to be removed to discourage any future storage of items.



8)On the 2nd floor on block 1-6, there is a bike and other items stored at the end of the landing, these will need removing to discourage any future storage of items.

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

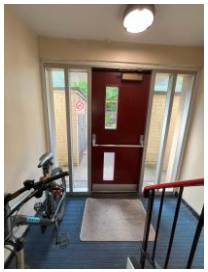


Fire Risk Assessment Action Plan



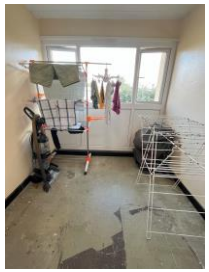
Name of Premises or Location:	1-12 Davies House
Date of Action Plan:	August 28th 2025
Review Date:	<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed

6/2	External render damaged in places all around building requires repairing. Recommend a joint visit with repairs and Fire Risk Assessor to identify areas	 	P3	3-6 Months Repairs	
7/10	Block 7-12 has a bicycle stored near the rear exit, this will need to be removed		P2	1-3 Months Housing Team	

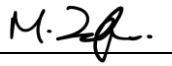
10/6	Flat 5 has no door closure fitted, no smoke seals on the door or the door frame. Needs fitting.	 	P2	1-3 Months Fire Rapids Response	
10/7	Flat 7 has no smoke seals on the door or the door frame. No evidence of intumescent seals. Needs Fitting	 	P2	1-3 Months Fire Rapid Response	

10/8	Flat 12 has no door closure, it's a notional door, no smoke seals, no intumescent strips. Needs fitting.	 	P2	1-3 Months Fire Rapid Response	
15/4	Discarded timber pallets and plastic containers left to the rear of the building. Need to be removed.	 	P2	1 -3 Months Caretaking Team	09/09/2025

07/12	Former drying area on block 1-6, on the 1st floor outside flat 3 has various items stored in it,Need to be removed.	 	P2	1-3 Months Housing Team	
07/13	Former drying area on block 1-6, on the 2nd floor outside flat 5&6 has various items stored. Need to be removed		P2	1-3 Months Housing Team	
07/14	2nd floor on block 1-6, there is a bike and other items stored at the end of the landing. Need removing		P2	1-3 Months Housing Team	

Observations When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).	
On sampling the of residents front entrance doors that could be accessed, it is assumed that all doors will most likely be redundant of intumescent strips and smoke seals. Due to the building having insulation underneath the No Fines rendering to the external faces of the building, there is a requirement that all doors be upgraded to certified fire rated Fd30s doors.	

Signed

	Fire Risk Assessor	Date: August 28th 2025
	Building Safety Manager	Date: August 28th 2025

Appendix 1

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

Name of property: 1 – 12 Davies House

Updated:

Premise Manager: Rachel Price **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).		

Asbestos Survey	Property Address	7-12 DAVIES HOUSE OLDBURY GREEN B69 4JE		✓ Office use
Surveyed by	DEREK STILL	Date	06/03/2013	Checked by: Paul Arundel; Date: 07/03/2013
Desktop Check	✓	Site Check		

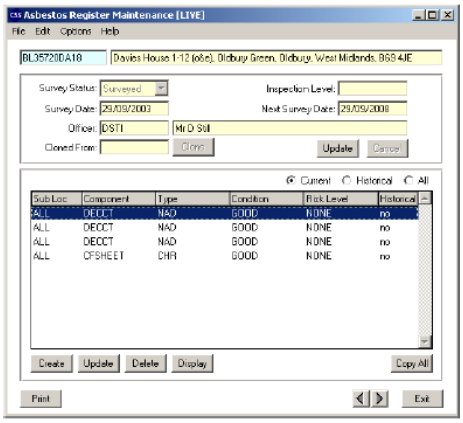
Reason for request		HSG 264 - Survey Report Type	
Investment Void		Refurbishment Survey	✓
Investment Tenanted		Management Survey	
R & M Void		SHAPE Interrogated.	✓
R & M Tenanted		No Existing SHAPE Data.	
Medical / Emergency - Heating Works		Existing SHAPE Data.	✓
Communal Areas	✓	Refurb Surveys Interrogated ?	

Property Description

THREE STOREY MEDIUM RISE BLOCK



Year Built: 1963



Notes / including details of similar property surveys completed.

