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# Fire Risk Assessment

**Blue Rock Place,  
31-39,  
Tividale,  
Oldbury,  
B69 1PD.**



**Date Completed: 08/05/2026**

**Review Period: 3 years.**

**Officer: C. Hudson Fire Risk Assessor**

**Checked by: J Blewitt Team Lead Fire Safety**

**Current Risk Rating = Tolerable**

**Subsequent reviews**

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

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**Section**

**0**

**Introduction**

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

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

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

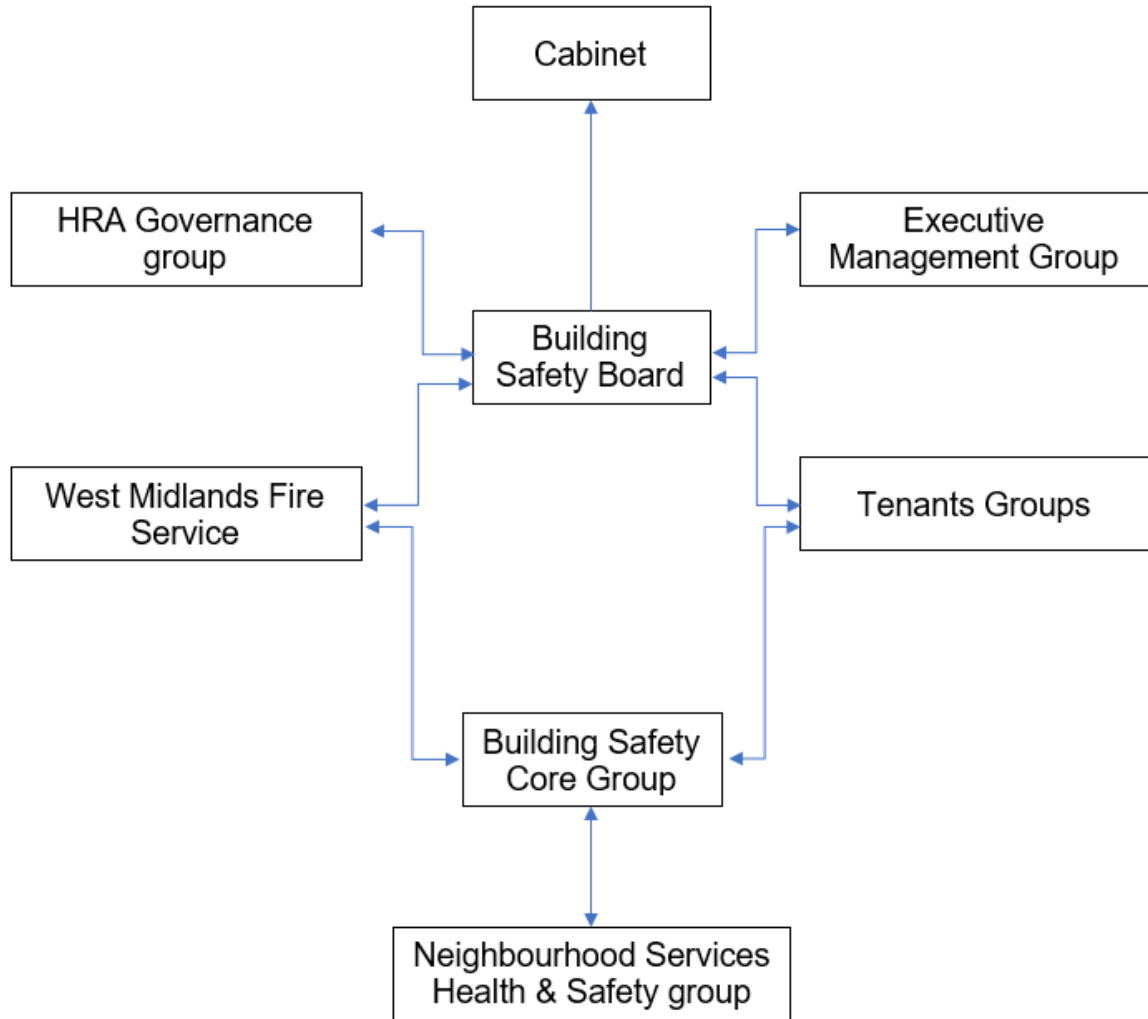
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.

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

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



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

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

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**Section**

**1**

**Significant findings**

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

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

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

**Significant findings**

*Include a 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 or you have been advised by the emergency services to leave.

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Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b>                      The building is of predominately traditional brick construction with a pitched roof, and concrete interlocking tiles roof.</p> <p>UPVC double glazed units are fitted to individual flats.</p> <p>communal windows are Georgian glass in UPVC frames.</p> <p>The Final exit door is of timber construction with glass vision panels.</p>	Tolerable
<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b>                      The premise has a single staircase and three final exit door that provide a sufficient means of escape.</p> <p>All flats have FD 30s composite doors apart from flat 10 which has a notional timber door.</p> <p>Flat entrance door of No 38 is damaged.</p>	Tolerable
<a href="#">Section 8</a>	<p><b>Fire Detection and Alarm Systems</b>                      Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats.</p> <p>The detection in flats should be to a minimum LD3 standard.</p> <p>Flat 38 had no smoke detection.</p>	Tolerable
<a href="#">Section 9</a>	<p><b>Emergency Lighting</b>                      The premises have a sufficient emergency lighting system in accordance with BS 5266 and have test points strategically located throughout the block.</p>	Trivial

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<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b>                  The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire between dwellings and support the stay put unless policy.</p> <p>Roof void is assessable from communal area on the third floor.</p>	<p>Trivial</p>
<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b>                  No firefighting provisions are provided within the premise.</p>	<p>Trivial</p>
<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b>                  Appropriate signage is in place.</p>	<p>Trivial</p>
<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b>                  All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
<p><a href="#">Section 14</a></p>	<p><b>Sources of Ignition</b>                  The fixed electrical installation was last tested on 07/01/24 and should be tested every five years.                  The EICR was recorded as unsatisfactory, an email confirmation that all necessary work is completed.</p>	<p>Trivial</p>
<p><a href="#">Section 15</a></p>	<p>Regular cleaning service at the block and regular checks from caretakers help with the waste control at the block.                  The block has a refuse chute that leads to a bin room store on the ground floor near the side entrance.</p>	<p>Trivial</p>

<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
<a href="#">Section 17</a>	<b>Arson Prevention</b> The final exit doors have door entry systems installed. These doors have a fob reader to enter the building and a push button to exit the building.  There is no evidence of any arson since the last risk assessment was carried out.	Trivial
<a href="#">Section 18</a>	<b>Storage Arrangements</b> No storage space within the communal areas and Residents instructed not to bring L.P.G cylinders into block.  Residents have access to external storage cupboards.	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.

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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

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## Comments

After conducting a Type 1 fire risk assessment at Blue Rock Place 31-39 I conclude, the likelihood of a fire is at 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.

Considering the use of the premises and the occupants within the block, the potential consequences for life safety in the event of a fire would be slight harm. This is because nearly all flats are fitted with composite FD30S entrance doors and a notional timber fire door, smoke detection systems installed to a minimum of LD3 in all flats, the final exit door have a door entry system, and a stay-put unless fire strategy is in place.

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.

Overall, the risk level at the time of this FRA is considered tolerable.

When future refurbishments are carried out, there are a number of observations that would improve the building. These observations can be found at the end of this document.

*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 risks:*

***(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.)***

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<b>Risk level</b>	<b>Action and timescale</b>
<b>Trivial</b>	No action is required, and no detailed records need to be kept.
<b>Tolerable</b>	No major additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	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.
<b>Substantial</b>	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.
<b>Intolerable</b>	Premises (or relevant area) should not be occupied until the risk is reduced.

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**Section**

**2**

**People at Significant Risk of Fire**

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

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

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

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

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

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

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## Section 3

### Contact Details

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

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

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

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

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

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This type 1 fire risk assessment covers

Blue Rock Place 31-39  
Tividale,  
Oldbury  
B69 1PB

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.

### **Description of the Property:**

The Low-rise block was constructed in 1965 of traditional brick cavity and concrete construction with brick walls concrete floors and stairs and consist of 3 storeys (inclusive of the ground floor). Each of the floors contains 3 number dwellings.

The block has double glazed UPVC window frames with a pitched, tiled roof.

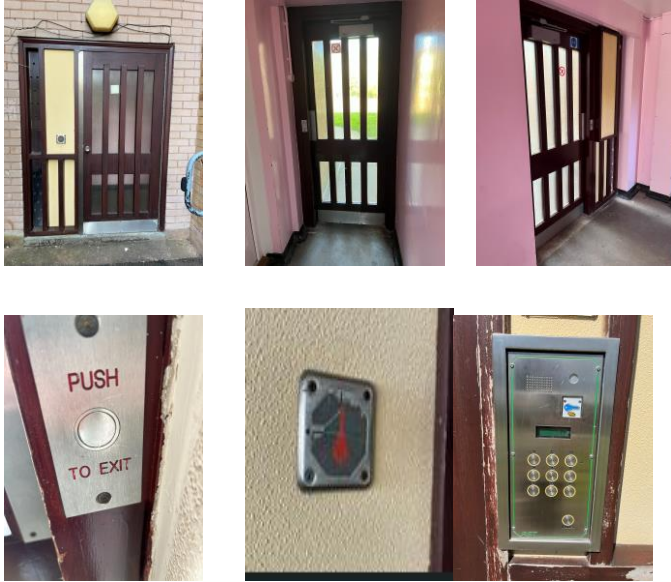
The block consists of 3 stories inclusive of ground.



Each of the floors from the ground floor upwards contain 3 individual flats.

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The main entrance is on the front elevation with a further 2 exits located on the rear elevation, a door entry system using a fob reader is installed. The escape routes lead to an ultimate place of safety. The front final exit door has a firefighter override switch operated by drop-latch key. The door entry system is designed to fail safe and unlock in the event of a power failure.



The bin store is located on the ground floor near the rear exit. The bin store is not secured with any type of lock. There is a latch present to keep the bin store door closed.



The bin chute has a manual closing plate

Internal access to the loft space can be gained on the third floor communal area . Residents do not have access to the roof space.



The block has a single concrete staircase as the sole means of escape (above ground floor).



The concrete stairs do not have any carpet covering.

Flats 31, 32 and 33 are on the ground floor.

Flats 34, 35 and 36 are on the 1<sup>st</sup> floor.

Flats 37, 38 and 39 are on the 2<sup>nd</sup> floor.

Each Flat (First and Floor only) has individual balcony area to their flat, with concrete base and metal balustrade.



Ground floor flats have a combination frame consisting of a door to exit the flat and a UPVC window with spandrel panelling.



Storage cupboards located externally. These are kept secure and tenants have the keys; no access was gained to the storage cupboards whilst carrying out this FRA.



The service cupboard housing electrical intakes is situated at the front of the building behind the staircase; the door is a notional FD60 door, secured with a type 138 suited mortice lock. Residents have been provided with a key for access to their electricity meters.



The gas supply to the block is supplied externally.



The building has been designed and constructed to provide reasonable facilities to assist fire fighters in the protection of life. Reasonable provisions have been made to enable fire appliances to gain access to the building.

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.

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The enforcing authority is West Midlands Fire Service.  
The nearest fire station is Haden Cross Community Fire Station.

High/Low Rise	Low-Rise
Number of Floors	3
Date of Construction	1965
Construction Type	Traditional Brick Cavity / Concrete
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	Yes
Access to Roof	Yes, Access from 2 <sup>nd</sup> floor communal area
Equipment on roof (e.g. mobile phone station etc)	None

### Persons at Risk

Residents / Occupants of 9 flats in total,  
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)

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## Section

# 5

## Building Plan

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Plan to show the general location/orientation of the building.

**Blue Rock Place 31-39.**



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**Section  
6**

**External envelope**

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

Below is a breakdown of the materials used within the external envelope.

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

- 1) The external surface of the building is predominantly traditional brick construction.



- 2) The roof is clad with concrete interlocking tiles.
- 3) The ground floor flats have a UPVC door that has a small spandrel panel fitted to the side below a UPVC window.



- 4) First, second and third floor flats have a small balcony with concrete base and metal balustrade.
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5) All flats have a UPVC windows fitted with double glazed units.



6) Access is gained to all flats from the ground floor using the main access door leading to the staircase area, further egress is available via the two rear access doors. All doors are solid timber with glass vision panels and have a Fob access system and a self-closer attached.

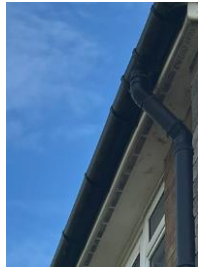


7) The main entrance has a firefighter override switch to allow access.



8) The building has UPVC fascias and under cloaking with UPVC guttering just below the roof line.

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- 9) In the building the 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> floor landings, have UPVC frames with Georgian wired glass, these windows can be opened without the use of a key, these also allow sufficient ventilation. There is no automatic smoke ventilation system installed in this premises.



- 10) Gas risers enter the building on the external elevations.



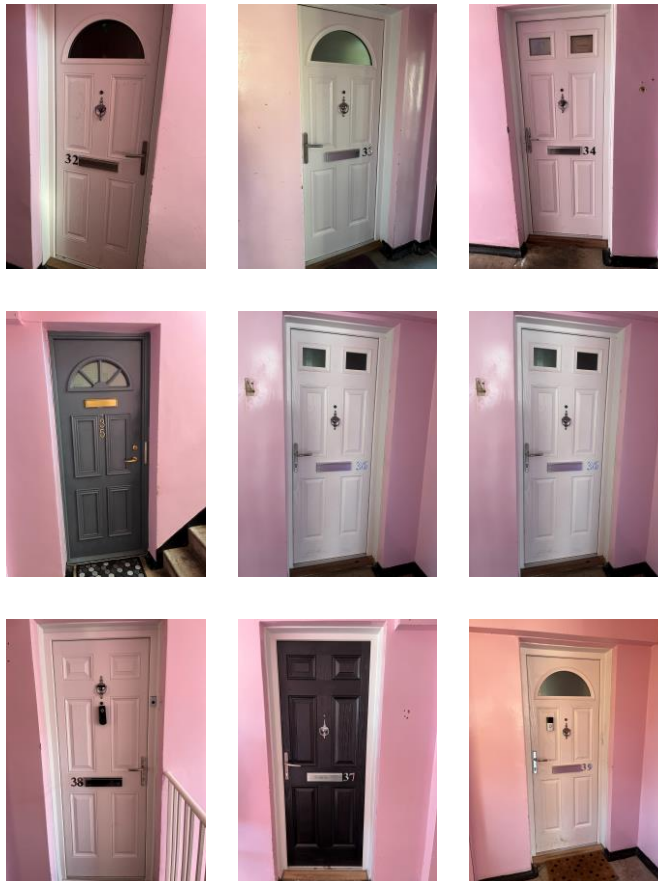
- 11) The bin store located on the ground floor is located near the rear exit. The bin store is not secured with any type of lock. There is a latch present to keep the bin store door closed.



## Section 7

### Means of Escape from Fire

- 1) All Individual flat doors are FD30s rated composite fire doors, with the exception of flat No 35 being a notional timber door.



- 2) Access was attempted to a sample some of the properties as part of the risk assessment. This was to ensure the doors have not been tampered with by residents.
- 3) Access was gained to Flat 35 to check the door and it reliably self closes on the latch.



- 4) Access was gained to Flat 38 to check the door and it reliably self closes on the latch.



- 5) **Flat 38 Front door has been damaged this requires a repair or replacement door; this flat is a lease hold property.**



- 6) It is noted some of the flat entrance doors have door mats the fire rating of these is unknown but are deemed low risk.



- 7) The block has a single staircase that provides a means of escape and is 945mm in width.



- 8) The landing is kept clear to maintain safe means of escape.



