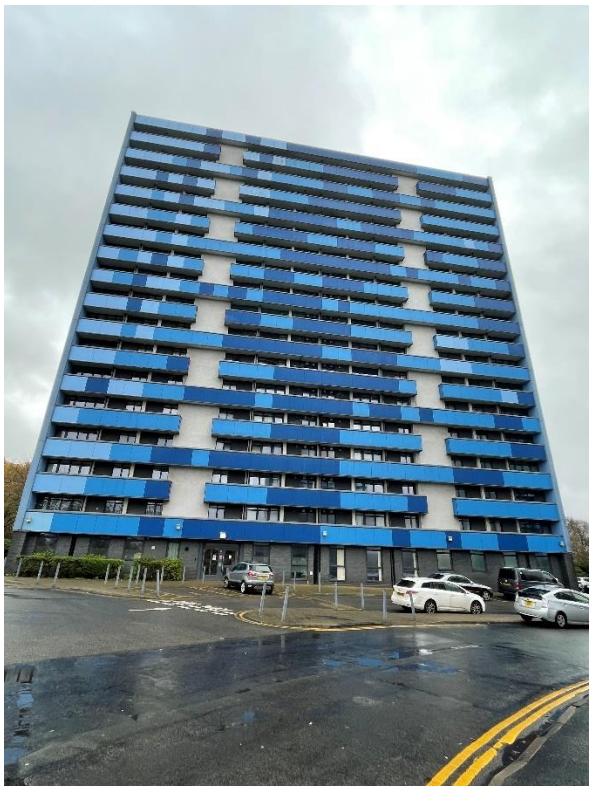
Fire Risk Assessment

Kenrick House



Green Street, West Bromwich,
B70 6DN.

Date Completed: 1st December 2025

Review Period: 12 months.

Officer: C. Hill **Building Safety Manager**

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

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

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, but the Council will as a minimum review:

- High Risk Residential Buildings annually
- Other Buildings every 3 years

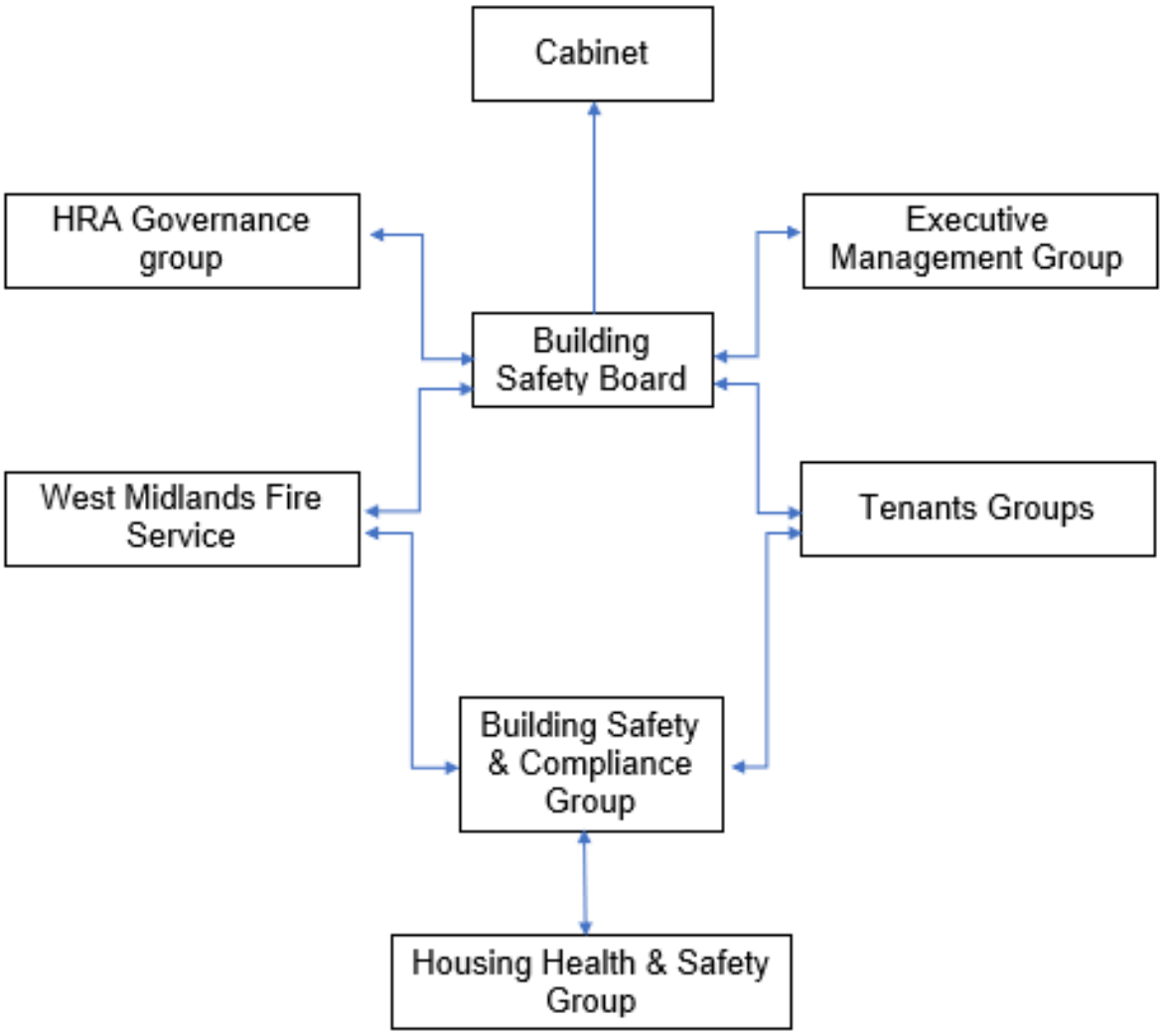
The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and 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, Manager who reports to the Head of Building Safety

These managers attend the Building Safety and Compliance Group for scrutiny which is part of the governance structure below.

Governance Structure



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

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

Section 1 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 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, smoke or you have been advised by the emergency services to leave.

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Brickwork from ground to 1ST floor. Wetherby EW1 render system class A2 rated 1st to 16th floor. Trespa Meteon HPL to the front and rear elevations class B, s1.d0. Rockwool insulation to external walls. Netting has been installed to a number of balconies	Tolerable

	Mattress, trellis and timber panels evident on some balconies.	
Section 7	**Means of Escape from Fire** There are two protected stairs that provide sufficient means of escape. Detection for AOV present in lobbies and stairwell landings. Head of both escape stairs has natural high-level ventilation. Emergency lighting powered by central battery system is provided to communal corridors and stairs. The communal landings and stairs are protected by a combination of self-closing nominal FD30S doors and notional upgraded FD30s doors. Flat 125 entrance door damaged / replacement required.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire / smoke detection within sampled flats is installed to LD2 standard. Automatic opening vents are installed to the stairwells. A deluge system is provided to the bin store. Installation of smoke alarms to the community room is recommended.	Tolerable
Section 9	**Emergency Lighting** The premises have a sufficient emergency / escape lighting system. Backup power is supplied via a central battery system.	Trivial

Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. Ground floor cross corridor doors are nominal FD30s. 1st – 16th floor cross corridor doors are upgraded notional FD30s. Service / storage cupboard doors in the building are a combination of FD30s and FD60s doors. Some upgraded notional cross corridor doors require adjustment to correct excessive gaps. Enhanced fire stopping is required to penetrations in a number of gas riser cupboards. 1 x stop tap cover to be replaced. 2 x extraction pipes in service void require intumescent collars.	Tolerable
Section 11	**Fire Fighting Equipment** There is a fire hydrant adjacent the rear entrance. Dry riser inlet located within ground floor dry riser cupboard. The dry riser outlets serve all floors from 1st to 16th. There is a deluge system in the bin store.	Tolerable

	Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually. CO2 fire extinguisher in the community room to be refitted beside the exit door.	
Section 12	**Fire Signage** Escape signage is present. Mandatory signage evident on fire doors. LPG cylinder warning signs displayed in lift.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electric tests should be undertaken every 5 years, last test date: 04/01/2022.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial
Section 18	**Storage Arrangements** There is a cleaner's store located on the ground floor. 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 occu

pants, 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

In conclusion, the likelihood of a fire is at a medium level of risk based on the normal fire hazards identified with the building. These include a number of balconies with netting / timber panels or discarded items which could unnecessarily contribute to the external spread of flame, enhancement to firestopping around pipework penetrations, extraction pipes in service voids that require intumescent collars and a small number of adjustments to cross corridor doors.

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 LD2 detection within sampled flats, nominal FD30s doors to flat entrances, good compartmentation to include a combination of nominal FD30s and upgraded FD30s notional cross corridor doors, emergency lighting throughout the common parts, automatic smoke ventilation system to both staircases and a Stay Put – Unless policy.

Overall, the level of risk at the time of this Fire Risk Assessment is tolerable which will be lowered to trivial upon completion of the risk-based action plan.

The suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk- based control plan (section 19) is based on one that has been advocated for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional fire precautions 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

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 takes the health, safety and wellbeing of its colleagues, contractors, residents, and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

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 Management & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Lisa Ellis		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway	**Fire Risk Assessors** Craig Hudson Mohammed Zafeer Stuart Henley	**Resident Engagement Officers – Fire Safety** Abdulmonim Khan Ethan Somaiya Hannah Russon

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

Section 4

Description of Premises

This type 1 fire risk assessment encompasses the high rise building that is known as:

Kenrick House
Green Street,
West Bromwich,
B70 6DN.

Description of the Property

The high-rise block was constructed in approximately 1966. The block consists of 17 storeys inclusive of the ground floor.

The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout. The concrete beams and columns are at regular centres and distributed evenly across the building.

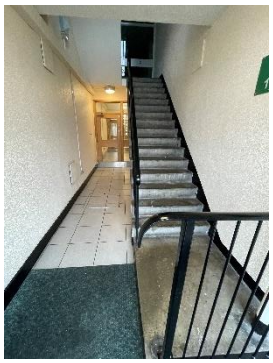
Each of the floors from the first floor upwards contains 8 number dwellings (4 each side). The ground floor only has 4 number dwellings.

The ground floor also consists of a cleaner's store, community room, toilets, caretaker's office & store.

The block has a main entrance to the front elevation, a side exit on each side elevation to the protected stairwells, and an exit to the rear elevation. All entrances have a door entry system with fob reader access. The front entrance also has a firefighter override facility by use of a drop latch key.



There's a protected stairwell to each side elevation. Both serve all floors and benefit from automatic opening vents.



There are 2 lift cars which serve all floors.

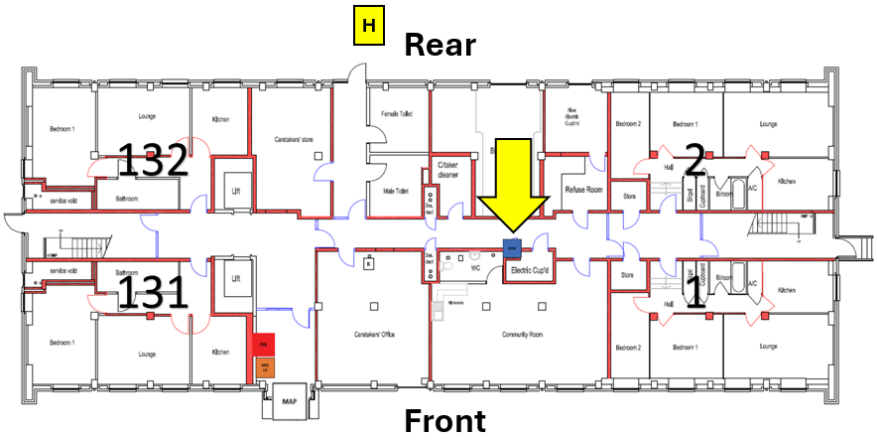

On arrival Information (for WMFS)

The firefighters' white box is located above the main entrance and is secured with a bridge door padlock.

Access to the building is gained via the firefighter's door override switch (main entrance) using the drop latch key from the white box or fire appliance.

The nearest hydrant is adjacent the rear entrance to the building.

The Dry Riser inlet valve is located in a cupboard within the central ground floor corridor. The cupboard is accessed utilising the suited 54 key from the firefighter's box.



There is a Secure Premise Information Box (PIB) located in the ground floor entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, and personal emergency evacuation plans (PEEP) information for WMFS

There are two lifts both with designated override switches.

The lift motor room is accessed via a ceiling hatch located on the 16th floor.

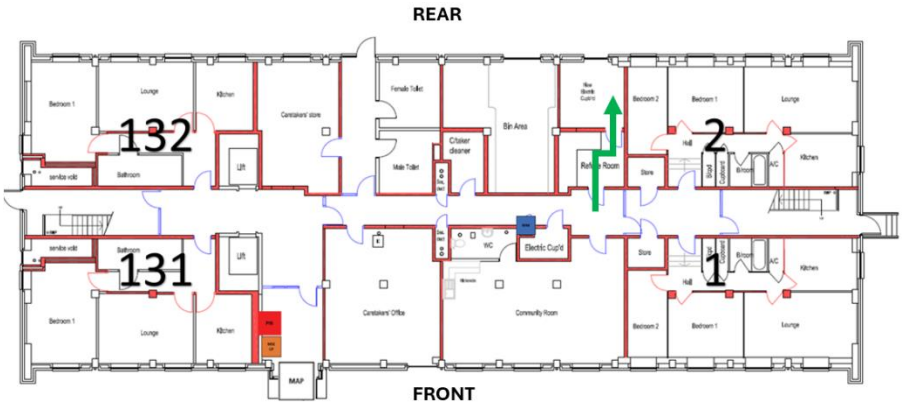
There is a full height door within the lift motor room that provides access to the roof.


Automatic opening vents (AOV) have been installed on the 1st, 8th & 16th floors. Smoke detectors linked to the vents are throughout the communal areas.


The AOV status panel and reset switch are in the main entrance lobby.

The bin store at the rear of the building is equipped with a fire suppression system and automatic refuse chute closer plate with manual override.


The incoming electrical supply and emergency lighting battery system are accessible from the ground floor central corridor (green arrow).



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.

Address: Kenrick House , Green Street B70 6DN	Survey date: 19/12/2024	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Size: Height	43.9 metres
Construction	Waites. Concrete/ Brick. Brickwork to 1st floor. The gable walls are insulated Rockwool render. The balcony details to the front and rear elevations have high density laminate board.
Number of floors	17 including ground floor
Layout	The block consists of 17 storeys (inclusive of the ground floor) Each of the floors contains 8 number dwellings accept the ground floor which consists of 4. The ground floor consists of an entrance lobby, 4 flatted accommodation, caretakers office/ break room, toilets, community room, service cupboards, storage cupboards. The block has 4 exits. Main access point at the front elevation, 2 exits to the side elevations, further exit to the rear elevation (this is nearest the nearest entrance/ exit to the fire hydrant) 2 lifts and 2 staircases that serve all floors of the block. Staircases are located either end of the block. Stairwell is protected with good compartmentation provided with Automatic smoke vents on 1st, 8th, 16th floors. 4 dwellings each side of a long corridor that is compartmented using notional FD30s fire doors. Corridor contains storage cupboards, service cupboards and dry riser.
Lifts	2 lifts that serve all floors. Both lifts can be accessed from the ground floor lift lobby.
Types of entrance doors	Flat entrance doors are FD30s fire doors.
Rubbish chutes/ bin rooms	Yes, secured behind FD30s fire doors
Common voids	No
Access to roof/ service rooms	Access via a metal trap door on 16th floor up a drop down metal zip ladder into the lift motor room. A full height timber door then allows access onto the main roof.
Occupants	Approx. 264 based on an average of 2 occupants per flats (132 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 limited to hard wired or battery smoke alarms within each of the resident's flats and community room.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located at the rear entry/ exit to the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans provided
Fire mains	The dry riser inlet (twin valve) is located on the ground floor of the block and can be located on the floor plans.
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block.
Smoke control vents	Automatic smoke ventilation is employed on the staircase of floors 1, 8 and 16. There are master reset key switches located on the ground floor nearest Main access point
Sprinkler system	A drenching system is provided to the refuse chute bin store

DANGEROUS SUBSTANCES

Location, type, and quantity	ALL COMMUNAL STAIRWELL AND CEILINGS – TEXTURED - COAT SEALED - CHRYSOTILE

SERVICES

Electricity	Electric meter cupboards located on each floor of the block
Gas	Gas isolation points located on the orientation plan

High/Low Rise	High Rise
Number of Floors	17
Date of Construction	1966
Construction Type	Reinforced Concrete Frame, RC slab supported off cast in-situ RC walls/columns.
Last Refurbished	2010/2011
External Cladding	Brickwork to 1st floor. The gable walls are insulated Rockwool render (Fire Classification A2). The balcony details to the front and rear elevations have high density laminate board. (Fire Classification B, s1, d0)
Number of Lifts	Two
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	Yes to both stairwells.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access via a metal trap door on 16th floor up a metal zip ladder into the lift motor room. A full height timber door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	No

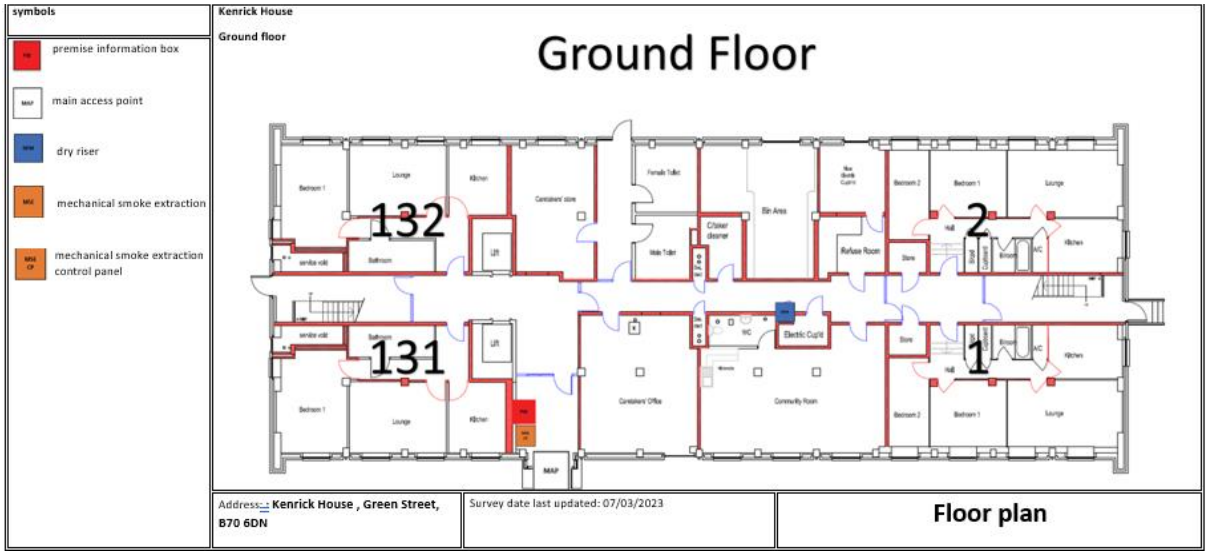
Persons at Risk

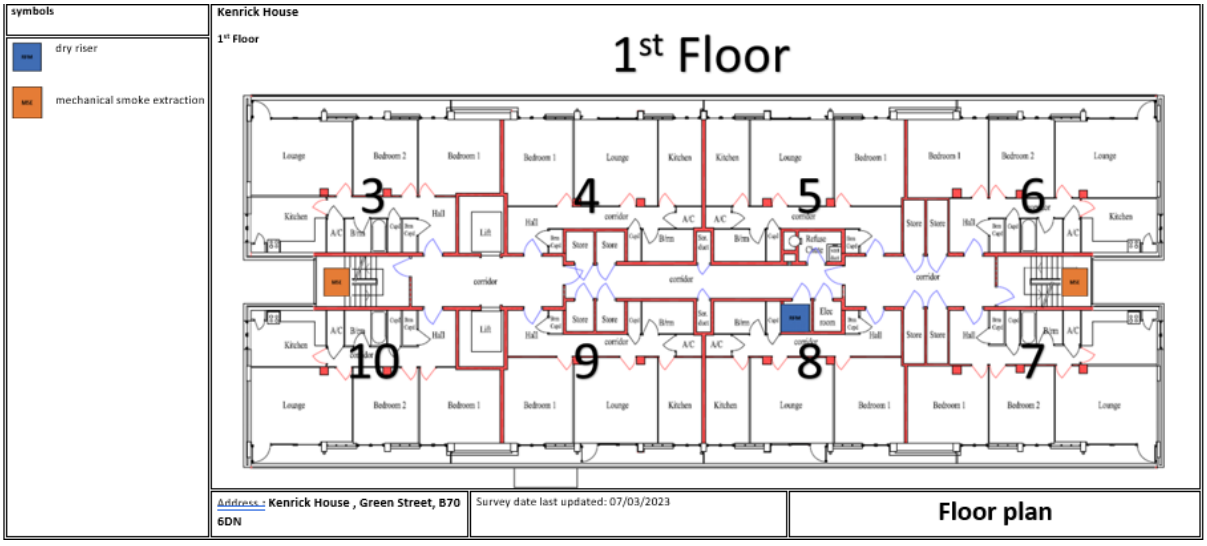
Residents / Occupants of 132 number of flats.
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.
The plans have been shared with WMFS electronically via their portal.





symbols

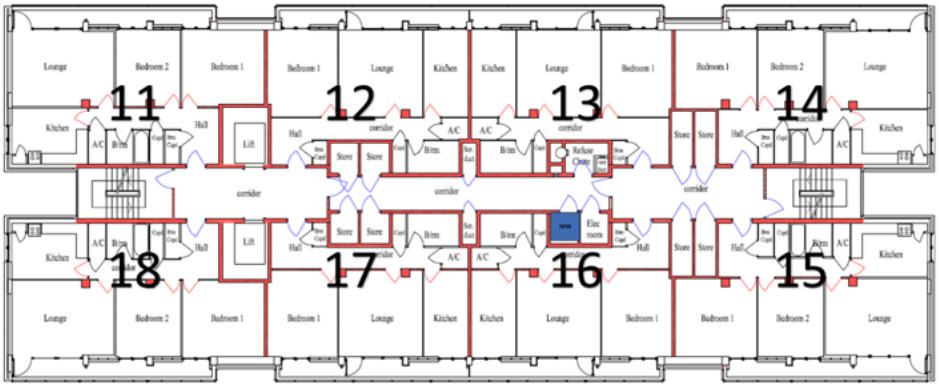
dry riser

mechanical smoke extraction

Kenrick House

2nd Floor

2nd Floor



Address:- Kenrick House , Green Street, B70 6DN

Survey date last updated: 07/03/2023

Floor plan

symbols

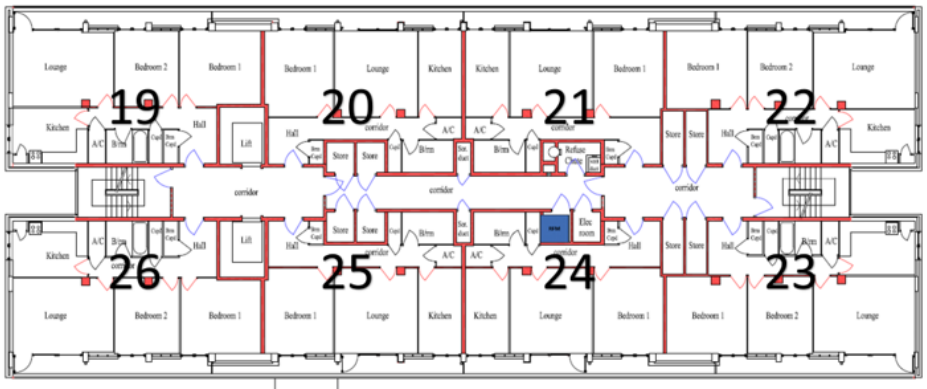
dry riser

mechanical smoke extraction

Kenrick House

3rd Floor

3rd Floor



Address:- Kenrick House , Green Street, B70 6DN

Survey date last updated: 07/03/2023

Floor plan

symbols

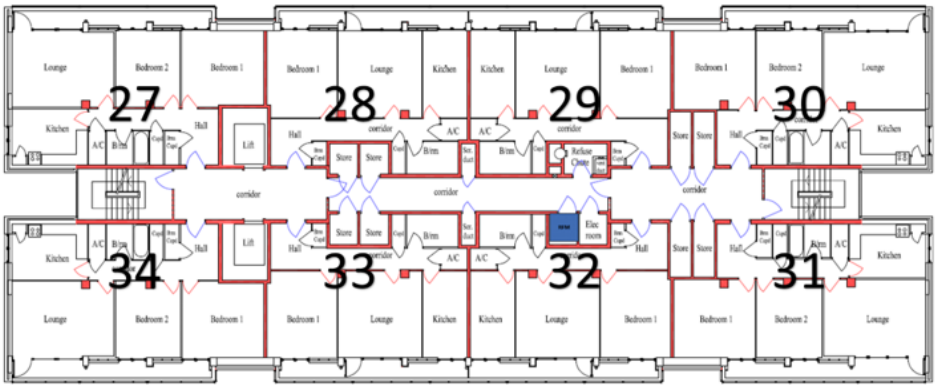
dry riser

mechanical smoke extraction

Kenrick House

4th Floor

4th Floor



Address:- Kenrick House , Green Street, B70 6DN

Survey date last updated: 07/03/2023

Floor plan

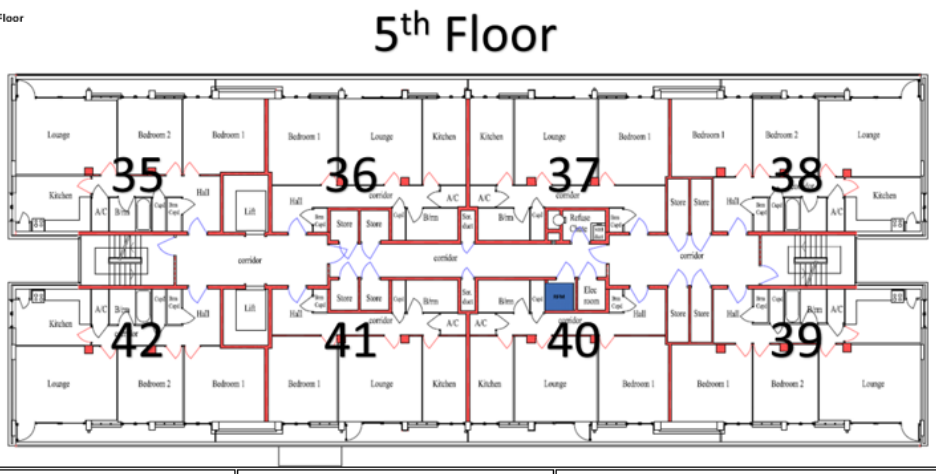
symbols

dry riser

mechanical smoke extraction

Kenrick House

5th Floor



Address:- Kenrick House , Green Street, B70 6DN

Survey date last updated: 07/03/2023

Floor plan

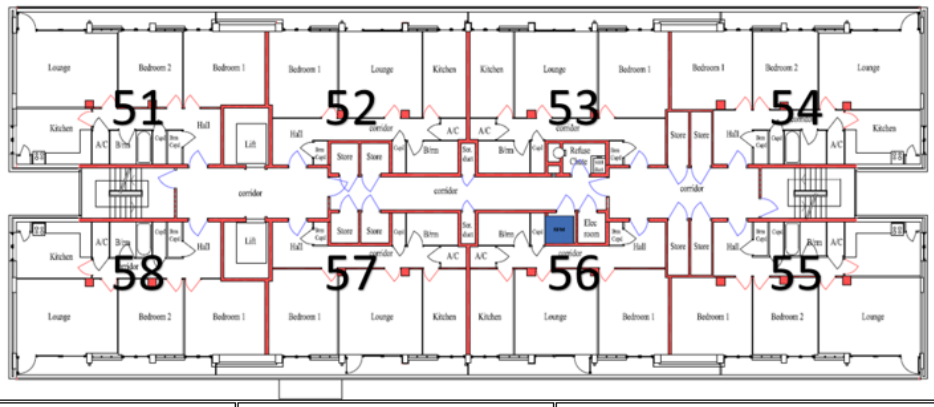
symbols

dry riser

mechanical smoke extraction

Kenrick House

7th Floor



Address:- Kenrick House , Green Street, B70 6DN

Survey date last updated: 07/03/2023

Floor plan

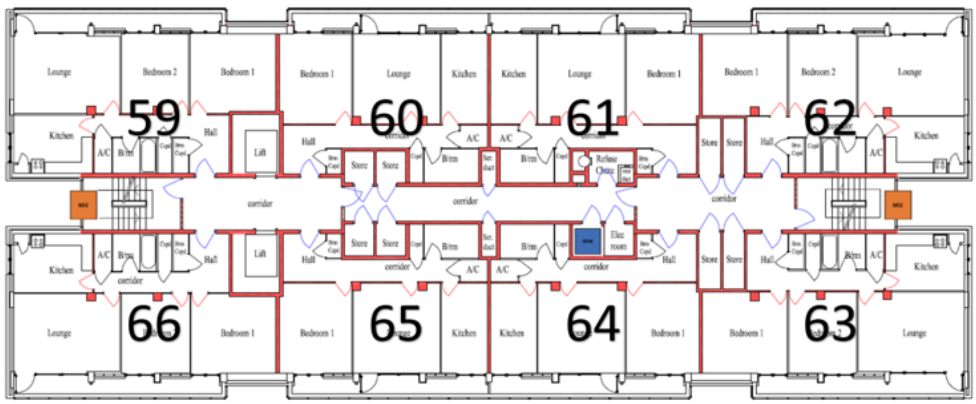
symbols

dry riser

mechanical smoke extraction

Kenrick House

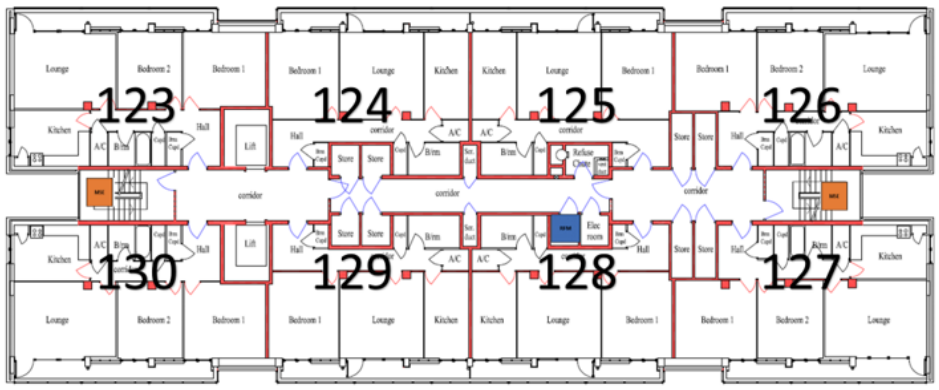
8th Floor



Address:- Kenrick House , Green Street, B70 6DN

Survey date last updated: 07/03/2023

Floor plan

Symbols	Kenrick House 16th Floor
dry riser mechanical smoke extraction	
Address: Kenrick House , Green Street, B70 6DN	Survey date last updated: 07/03/2023
Floor 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.

Firntec Building Compliance have been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings (FRAEW).

An FRAEW steps 2-5 was completed by Firntec on 29th July 2024. Based on the available evidence, the building presents an overall medium risk rating (neutral outcome). There are no recommended remedial actions within the report.

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

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system of Kenrick House.

1. Kenrick House has 3 separate areas of cladding, these consist of:

    - Brick masonry over Rockwool insulation.
    - Insulated Rockwool Render.
    - High Pressure Laminate cladding to the balconies.

2. Windows to flats are composite timber framed with external powder coated aluminium finish.

3. Communal windows are powder coated aluminium units.

4. Entrance doors to the building are glazed powder coated aluminium units.

5. PPC aluminium roller shutters to the service voids and bin store.

6. **Flat 42 netting installed to balcony.**

7. **Flat 32 netting & trellis installed to balcony.**

8. **Flat 33 netting installed to balcony.**

9. **Flat 40 netting installed to balcony.**

10. **Flat 79 netting installed to balcony.**

11. **Flat 75 netting installed to balcony.**

12. **Flat 70 mattress discarded on balcony.**

13. **Flat 37 discarded timber based material on balcony.**

14. **Flat 20 timber screening panels installed to balcony.**

Section 7

Means of Escape from Fire

1) Individual flat entrance doors are predominantly nominal FD30s Premdor fire doors. The remainder of the doors are a combination of composite fire doors and timber fire doors from other manufacturers.

2) All flat entrance doors within Kendrick House are scheduled for inspection in December 2025 on a best endeavour basis. The inspections and where necessary any subsequent repairs or adjustments will be carried out by SMBC inhouse fire door inspectors.

3) A number of flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be sufficiently low risk.

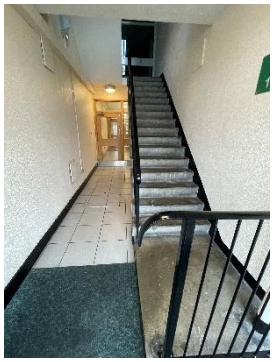
4) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.

5) None of the corridors that form part of the means of escape are dead ends.

6) Surface coatings to the communal areas are Class 0 rated.

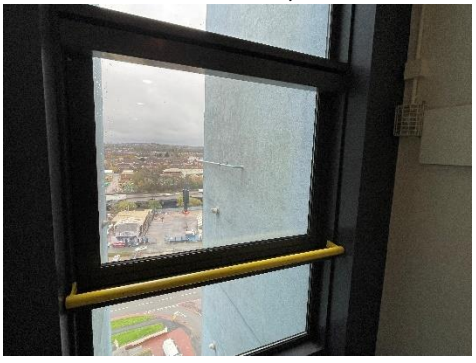
7) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.


8) There are two staircases both equipped with automatic opening vents and approximately 1000mm wide. Both provide a sufficient means of escape and facilitate two way travel.

9) The maximum travel distance from a flat entrance door to the nearest protected stairwell is approximately 5.4 metres.

10) The automatic smoke vents are located on the 1st, 8th & 16th stairwell floors. The system status panel is located in the entrance foyer. These systems are inspected, serviced, and maintained by a competent procured contractor in accordance with the relevant British Standards, BS 7346.




11) Smoke detection linked to the AOV system is throughout the communal areas.

12) An additional vent is provided to the head of each stairwell.

13) The means of escape are protected to prevent the spread of fire and smoke.

14) The communal corridors and staircases are protected by use of nominal self-closing FD30s fire doors to the ground floor and notional 30 minute self-closing fire doors from the 1st to 16th floors.

15) 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).

16) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

17) 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.


18) 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.

19) The building has sufficient passive controls that provide effective compartmentation in order 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 advised to leave by the emergency services.

20) Wreaths were noted attached to two flat entrance doors. Email sent to the housing manager to liaise with tenants for removal.


21) The door leaf providing access to the external roof is damaged, difficult to open and requires attention.

Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible 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

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

   Flat 128 LD2 – Smoke / Heat alarms in Hallway, Kitchen, Lounge.
   Flat 115 LD2 – Smoke / Heat alarms in Hallway, Kitchen, Lounge.
   Flat 81 LD2 – Smoke / Heat alarms in Hallway, Kitchen, Lounge.
   Flat 57 LD2 – Smoke / Heat alarms in Hallway, Kitchen, Lounge.
   Flat 44 LD2 – Smoke / Heat alarms in Hallway, Kitchen, Lounge.
   Flat 7 LD2 – Smoke/ Heat alarms in Hallway, Kitchen, Lounge.

   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 communal areas. The reason for this are:
   I. Such systems may get vandalised.
   II. False alarms would occur.
   III. A Stay Put - Unless policy is in place.

4) A deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October) of each calendar year.

5) Suitable hardwired smoke alarms to be installed to the community room.

Section 9

Emergency Lighting

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

2) The units are provided to the communal landings, stairs and lift motor room.

3) Emergency power if supplied via batteries located within the ground floor plant room.

4) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.

Section 10 Compartmentation

This section should be read in conjunction with Section 4

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 a minimum of 30-minute fire resistant with cold smoke seals and intumescent strips, 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. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.

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

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

5) A variety of methods / materials have been used to achieve fire-stopping including intumescent pads, pillows, mastic and sponge.

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) Cross corridor fire doors to the ground floor communal corridors and stairwell access are nominal FD30s doors with vision panels.


9) Cross corridor fire doors to all floors from the 1st to the 16th are 44mm notional 30 minute timber doors with vision panels.

Notional fire doors were installed at the time of the buildings construction and will not have been tested as per today's benchmark for a certified FD30s fire door. However, current guidance recognises that notional fire doors are acceptable providing they are a good fit within the frame and satisfy the standard applicable to fire resisting doors at the time of construction.

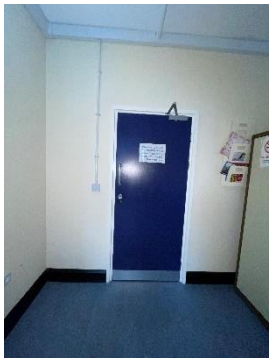
It has been recognised that all of the cross corridor notional doors in this building have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards.


10) The service or storage cupboards / rooms in this building are secured by FD30s or FD60s locked nominal fire doors.

11) The dry riser cupboards are secured with nominal locked FD30s fire doors.

12) Nominal FD60s self-closing fire doors have been installed to all chute rooms.

13) Doors to the caretakers office and community room are nominal lockable FD60s fire doors.


14) Individual flat entrance doors are predominantly nominal FD30s Premdor fire doors. The remainder of the doors are a combination of composite fire doors and timber fire doors from other manufacturers.

15) Flat 125 entrance door noted as damaged due to forced entry. Replacement required.

16) Individual flat entrance doors are scheduled for inspection by SMBC's Fire Rapid Response team in Decembers 2025. The inspections will be completed on a best endeavour basis in line with The Fire Safety England Regulations 2022. Remedial actions to include repairs or replacement will be completed by either Fire Rapid Response of SMBC approved contractor.

Definitions Fire Doors.

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

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

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

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

17) Boxing housing cabling on the ground floor is presumed to be pre-formed 5mm ply with a coated finish. The assessor has been unable to confirm the specific rating of the product and would therefore recommend it is replaced with a product that is FR rated or fire resistant such as steel or aluminium. It should be noted that the boxing houses cabling which is well maintained and is located in an area which is maintained sterile therefore, replacement during a future refurbishment programme is acceptable because it is sufficiently low risk.

18) An intumescent air transfer grill has been installed on openings to the ventilation within the middle section of corridors on upper floors.

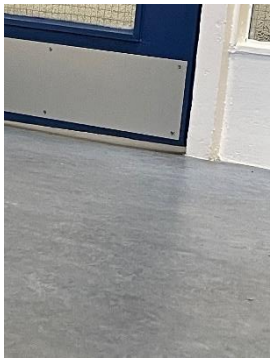
19) Access panels to stop taps are fixed to masonry and bedded on intumescent foam.

20) Communal door by flat 120 (15th floor) requires adjustment to correct excessive gap to head.

21) 15th floor - Gas riser cupboard near chute room – fire stop around pipe penetration and behind soil stack.

22) 14th floor- Gas riser cupboard near chute room – fire stop penetration behind soil stack.

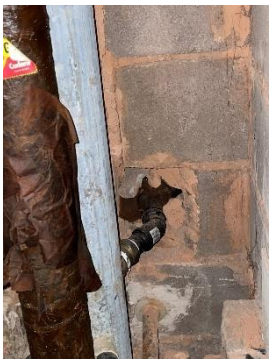
23) 14th floor communal door near flat 111 – excessive gap to threshold to be reduced.

24) 13th floor- Gas riser cupboard near chute room – fire stop penetration behind soil stack.

25) 12th floor – communal door near flat 95, correct excessive gap to head.

26) 8th floor - Gas riser cupboard near chute room – fire stop penetration behind soil stack. Also, to right hand side of soil stack if necessary.

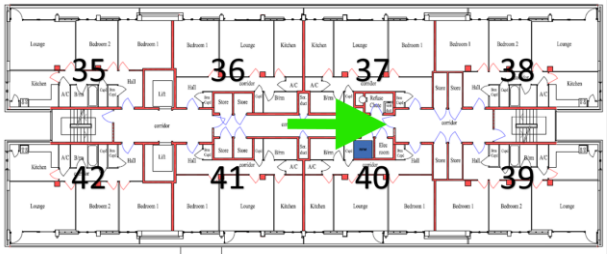



27) 7th floor - Gas riser cupboard near chute room –fire stop x 2 penetrations behind soil stack.

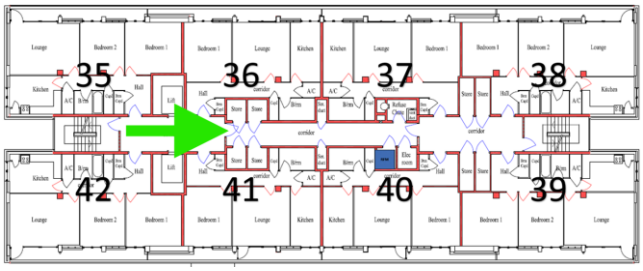

28) 6th floor - Gas riser cupboard near chute room – remove expanding foam and fire stop x 2 penetrations behind soil stack.


29) 5th floor - Gas riser cupboard near chute room – fire stop where intumescent mastic has come away from l/h waste pipe penetration and remove foam and fire stop waste pipe penetration on r/h side.


30) 5th floor communal door near chute room– reduce excessive gap to threshold.



31) 5th floor communal door near flat 36 – reduce excessive gap to threshold.



32) 4th floor - Gas riser cupboard near chute room – remove expanding foam and fire stop x 2 waste pipe penetrations.


33) 3rd floor - Gas riser cupboard near chute room – remove expanding foam and fire stop on l/h side waste pipe penetration. Also, fire stop penetration behind soil stack.


34) 3rd floor – replace broken stop tap panel in communal corridor for like or with suitable alternative maintaining compartmentation.

35) 2nd floor - Gas riser cupboard near chute room – Remove expanding foam from waste pipe penetration , and fire stop around this one plus one other.


36) External ground floor service void behind roller shutter, left of side entrance door – Fit intumescent collar around extraction pipe rear of bathroom compartment wall.


37) External ground floor service void behind roller shutter, right of side entrance door – Fit intumescent collar around extraction pipe rear of bathroom compartment wall.


Section 11

Fire Fighting Equipment

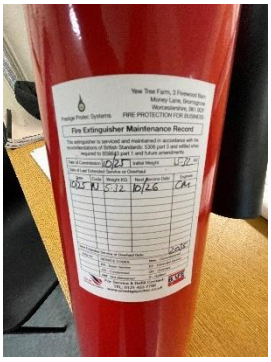
1) There is a dry riser that serves the building. The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock. The doors have signage depicting dry riser.

2) The dry riser outlets that serve the building are located on each floor above ground within cupboards secured by a suited 54 type mortice lock. The doors have signage illustrating a dry riser. The dry risers are checked regularly as part of the Caretakers duties.

3) The dry riser and associated systems are inspected, serviced, and maintained by a competent person/contractor in accordance with the relevant British Standards, BS9990.

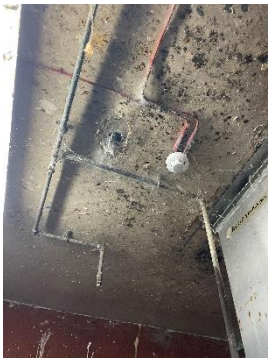

Dry Riser 6 Monthly Visual Inspection Report - BS9990:2015

4) Portable fire extinguisher (CO2) is provided to the lift motor room caretakers office and community room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year.

5) The portable Co2 extinguisher in the community room should be repositioned beside the exit door.


6) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly.

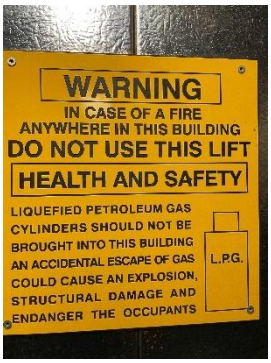

Section 12

Fire Signage

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

2) Fire Action Notices are displayed throughout the building.

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



4) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.

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

6) The fire escape routes generally do not use directional fire signage in accordance due to simplicity of layout however, fire escape signage was noted to the ground floor and landings.

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) Staff undertaking fire risk assessments on High Rise buildings have achieved a Level 4 Diploma in Fire risk Assessment.

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

6) Building safety and evacuation notices are displayed in common areas and lift cars.

7) Information regarding use of fire doors is provided to residents.

8) Information regarding the Stay Put unless fire evacuation strategy is provided to residents.

Fire safety advice

Sandwell

We are committed to educating residents about fire safety and what you should do in the event of a fire in your own home or another part of the building.

What to do if a fire breaks out in your flat

1. Leave the room where the fire is and close the door.
2. Alert anyone else in the property that there is a fire and leave the flat, closing all doors behind you. Do not stay to put out the fire.
3. Use the staircase to exit the building. Do not use the lift.
4. Dial 999 and wait for the fire service to arrive. Do not re-enter the building.

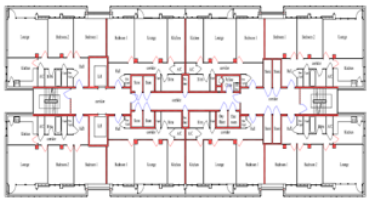
What to do if you see or hear a fire in another flat or part of the building

1. It will normally be safest for you to remain in your flat and stay put unless the heat or smoke from the fire is affecting you. If your safety is compromised, then you should leave the building following the guidance as if the fire was in your flat.
2. If you are instructed to leave by a member of the emergency services, you should do so immediately.
3. In either case, use the staircase to exit the building. Do not use the lift.

'Stay Put/Unless' is an evacuation strategy used in purpose-built blocks of flats. It is in place to keep people safe when they are not in an area directly affected by fire.

If you notice any fire doors within the building that are damaged or wedged open, or have any other concerns, please call us on 0121 569 6000.

9) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION		Sandwell Metropolitan Borough Council KENRICK HOUSE		FIRE SAFETY INFORMATION	
TO KEEP YOU SAFE WE DO THIS (green background)		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)		SAVE LIVES, DON'T DO THIS (red background)	
	Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE			Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
	Gas supply tested annually				Stairs and corridors are escape routes and must be kept clear
	Water supplies checked in line with water hygiene regulations				Emergency lighting comes on in the event of power failure and is checked monthly
	There is 4 yearly check of the structural condition				Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance
	An asbestos survey has been completed and available on request				Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
	This building has protection against lightning strikes. The system is checked annually				Smoke and heat detector/alarms are in resident's flats only
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.	THIS BUILDING IS DESIGNED TO SUPPORT A ***STAY PUT*** POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT ***UNLESS*** AFFECTED BY FIRE OR SMOKE.			Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
	The external façade is brick, mineral wool insulated render (A2 rated), & high pressure laminate panels to balconies (B, s1,d0 rated).	Fire safety advice	Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_millo@sandwell.gov.uk Abdulmonim_Khan@sandwell.gov.uk	Sandwell FRAs	 Bin rooms have sprinkler protection activated by smoke alarms

Section 14

Sources of Ignition

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

2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.

4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was recorded as satisfactory and completed January 2022.

5) The electrical installation i.e. risers are contained within dedicated service rooms / cupboards that are secure and protected by means of a FD60S doors.

6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.

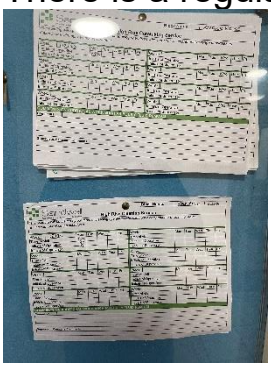
7) Portable heaters are not allowed in any common parts of the premises.

8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is external.

Section 15

Waste Control

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



2) Refuse containers stored securely and 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

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 – in order 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 by means of a door entry system.

3) There is CCTV system in place that covers the external perimeter, ground floor and lift cars.

4) There is no current evidence of arson.

5) The perimeter of the premises is well illuminated.

6) There have been two reported fire incidents since the last FRA.

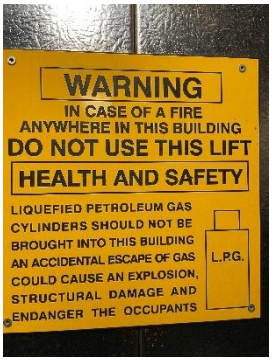
    i. 10/01/25 WMFS attended due to reports of a smell of burning within the communal area (incident not detected).

    ii. 19/05/25 WMFS attended to reports of smoke detector operating in a flat. Incident confined to room of origin.

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) All store cupboards are kept locked.

5) Storage cupboards allocated to individual flats are kept locked.

Section 19

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings

Action Plan
It is considered that no additional control measures are required following this fire risk assessment as the risk level is Trivial.

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: Kenrick House

Date of Action Plan: 05/12/2025

Review Date: <Insert date>

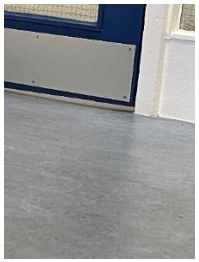
Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/6	Flat 42 – Remove netting installed to balcony.		P3	Within 3-6 Months Housing Manager	

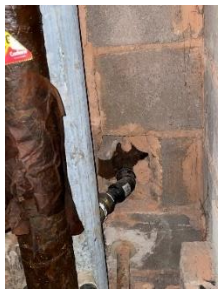
6/7	Flat 32 – Remove netting & trellis installed to balcony.		P3	Within 3-6 Months Housing Manager	
6/8	Flat 33 – Remove netting installed to balcony.		P3	Within 3-6 Months Housing Manager	
6/9	Flat 40 – Remove netting installed to balcony.		P3	Within 3-6 Months Housing Manager	
6/10	Flat 79 – Remove netting installed to balcony.		P3	Within 3-6 Months Housing Manager	

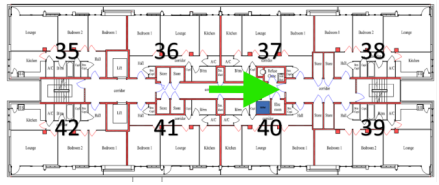
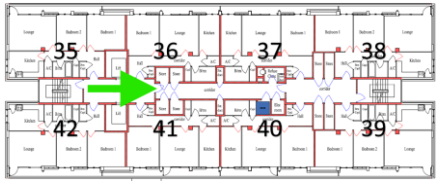
6/11	Flat 75 – Remove netting installed to balcony.		P3	Within 3-6 Months Housing Manager	
6/12	Flat 70 – Remove mattress discarded on balcony.		P3	Within 3-6 Months Housing Manager	
6/13	Flat 37 – Remove discarded timber on balcony.		P3	Within 3-6 Months Housing Manager	

6/14	Flat 20 – Remove timber screening panels installed to balcony.		P3	Within 3-6 Months Housing Manager	
7/21	Lift motor room – door leaf to roof is split / difficult to open requires repair.		P2	Within 1-3 Months Fire rapid Response	
8/5	Install hardwired smoke alarms to the community room.		P2	Within 1-3 Months Electrical.	

10/15	Flat 125 FD30s entrance door to be replaced.		P3	Within 3-6 Months Fire Door Contract	
10/20	15th floor - Communal door by flat 120 excessive gap to head adjustment required.	**n/a**	P2	Within 1-3 Months Fire rapid Response	
10/21	15th floor - Gas riser cupboard near chute room – fire stop around pipe penetration and behind soil stack.	 	P2	Within 1-3 Months Fire rapid Response	

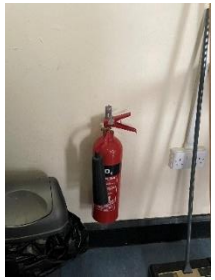
10/22	14th floor- Gas riser cupboard near chute room – fire stop penetration behind soil stack.		P2	Within 1-3 Months Fire rapid Response	
10/23	14th floor - Communal door by flat 111 excessive gap to threshold adjustment required.	 	P2	Within 1-3 Months Fire rapid Response	
10/24	13th floor- Gas riser cupboard near chute room – fire stop penetration behind soil stack.		P2	Within 1-3 Months Fire rapid Response	

10/25	12th floor - Communal door by flat 95 excessive gap to head adjustment required.	**n/a**	P2	Within 1-3 Months Fire rapid Response	
10/26	8th floor - Gas riser cupboard near chute room – fire stop penetration behind soil stack. Also, to right hand side of soil stack if necessary.	 	P2	Within 1-3 Months Fire rapid Response	
10/27	7th floor - Gas riser cupboard near chute room –fire stop x 2 penetrations behind soil stack.	 	P2	Within 1-3 Months Fire rapid Response	

10/28	6th floor - Gas riser cupboard near chute room – remove expanding foam and fire stop x 2 penetrations behind soil stack.		P2	Within 1-3 Months Fire rapid Response	
10/29	5th floor - Gas riser cupboard near chute room – fire stop where intumescent mastic has come away from l/h waste pipe penetration and remove foam and fire stop waste pipe penetration on r/h side.		P2	Within 1-3 Months Fire rapid Response	
10/30	5th floor communal door near chute room– reduce excessive gap to threshold.		P2	Within 1-3 Months Fire rapid Response	
10/31	5th floor communal door near flat 36 – reduce excessive gap to threshold.		P2	Within 1-3 Months Fire rapid Response	

10/32	4th floor - Gas riser cupboard near chute room – remove expanding foam and fire stop x 2 waste pipe penetrations.	 	P2	Within 1-3 Months Fire rapid Response	
10/33	3rd floor - Gas riser cupboard near chute room – remove expanding foam and fire stop on l/h side waste pipe penetration. Also, fire stop penetration behind soil stack.	 	P2	Within 1-3 Months Fire rapid Response	
10/34	3rd floor – replace broken stop tap panel in communal corridor for like or with suitable alternative maintaining compartmentation.		P2	Within 1-3 Months Fire rapid Response	

10/35	2nd floor - Gas riser cupboard near chute room – Remove expanding foam from waste pipe penetration , and fire stop around this one plus one other.		P2	Within 1-3 Months Fire rapid Response	
10/36	Ground floor service void behind roller shutter, left of side entrance door – Fit intumescent collar around extraction pipe rear of bathroom compartment wall.		P2	Within 1-3 Months Fire rapid Response	
10/37	Ground floor service void behind roller shutter, right of side entrance door – Fit intumescent collar around extraction pipe rear of bathroom compartment wall.		P2	Within 1-3 Months Fire rapid Response	

11/5	Ground floor community room – Relocate CO2 extinguisher and bracket to wall left side of exit door.	 	P2	Within 1-3 Months Fire rapid Response	

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

Observations	
Consider upgrading pre-formed 5mm ply cable boxing in the ground floor communal corridors to FR grade materials or fire resistant such as steel or aluminium during the next future refurbishment programme	

Signed

	Building Safety Manager	Date: 05/12/2025
	Quality Assurance Check	Date: 09/12/2025

Appendix 1

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

Name of property: Kenrick

Updated: 01/07/2025

Premise Tony Thompson: Tel. No.: 0121 569 2975

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 5077).

bradley ENVIRONMENTAL

Report No.:	J421055
Nature of Work:	Management Survey
Issue Date:	01/07/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL20480KE07 16
Site Address:	1-130 Kenrick House, West Bromwich, B70 6DW

Order Placed By:	Jon Hemming
Site Contact:	Site Manager
Date(s) of Work:	07/06/2025 to 08/06/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Scott Reeves

Lead Surveyor:

Daniel Rose
Asbestos Surveyor

Authorised Signatory:

Ian Hawthorne (CoC Asbestos)
Technical Manager
01/07/2025

Non-accredited activities are present within this report.

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