Only those areas associated with communal electrical work have been surveyed for the purpose of this report, if work is to be undertaken to other areas please assure yourself that this report covers the areas you are working in.
No individual dwellings have been accessed for the purpose of this report, should you need to undertake work within dwellings please ascertain if asbestos reports are available to assist

Survey revised by John Davis 07/07/16
Survey revised by John Davis 04/07/22

Building Surveyors
0121 569 5077

Asset Team – Investment Division
Operations & Development Centre
Roway Lane
Oldbury
B69 3ES

Sandwell Metropolitan Borough Council

IF IN DOUBT CONTACT THE BUILDING SURVEYING TEAM

Version 2.0 – 8th January 2013 © Sandwell MBC

Sample Locations	Property Address	7-12 DAVIES HOUSE OLDBURY GREEN B69 4JE						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIF Y	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
1ST FLOOR DRYING AREA INCINERATOR ROOM	UNIT AND FLUE PIPE CEMENT	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	
COMMUNAL WALLS	TEXTURED COATING	-	SEALED	DS 8514 / 001	NONE DETECTED	-	-	-
2ND FLOOR DRYING AREA	CEMENT FLUE PIPE	-	SEALED	PRESUMED	CHRYSOTILE	NO	NO	
2ND FLOOR COMMUNAL CEILINGS	CEMENT FLAT SHEET	-	SEALED	DS 838	CHRYSOTILE	NO	NO	

ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM's.					
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL
STAIR TREADS	VINYL	COMMUNAL FRONT AND REAR ENTRANCE DOOR FRAME SEALANTS	SILICONE		
FLOORING TO DRYING AREA	VINLY	FLATS 7 & 8 REAR DOOR FRAME SEALANTS	SILICONE		
METER CUPBOARD GROUND FLOOR BACK BOARD	SUPALUX	FLATS 7,8,9,10,11,12 FRONT DOOR FRAME SEALANTS	NO SEALANT		
SHED ROOF FELT	GREEN MINERAL				
MAIN ROOF SOFFIT	PLASTIC				

ABOUT THE REPORT – PLEASE READ

All Survey Methodology is based upon HSE document HSG 264 - Asbestos: The Survey Guide. All surveyors are experienced British Occupational Hygiene Society (BOHS) P402 qualified surveyors with extensive Surveying & Refurbishment Project experience specific to Sandwell MBC's managed housing stock.

The person or persons using this report to programme refurbishment work on site are assumed to be competent & experienced in the field of domestic refurbishment projects & have suitable & sufficient asbestos awareness to understand the scope of this report & apply it to the project.. All trade operatives working on site are also expected to have relevant asbestos awareness training & experience. IF IN DOUBT STOP & ASK! Please ensure the report covers the areas that you need to work on.

SHAPE: Sandwell MBC's Integrated ICT solution holds the Company Asbestos Register. The Asbestos Register is interrogated when completing the asbestos survey report to ensure that ACM's in similar properties are considered where relevant. The Register holds details of all suspected or confirmed ACM's identified during Refurbishment & Demolition programmes as well as Repairs activities for the past 11 years. If potential ACM's have been identified within difficult to survey areas such as Cavity Walls, Floor Voids etc these will be highlighted within the report. The interrogation of the Company Asbestos Register compliments the survey & report process it does not substitute the Refurbishment & Demolition Survey.

Void Properties – The Building Surveying team who undertake Refurbishment & Demolition Asbestos Surveys also undertake Domestic Energy Assessment Surveys, Boroscope Surveys for Thermal Insulation & Fire Integrity Assessments to a representative percentage of the void turn over.

Site Overview Page 2 – This section is included to aid surveying & to ensure comprehensive survey information is detailed.

Term	Explanation
Property Address	Specific Property to which survey relates.
Surveyed by	Relates to P402 trained surveyor.
Action taken on Project	Record what action may have been undertaken to the Asbestos in question. E.g. Nothing, Repair, replace, Manage.
Type of Work to be undertaken	Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken.
ACM	Asbestos Containing Material.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.
Bulk Sample	Sample of potential ACM that is representative of the whole.
Request Sample	The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting.
Awaiting Results	If no results have been detailed then you must not work on these items until you receive further confirmation.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.
Labels	Materials will be labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Asbestos" where practical. All sampled materials will be labelled with an" Asbestos Sampled" label.

Term	Explanation
Photo's	These will usually be provided for the front elevation of the property to aid identification.
Sampled by	P402 trained surveyor.
Checked by	P402 trained surveyor who checks report prior to issuing.
Survey Report Type	Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken.
Refurbishment Survey	HSG 264 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include, New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. Anyone using this report to support building works being undertaken to the property should ensure that the report is sufficient for the purposes of the building work being undertaken. The reader should be confident that the areas that are to be disturbed by the proposed work are included.
Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
Refurb & Management Survey	Both Survey Report Types are ticked! due to works identified at survey stage the surveyor has completed Refurbishment Survey for the works required & may have undertaken a management survey on remaining areas of the property. The report should not be used for works outside the scope stated, unless the reader assures themselves that it is suitable & sufficient.
Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
Photo's	Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary.