Fire Risk Assessment

2-6
New Hope Road,
Smethwick,
B66 3TX

Date Completed: 16/07/2026

Review Period: 3 years.

(FRA carried out by H.Russon under guidance of S.Henley)

Officer: S. Henley **Fire Risk Assessor**

Checked by: Anthony Smith Team Lead Fire Safety

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*".

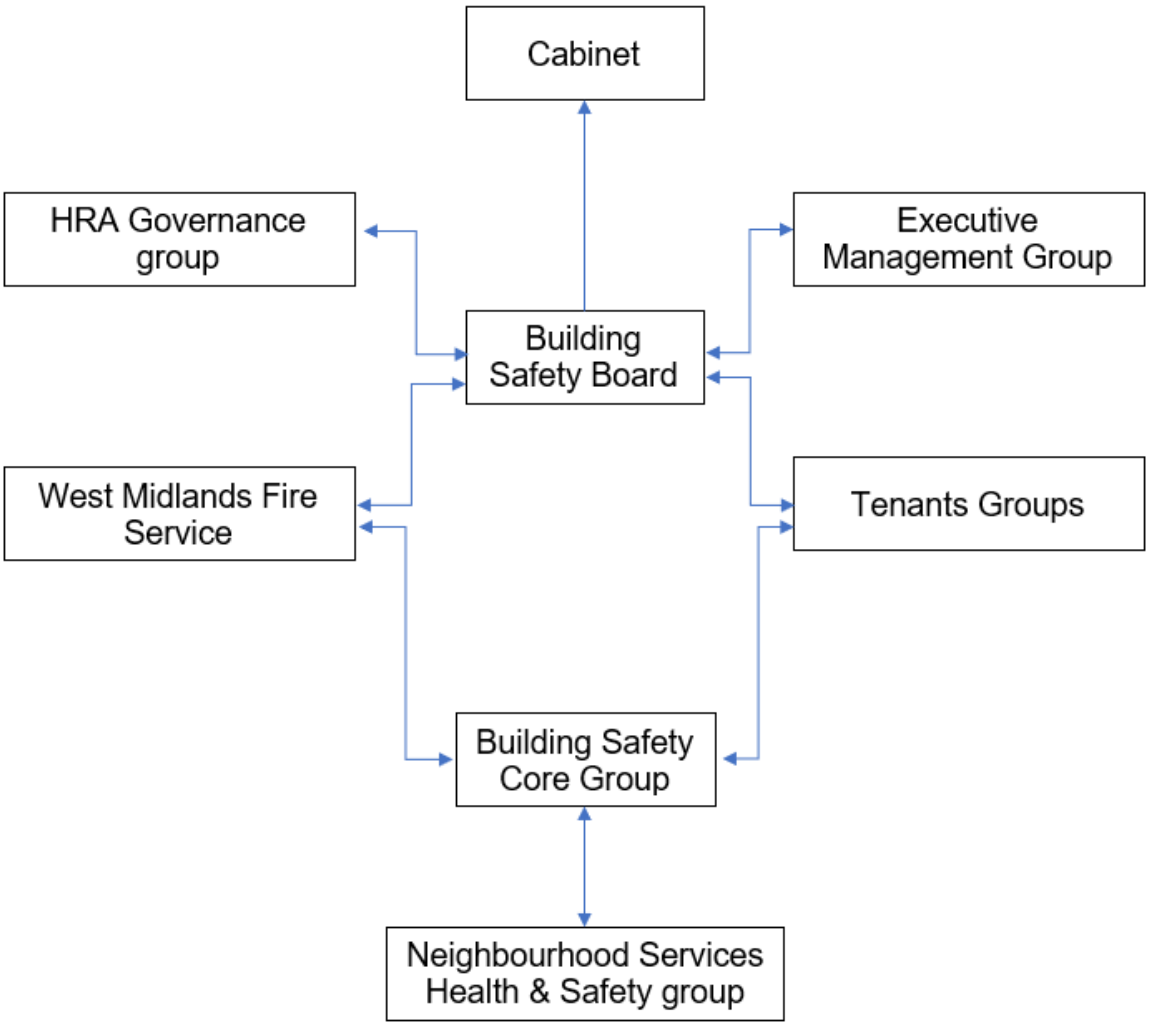
This type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety. 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. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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

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

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



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in section 1. Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

Section 1 Significant findings

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** The premises comprise a brick cavity external envelope with a flat roof system and uPVC double-glazed window units serving the residential accommodation. Access is provided via a timber entrance door incorporating glazed panels to the right-hand side elevation of the building. At ground-floor level, two of the garages are located beneath the first and second floors of	Trivial

	the building, with a third garage attached to the left-hand side elevation. All garages are of traditional construction and are covered by a flat roof. At the rear of the property behind two timber doors in situated the bin store room.	
Section 7	**Means of Escape from Fire** The building is served by a single protected staircase constructed in concrete, providing the primary means of escape for all occupants. The communal corridors and stairways are of concrete construction throughout, offering an inherently robust level of fire resistance. The flat entrance doors serving the building are predominantly notional timber fire doors. Doors inspected were found to lack compliant self-closing devices and, with the exception of one door, were not fitted with smoke seals or intumescent strips. Minor defects were also noted, including a small hole to the entrance door of Flat 4 An electrical intake cupboard containing the mains supply and individual meters is located adjacent to Flat 2 at ground floor level. The cupboard is fitted with a timber door, which should be upgraded to a fire-rated FD30s during future refurbishment works. The electrical meters for the flats on the 1st and 2nd floor are installed within an over cupboard adjacent the flat entrance. All visible electrical cabling within the communal areas are contained within steel trunking, appropriately secured to walls and ceilings, reducing the risk of premature cable failure during fire conditions.	Tolerable

Section 8	**Fire Detection and Alarm Systems** Each flat is equipped with a fire detection system that meets at least the LD3 standard. No detection in communal areas.	Trivial
Section 9	**Emergency Lighting** No emergency lighting is provided within the block. As the premises are above 2 storeys the block should be fitted with emergency lighting within the communal area. This has been added to recommendations. Illumination is currently obtained from the standard lighting, also from borrowed lighting via the landing windows, and the entrance door glazing. There is also external lighting installed in the courtyard and above the entrance door elevations of the building.	Trivial
Section 10	**Compartmentation** The building is constructed to provide 1-hour vertical and horizontal fire resistance around all flats. Flat entrance doors are a minimum notional FD30 timber, offering approximately 30 minutes' fire resistance. Recommend these are upgraded within future upgrades.	Trivial
Section 11	**Fire Fighting Equipment** The premises have no provision for firefighting equipment.	Trivial

Section 12	**Fire Signage** The signage on the service cupboard requires updating from "Fire Door Keep Shut" to "Fire Door Keep Locked". Electrical hazard warning signage should also be installed on the cupboard to clearly notify residents and visitors of the associated electrical risks and the presence of electrical equipment within. The correct No Smoking (England) signage is currently displayed at this block.	Tolerable
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electrical installation should be tested every 5 years. Last EICR was carried out on the 08/09/2025.	Trivial
Section 15	**Waste Control** Waste is disposed of via the internal bin-chute hoppers located on the first and second floors, with the main bin room positioned behind two timber doors externally on the ground floor. Installed within the building structure accessed via the rear courtyard is a dedicated refuse storage room enclosed behind double timber doors. The bin store contains a galvanised steel wheelie bin and an associated bin chute. The manual damper operating lever located above the bin storage area was found to be seized and could not be operated during inspection.	Tolerable

Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** The front entrance/exit door is accessible by a levered handle and fireman's drop key.	Trivial
Section 18	**Storage Arrangements** There are storage cupboards situated internally on the ground floor and accessible with the use of a resident key. Residents should not store fuel or LPG Cylinders in their home or storage facilities.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
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Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

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.

A Type 1 Fire Risk Assessment of the premises at 2-6 New Hope Road has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards. 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 the flats are fitted with a minimum timber notional FD30 fire doors, and smoke/heat detection systems installed to a minimum of LD3 within all the flats, one final exit door, and a stay-put strategy unless a fire strategy is in place.

Access was attempted to a sample of the properties as part of the fire risk assessment to verify that flat entrance doors had not been altered or compromised by residents. During the inspection, all sampled flat entrance doors were found to be without self-closing devices. In addition, the flat entrance door to Flat 4 was noted to have a small hole adjacent to the door handle, and the flat entrance doors were missing or did not have intumescent strips installed. These defects may affect the fire-resisting performance of the doors and should be investigated and remedied as appropriate.

It is recommended that emergency lighting be installed throughout the communal areas, as the building exceeds two storeys and requires adequate illumination to support safe evacuation in the event of a power failure.

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

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.

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:

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time 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 has a policy and procedure in place for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP.

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

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

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

Section 3 Contact Details

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

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

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

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

<table>
<tr><td colspan="3">Chief Executive
Shokat Lal</td></tr>
<tr><td colspan="3">Executive Director Asset Manager & Improvement
Alan Lunt</td></tr>
<tr><td colspan="3">Assistant Director Asset Manager & Improvement
Sarah Agar</td></tr>
<tr><td colspan="3">Fire Safety Manager
Tony Thompson</td></tr>
<tr><td colspan="3">Team Lead Fire Safety
Jason Blewitt</td></tr>
<tr><td colspan="3">Team Lead Building Safety
Anthony Smith</td></tr>
<tr><td colspan="3">Housing Office Manager
Teresa Warren-Donley</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Louis Conway
Craig Hudson</td><td>Fire Risk Assessors
Mohammed Zafeer
Stuart Henley</td><td>Resident Engagement Officers – Fire Safety
Abdulmonim Khan
Ethan Somaiya
Hannah Russon</td></tr>
</table>

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

2-6
New Hope Road
Smethwick
B66 2RD



A Type 1 Fire Risk Assessment of the premises at 2-6 New Hope Road has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards.

The low-rise three-storey block was built in 1969 using traditional brick cavity and concrete construction. The building has a flat bitumen-felt roof with uPVC fascia boards fitted around the roofline.



The building is a detached residential block positioned at the end of the close. Access is provided from the side elevation via New Hope Road. The entrance/exit door is of timber construction with glazed panel insets. Front-entrance access is controlled by a levered handle, flat call button, and fire-service drop key.






Located at the left-hand side of the premises and under the first and second floors of the block are 3 garages. These were not accessible at the time of the FRA.


The blocks bin store is located to the rear of the premises. This is secured by two timber doors. Within this store is a commercial-grade metal wheelie bin, functioning as the receptacle for refuse discharged via the block's bin chute. Upon the time of inspection, the manual damper operating lever located above the bin storage area was found to be seized and could not be operated during inspection.


The enforcing authority is West Midlands Fire Service.
The nearest fire station is Smethwick Fire Station,
located approximately 1.7 miles away.

Types of fire risk assessments (FRAs) for multi-occupied buildings,

- Types of fire risk assessments (FRAs) for multi-occupied buildings,
- Type 1 is a basic, non-destructive check of common areas;
- Type 2 involves destructive sampling of common areas for serious flaws;
- Type 3 extends Type 1 to include individual flats non-destructively; and
- Type 4 is the most comprehensive, combining Type 3 with destructive inspection of common areas and flats for deep structural assessment.

High/Low Rise	Low-Rise
Number of Floors	3
Date of Construction	1969
Construction Type	Traditional brick & 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 void	No, flat roof
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 3 flats 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)

Section 5

Building Plan

Section 6

External envelope

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

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 brick structure. The building has a flat bitumen-felt roof with uPVC fascia boards fitted around the roofline

2) uPVC double-glazed units have been installed in each flat and within the communal stairway, most of the large units have spandrel panels fitted on the lower sections of the units. The entrance doors are a timber construction with glazed panels.

3) Beneath the first and second floors, and accessed from the side elevation of the building, are three garages forming part of the external envelope. These garages remain secured at all times using residents' keys. As access could not be gained at the time of the FRA, the fire-resisting compartmentation and general fire safety condition of the garages could not be confirmed.


4) The blocks bin store is located at the rear of the building beneath the first and second floor. See section 15



5) Adjacent to the bin storeroom, within the same wall, there are three individual storage rooms allocated to specific flats, accessible only by the respective residents. Also located within this wall is the entrance door to the ground-floor flat. This rear area forms part of a secure courtyard, enclosed with metal railings and gated access.

Section 7 Means of Escape from Fire

1) Each property is fitted with a minimum of an LD3 detection system within the flat. See Section 8

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

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

4) Flats within the block are fitted with timber notional doors



New Hope Road 2-6 (E)	BL34075NE11	2 New Hope Road;Smethwick;West Midlands;;	Timber Door FD30s	Not Glazed
New Hope Road 2-6 (E)	BL34075NE11	2-6 New Hope Road;Smethwick;West Midlands;;	Intentionally Blank	
New Hope Road 2-6 (E)	BL34075NE11	4 New Hope Road;Smethwick;West Midlands;;	Timber Door FD30s	Not Glazed
New Hope Road 2-6 (E)	BL34075NE11	6 New Hope Road;Smethwick;West Midlands;;	Timber Door FD30s	Not Glazed

5) Access was attempted to the properties as part of the risk assessment. This was to ensure the doors have not been tampered with by residents.

a) Flat 2: Access was gained; this door requires a self-closing device as one was not in place at the time of the survey.

b) Flat 2: Look at fitting intumescent strips and smoke seals to the door as there were none present at the time of the survey.

c) Flat 2: The letterbox is marked with the number 18; this should be amended to display the correct flat number to assist emergency services, including firefighters, in identifying the property. Email sent to Housing manager

d) Flat 4: Access was gained; this door requires a self-closing device as one was not in place at the time of the survey.

e) Flat 4: Repair intumescent strips to the door due to missing strips at the bottom section of the door.

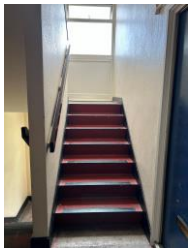
f) Flat 4: A hole was identified on the external face of the door adjacent to the handle, compromising the integrity of the door leaf.

g) Flat 6: Access was gained; this door requires a self-closing device as one was not in place at the time of the survey.

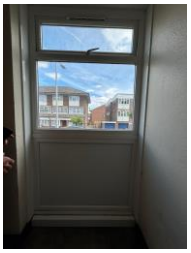
h) Flat 6: No intumescent strip or smoke is fitted to the door. Fit a combined intumescent strip and smoke seal to the door.

6) Within the block each floor is accessed via a single staircase that provides a means of escape for the flats on the 1st and 2nd floors, the width of the staircase is 0.975m handrail to wall.

7) The flooring and stairway within this property are concrete construction.




8) Automatic smoke ventilation is not employed. Windows fitted on the stairwell are fitted with manual openers; the windows will assist in additional lighting and any ventilation required.




9) The final exit doors are operated using a levered handle to egress the building and are also 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).

10) 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.

11) No emergency lighting is installed on the communal landings or stairways. Borrowed light is obtained through the communal windows and by the standard lights fitted. See section 9/2

12) Electrical services cupboards: Situated adjacent to the flat entrance doors, there are electrical service cupboards installed.

a) **Flat 2: The electrical service cupboard adjacent to the entrance door of Flat 2, serving both Flat 2 and the building's main electrical supply, has a faulty lock and requires replacement.**

b) The cupboard is constructed from a timber frame and panel and should be upgraded to a suitable fire-resistant/fire-retardant unit as part of future refurbishment works.



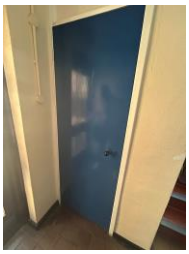

c) Flat 4: No access was gained to the electrical over-cupboard at the time of the survey. Consequently, it was not possible to assess the condition or adequacy of any fire stopping measures within the enclosure, nor to comment on the integrity of compartmentation associated with this area.


d) Flat 6: Access was gained to the electrical over cupboard adjacent to Flat 6 entrance door. Adequate fire-stopping was observed around service penetrations, and the cupboard was found to be in satisfactory condition at the time of inspection.


13) On the 1st and 2nd floors, a bin-chute hopper door is located adjacent to the flat entrances for residents to dispose of refuse bags.


a) Within the communal area at ground-floor level, adjacent to the final exit, the control unit for the final exit door electronic access system is housed within a steel cupboard.

14) Within the ground floor communal area, there is one resident-accessible storage cupboard; however, access was not available at the time of the fire risk assessment as the cupboard was locked. Consequently, an internal inspection could not be undertaken, and it was not possible to assess the condition of the internal compartmentation, adequacy of any fire-stopping measures, or the nature and extent of any items stored within.



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

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 has not been awarded the official certification of doors manufactured and evaluated 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. A competent person must install the door assembly.

Classifications of FD30 and FD30s fire doors include timber-based options designed to provide 30 minutes of fire resistance, with the "s" suffix indicating additional smoke sealing capabilities. Timber notional doors are a distinct category within this, referring to older, existing timber doors—often in older residential buildings—that are deemed capable of providing 30 minutes of fire protection based on an inspector's assessment rather than formal, modern fire testing certification.

Section 8 Fire Detection and Alarm Systems

1) Early warning is limited to resident's flats with this being a hard wire or battery smoke alarm. The equipment is subjected to a cyclical test. Residents' flats are fitted to a minimum of an LD3 standard.

   Information was gained from SMBC Job Manager.

   - Flat 2: LD3 installed, where battery-operated smoke detection is currently installed, it is recommended that this is upgraded to a hard-wired fire detection system to improve reliability and ongoing fire safety provision. Added to observations/recommendations
   - Flat 4: LD3 installed
   - Flat 6: LD3 installed

   For information
   LD1 all rooms except wet rooms
   LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.
   LD3 Hallway only

2) 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 premise is not fitted with emergency lighting

2) The communal landings and stairways within this three-storey block are not provided with emergency lighting. *Approved Document B, paragraph 3.41* requires that, except for two-storey blocks of flats, all escape routes must have adequate artificial lighting, with escape lighting operating in the event of a mains power failure. To meet this requirement and comply with the *Regulatory Reform (Fire Safety) Order 2005*, it is recommended that emergency lighting is installed throughout the escape routes as part of future upgrade works. At present, illumination is limited to standard luminaires and natural light from the landing window and final exit door. Added to recommendations after emailing conversation with Building and Fire Safety Team Manager.

   Approved Document B See page 35 paragraph 3.41


3) Safety/security lighting is provided within the courtyard, supplemented by adequate illumination from street lighting located outside the block.


Section 10 Compartmentation

This section should be read in conjunction with Section 4

1) A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The inspection did not reveal any breaches in compartmentation.

   The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

2) The building is designed to provide as a minimum 1-hour vertical and horizontal fire resistance, except at entrance to flats which is a minimum of 30-minute fire door.

3) 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.

4) The existing fire-stopping measures are fit for purpose (unless listed within this Fire Risk Assessment), and a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary.

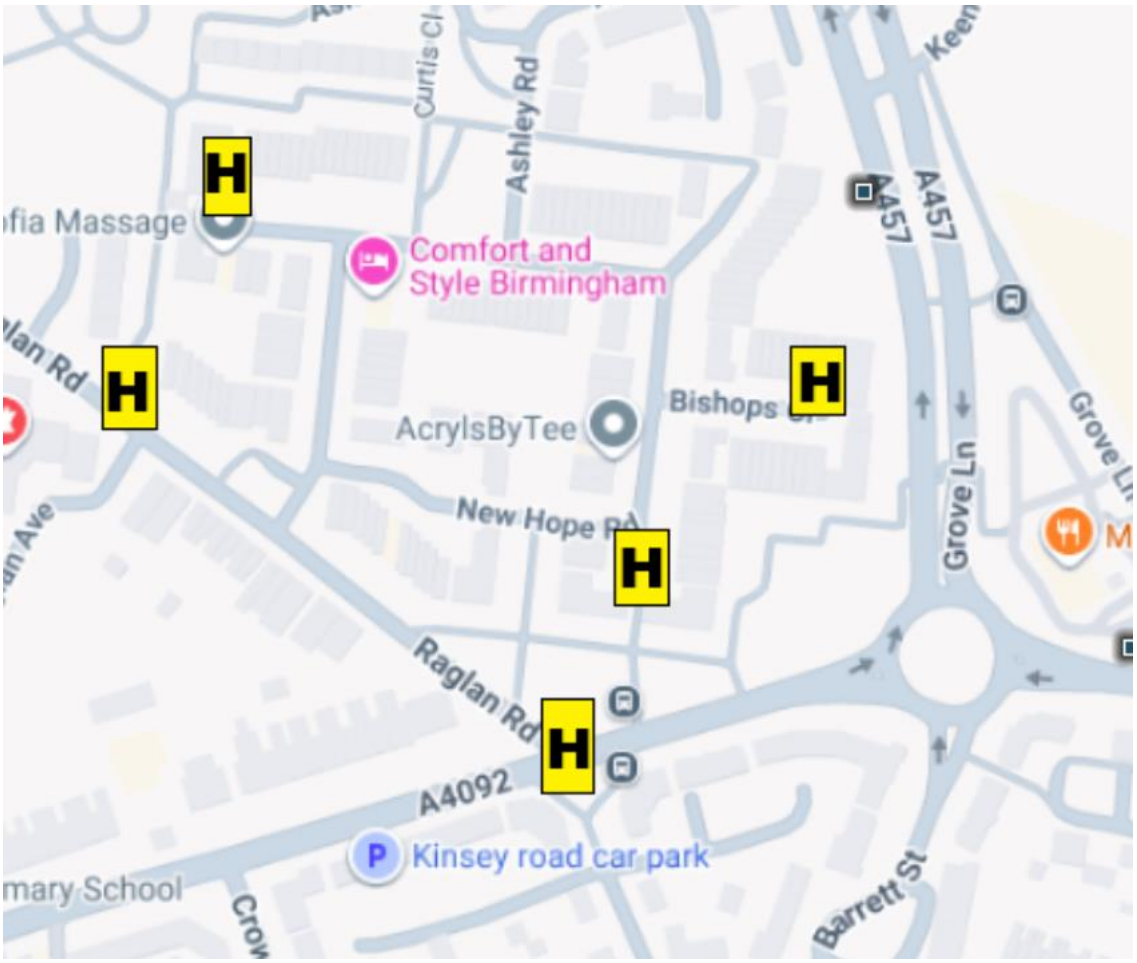
5) A variety of methods / materials have been used to achieve fire-stopping such as intumescent mastic around penetrations.

6) Flat entrances are fitted with notional and composite door sets (*See section 7/5)*.

Section 11 Fire Fighting Equipment

1) There is no firefighting equipment on this premises.

2) Nearest fire hydrant is indicated within the attached plan. Information from https://dataservices.riscauthority.co.uk/map/index



Section 12

Fire Signage

1) **Electrical service cupboard: Adjacent flat 2 on the ground floor, the signage displayed on the electrical mains service cupboard should be updated to display 'Fire Door Keep Locked'**

2) **Electrical service cupboard: Adjacent flat 2 on the ground floor a hazard warning sign should be installed on the mains electrical service cupboard to clearly notify all, of the electrical hazards contained within**

3) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Signage is installed to notify residents and visitors of this.

4) Directional signage is not displayed throughout the building. Its absence is considered acceptable, as the building layout is straightforward and does not necessitate such signage.

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.

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

5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.

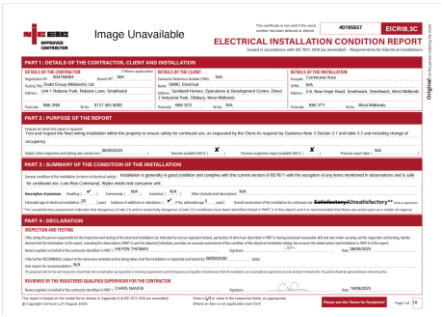
Section 14 Sources of Ignition

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

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

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

4) The fixed electrical installation shall be tested every 5 years. The date of the last EICR was 08/09/2025.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ELECTRICAL INSTALLATION CONDITION REPORT

EICR/8.3C

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

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

Section 15

Waste Control

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

2) Refuse arrangements for 2-6 New Hope Road are provided via a dedicated bin storage area located at the rear of the premises, which also incorporates the building's bin-chute discharge point. Refuse chute hopper doors are provided on the 1st and 2nd floor landings to facilitate waste disposal by residents, with waste removed as part of the routine collection service. During the inspection, the manual damper control mechanism situated above the bin storage area was found to be seized and inoperable.



3) ‘Out of Hours’ service is in place to remove bulk items.

Section 16

Control and Supervision of Contractors and Visitors

1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.

2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.

4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -

    a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
    - Health and Safety.
    - Site Security.
    - Safety of working and impact on children/school business.
    - Fire risk, if any.
    - Site Emergency Plan.

    b) Monthly Site Meetings – 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) Access to the premises is by means of a fob, individual flat call point and by using a fire fighters drop key.

3) There is no current evidence of arson.

4) There have been no reported fire incidents since the last FRA.

Section 18

Storage Arrangements

1) Residents instructed not to bring L.P.G cylinders into block.

2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”

3) Residents should not store flammable liquids or gas cylinders on site.

4) No Flammable liquids stored on site by Caretakers / Cleaners.

5) There is a storage cupboard for each flat upon the ground floor and is locked by a tenant only key.

Section 19

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings.

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

Trivial ☒ Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment Action Plan

Name of Premises or Location: 2-6 New Hope Road

Date of Action Plan: 16/07/2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/5a	Flat 2: Fit self-closer to flat entrance door.		P2	Within 1-3 months Fire Rapids Response	

7/5b	Flat 2: Fit combined intumescent strip and smoke seal to flat entrance door.		P3	Within 3-6 months Fire Rapids Response	
7/5d	Flat 4: Fit self-closer to flat entrance door.		P2	Within 1-3 months Fire Rapids Response	
7/5e	Flat 2: Fit intumescent strip to flat entrance door.		P2	Within 3-6 months Fire Rapids Response	
7/5f	Flat 4: A hole was present on the external face of the door adjacent to the handle.		P2	Within 1-3 months Fire Rapids Response	

7/5g	Flat 6: Fit self-closer to flat entrance door.		P2	Within 1-3 months Fire Rapids Response	
7/5h	Flat 6: Fit combined intumescent strip and smoke seal to flat entrance door.		P3	Within 3-6 months Fire Rapids Response	
7/12a	Replace faulty lock to the electrical service cupboard adjacent to the entrance door of Flat 2		P3	Within 3-6 months Fire Rapids Response	16/07/26
12/1	Electrical service cupboard (ground floor): Replace existing signage with ‘Fire Door Keep Locked’		P3	Within 3-6 months Fire Rapid Response	16/07/26

12/2	Electrical service cupboard (ground floor): Fit electrical hazard warning signage		P3	Within 3-6 months Fire Rapid Response	
15/2	Bin chute room: Repair chute closing plate, due to seized open.		P3	Within 3-6 months Repairs Metal Work	

Observations/Recommendations
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).

Emergency lighting: It is recommended that compliant emergency lighting be incorporated during future refurbishment works. At present, illumination is provided only by standard lighting and natural light from nearby doors and windows.

Flat Entrance Doors: It is recommended that all flat entrance doors are changed to composite FD30s doors

Smoke Detection: Flat 2 - Where battery-operated smoke detection is currently installed, it is recommended that this is upgraded to a hard-wired fire detection system.

Service Cupboard: The ground-floor service cupboard is currently constructed from plywood. As it contains the building's electrical services, the enclosure must be upgraded to a suitable fire-resistant construction providing appropriate fire protection and containment. The materials used should achieve a recognised level of fire resistance in line with relevant regulations and best practice.

Signed

	Fire Risk Assessor	Date: 10/08/2026
	Team Lead Building Safety	Date: 10/08/2026

Appendix 1

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

Name of property: New Hope Road 2-6

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

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

bradley ENVIRONMENTAL

Report No.:	J420757
Nature of Work:	Management Survey
Issue Date:	28/04/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL34075NE11 2
Site Address:	2-6 New Hope Road, Smethwick, B66 3TY

Order Placed By:	Dean Harding
Site Contact:	Communal
Date(s) of Work:	09/04/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
28/04/2025

Non-accredited activities are present within this report.

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UKAS INSPECTION 291 UKAS TESTING 1159 UKATA PROFESSIONAL MEMBER atac