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

- 10) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.

- 11) The communal area is kept free of flammable items. The communal areas should be checked on a regular basis by Caretaking / Cleaning teams and all items of rubbish removed.



- 12) Ventilation of the common area is facilitated by openable windows in the stairwell; these do not require a key to open. There is no automatic smoke ventilation system installed in this premises.



- 13) Refuse chute located within the communal landing areas on each floor.



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



- 15) The front final exit door has a door entry system 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.



- 16) The only communal doors within the block are the final exit doors. The main front door is fitted with an automatic closing device that is checked on a regular basis by Caretaking Teams as part of their daily checks. Defective closing devices are reported to an external contractor.

- 17) The rear final exit door had a fault and was not locking an email was sent for the CCTV team to attend and rectify the fault on the

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 samples taken, the previous fire risk assessment and information kept on file (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

Flat 35 was accessed and was seen to be LD3 standard.

Flat 38 was accessed and was seen to not have any smoke detection. This flat is a lease hold property so an email was sent to the Lease hold manager to recommend fitting of smoke detection.



*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 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 has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs.
- 3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards. The emergency lighting was subject to an in-house test on 10/03/2026.



 <b>CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings</b>		
<b>Job Details</b>		
Job ID 193183	Client Name Dodd Group (Mollands) Limited	Site Name 31-39 BLUE ROCK PLACE
Job Order Number SMBC_15549053	Details Of Client Dodd Group Ltd Stafford Park 13	Site Address
Client ID 25	Client Postcode TF3 3AZ	Site Post Code
Site ID 8.679		
<b>System Details</b>		
Manufacturer Kosnic	Number of Fittings Onsite 12	
<b>Inspections and Tests</b>		
Type of Inspection ANNUAL	Any luminaires having a repair has been internally cleared NO	Are all luminaires labelled YES
All luminaires and/or signs are functioning correctly PASS	A visual check of the fixed wiring installation has been carried out YES	Log book completed YES
Each luminaire has been checked to ensure that the normal supply has been restored YES	Has any attention to the building structure or layout affected the effectiveness of the emergency lighting system NO	Comments
All luminaires have been externally visually examined YES		
<b>Sign Off Area</b>		
NAME OF ENGINEER jamie davis	New Signature 	New Date 10/03/2026
<b>Photos</b>		
Photo Attachments	Photo Attachments	Photo Attachments
Photo Attachments	Photo Attachments	Photo Attachments

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## Section 10

### Compartmentation

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats. All flat entrance doors are 30-minute fire doors, including those in 1-hour rated walls.
- 2) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
- 3) 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 as not been compromised by third parties and where applicable enhance the fire stopping.
- 4) A variety of methods / materials have been used to achieve fire-stopping.
- 5) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 6) The service cupboard housing electrical intakes is situated at the front of the building behind the staircase, this is a notional FD60 door, secured with a type 138 suited mortice lock. Residents have been provided with a key for access to their electricity meters.



- 7) All Flats have a composite FD30s rated fire door except flat 35 fitted which is a notional timber door that protects the means of escape.



- 8) The block has a pitched roof with loft access panel on the third-floor landing area.



- 9) The loft hatch is of timber construction, recommend replacement to a fire rated loft hatch in future upgrade programme see observations.
- 10) The loft area was inspected visually from the head of a ladder. The solid block wall with a fire door fitted in it appeared to be in good condition, but this assessment was limited and does not constitute a comprehensive compartmentation survey.



**Section**

**11**

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**Fire Fighting Equipment**

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- 1) There is no firefighting equipment on this premises.

**Section  
12**

**Fire Signage**

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



- 3) Directional fire signage is not displayed throughout the building.  
This is due to the simple layout of the building, and this type of signage is not required.
  - 4) Yellow LPG warning signs are not displayed within the block.  
[refer to section 18.](#)
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**Section**  
**13**

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## **Employee & Resident Training/Provision of Information**



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- 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.
  - 4) Fire safety information has been provided as part of tenancy pack. Information regarding the Stay Put Unless fire evacuation strategy is provided to tenants.
  - 5) Staff undertaking fire risk assessments are qualified to Level 4 Diploma in Fire Risk Assessment.
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Section  
**14**

**Sources of Ignition**

- 1) Smoking is prohibited on entrance and within any communal parts of the building in line with Smoke Free England legislation.
- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager.
- 4) The fixed electrical installation EICR inspection was last carried out 07/10/2024 and is carried out every 5 years. This was unsatisfactory, an email has been sent to the Electrical manager to confirm that the remedial work has been carried out 14/04/2026 and this was confirmed as complete.

 		This report is not valid if the serial number has been deleted or altered 127395 <b>EICR18.3C</b>	
<b>ELECTRICAL INSTALLATION CONDITION REPORT</b> <small>Issued in accordance with BS 7671: 2018 (as amended) - Requirements for Electrical Installations</small>			
<b>PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION</b>			
<b>DETAILS OF THE CONTRACTOR</b> <small>(*Where applicable)</small> Registration No: 04115 Branch No: 000 Trading Title: C & S Electrical Installations Ltd Address: Unit 2, Enlidge Street, Wednesbury Postcode: WS100AW Tel No: 0121 502 2017		<b>DETAILS OF THE CLIENT</b> Contractor Reference Number (CRN): N/A Name: Sunwell Mbc Address: Direct 2 Industrial Park, Roway Lane, Oldbury Postcode: B69 3EC Tel No: N/A	
<b>DETAILS OF THE INSTALLATION</b> Occupier: SMEC UPRN: N/A Address: 31-39 Blue Rock Place, Tivisdale, Oldbury Postcode: B69 1PR Tel No: N/A			
<b>PART 2 : PURPOSE OF THE REPORT</b> Purpose for which this report is required: Requested by the housing association to verify the standard of the electrical installation of the landlord's services for communal areas to safe for continued use Date(s) when inspection and testing was carried out: (07/10/2024) Records available (BS11): (N/A) Previous inspection report available (BS11): (No) Previous report date: (06/08/2019)			
<b>PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION</b> General condition of the installation (in terms of electrical safety): The installation has scope for improvement, (noting observations in part 5). The installation property is a low rise block of self contained flats. Description of premises: Dwelling: <input type="checkbox"/> Commercial: <input type="checkbox"/> Industrial: <input type="checkbox"/> Other (include brief description): N/A Estimated age of electrical installation: (05) years Evidence of additions or alterations: (Yes) If Yes, estimated age: (N/A) years Overall assessment of the installation is: <b>Unsatisfactory*</b> <small>*An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.</small>			
<b>PART 4 : DECLARATION</b> <b>INSPECTION AND TESTING</b> I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report. Name (capital) on behalf of the contractor identified in PART 1: PETER JORDANOU Signature: PJ Date: 07/10/2024 I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: (5) years (date) Give reason for recommendation: N/A <small>The responsibility for the maintenance should take into consideration any legislative or regulatory requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.</small> <b>REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR</b> Name (capital) on behalf of the contractor identified in PART 1: MR DAVE EUTLER Signature: DE Date: 08/10/2024 This report is based on the model form shown in Appendix 6 of BS 7671: 2018 (as amended) © Copyright Carcare LLP (August 2024) Enter a (✓) or value in the respective fields, as appropriate. Where an item is not applicable insert N/A Please see the 'Notes for Recipient' Page 1 of 14			

Original (to the person ordering the work)

- 5) Portable heaters are not allowed in any common parts of the premises.
- 6) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas is supplied internally.

**Section  
15**

**Waste Control**

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



2. The block has a Refuse chute on all floors other than the ground floor.



3. The dedicated bin store is located by the side entrance on the ground floor.



4. The bin store has a manual close plate; this does work but an email has been sent to the fire safety manager to add it to the maintenance programme. The bins are emptied on a regular basis.



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

**Section  
16**

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## **Control and Supervision of Contractors and Visitors**

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1. Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
  2. Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  3. Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
  4. Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
    - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
      - Health and Safety.
      - Site Security.
      - Safety of working and impact on children/school business.
      - Fire risk, if any.
        - Site Emergency Plan.
    - b) Monthly Site Meetings – 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.
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**Section  
17**

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## Arson Prevention

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1. Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
2. Restricted access to the premises by use of a door entry system.



3. No CCTV is present at the block.
4. There is no current evidence of arson.
5. The perimeter of the premises is well illuminated.



6. There have been no reported fire incidents at this premise since the last fire risk assessment.
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Section  
**18**

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## Storage Arrangements

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1. Residents instructed not to bring L.P.G cylinders into block.
2. The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
3. No Flammable liquids stored on site by Caretakers / cleaners.
4. There are no flammable liquids or gas cylinders stored on site.
5. There are external storage cupboards with timber doors, used by the tenants that are kept locked, these was not accessed at the time of the FRA.



**Section  
19**

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**Additional Control Measures.  
Fire Risk Assessment - Action Plan**

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Significant Findings

**Action Plan**

It is considered that the following recommendations should be implemented to reduce fire risk to, or maintain it at, the following level:

Trivial       Tolerable

Definition of priorities (where applicable):

**P1 Arrange and complete as urgent – Within 10 days**

**P2 Arrange and complete within 1-3 Months of assessment date**

**P3 Arrange and complete within 3-6 Months of assessment date**

**P4 Arrange and complete exceeding 6 months under programmed work**



# Fire Risk Assessment Action Plan



Name of Premises or Location:


Blue Rock Place 31-39

Date of Action Plan:

22/05/2026

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/5	Flat 38 Front door has been damaged this requires a repair or replacement door; this flat is a lease hold property.		P3 3-6 Months	Lease holder Manager 3-6 Months	

Fire Risk Assessment

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**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).

The loft hatch is of timber construction, recommend replacement to a fire rated loft hatch in future upgrade programme see observations.

As the refuse hopper is located within a common area, it is recommended that the manual bin chute be upgraded to a fusible link to ensure it will automatically close in the event of a fire, thereby reducing the risk of fire and smoke spread.

**Signed**

	Fire Risk Assessor	Date: 22/05/2026
	Team Lead Fire Safety	Date: 22/05/2026

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

Name of property: Blue Rock Place 31-39

Updated: 25/03/2025

Premise Manager: Prabha Patel

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 ( <a href="tel:01215695077">Tel:- 0121 569 5077</a> ).		



**Report No.:** J412725  
**Nature of Work:** Management Survey  
**Issue Date:** 25/03/2025  
**Client Name:** Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES  
**UPRN:** BL05792BL05 2  
**Site Address:** 31-39 Blue Rock Place, Oldbury, B69 1PB



**Order Placed By:** Dean Harding  
**Site Contact:** Dean Harding  
**Date(s) of Work:** 09/03/2025  
**Technical Manager:** D Ely CCP (Asbestos)  
**Assistant Surveyor(s):** Not Applicable  
**Lead Surveyor:** *A. Avey*  
**Authorised Signatory:** *Louise Farmer*

Arron Avey  
 Asbestos Surveyor

Louise Farmer  
 Technical Review Officer and Asbestos Consultant  
 25/03/2025

Non-accredited activities are present within this report.

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 Management Survey (with MA - L04) Template Version 5.0 Page 1 of 35

# Fire Risk Assessment

## ABOUT THE REPORT – PLEASE READ

All Survey Methodology is based upon HSE document HSG 254 - 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	Term	Explanation
Property Address	Specific Property to which survey relates.	Photo's	These will usually be provided for the front elevation of the property to aid identification.
Surveyed by	Relates to P402 trained surveyor.	Sampled by	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.	Checked by	P402 trained surveyor who checks report prior to issuing.
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.	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.
ACM	Asbestos Containing Material.	Refurbishment Survey	HSG 254 – 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.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.	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.
Bulk Sample	Sample of potential ACM that is representative of the whole.	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.
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.	Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
Awaiting Results	If no results have been detailed then you must not work on these items until you receive further confirmation.	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.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.		
Labels	Materials will be labelled where practical. Labelling will 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.		