

Fire Risk Assessment

**2-36 Newlands Green
Smethwick
B66 4LL**



Date of Inspection: 04/08/2026

Review Period: 3 years.

Fire Risk Assessment carried out by Hannah Russon under the guidance of M. Zafeer **Fire Risk Assessor**

Verified By: Stuart Henley: Fire Risk Assessor

Current Risk Rating = Tolerable

Subsequent reviews

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

Contents

Section 0	Introduction, Scope & References	
Section 1	Executive Summary	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Access & Equipment	
Section 12	Fire Signage	
Section 13	Employee & Resident Training/Provision of Information	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Fire Precautions	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures. Fire Risk Assessment – Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service Risk Rating of Block	

Section

0

Introduction, Scope & References

The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) requires the Responsible Person to ensure that a **suitable and sufficient Fire Risk Assessment (FRA)** is carried out for the common parts of all multi-occupied residential buildings. This FRA supports the organisation's wider fire safety management system and ensures compliance with statutory duties relating to the safety of residents, visitors, staff, and contractors.

This FRA has been completed in accordance with [BS 9792:2025 – Fire Risk Assessment for Housing](#), and with reference to relevant UK legislation and guidance, including:

- [Regulatory Reform \(Fire Safety\) Order 2005 \(FSO\)](#): The primary law governing fire safety in the common parts of flats, including stairways, corridors, and entrance doors.
 - [Fire Safety Act 2021](#): Information about the commencement of the Fire Safety Act and how it affects Responsible Persons and others.
 - [Fire Safety \(England\) Regulations 2022](#): Introduced under the FSO, it mandates high-rise residents (>11m) to have fire doors checked quarterly and provides safety information.
 - [Housing Act 2004](#): Empowers local authorities to enforce safety standards within individual residential units.
 - [Building Safety Act 2022](#): (where applicable) Imposes strict management requirements on higher-risk buildings.
 - [Fire Safety in Purpose-Built Blocks of Flats \(Local Government Association\)](#): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
 - [Making your small block of flats safe from fire](#): *Fire Safety in Small Blocks of Flats*
 - [NFCC guidance](#) on residential fire safety
-

The purpose of this FRA is to evaluate the risk to life from fire within the **common parts** of the building and to identify any measures required to ensure compliance with applicable legislation.

The assessment considers:

- The building's construction, layout, and fire protection features
- The nature of the occupancy and any residents who may require additional support
- Fire hazards and the measures in place to eliminate or control them
- The adequacy of means of escape and fire safety systems
- The management arrangements for maintaining fire safety

Type of Assessment

This FRA has been completed as a:

- ☒ Type 1 – Common parts only (non-intrusive)
- ☐ Type 2 – Common parts only (Intrusive)
- ☐ Type 3 – Common Parts & Dwellings (Non-Intrusive)
- ☐ Type 4 – Common Parts & Dwellings (Intrusive)

Scope of the Assessment

The assessment includes, but is not limited to:

- ☒ Visual review of the external wall construction (where relevant)
- ☒ Inspection of flat entrance doors from the common side
- ☒ Means of escape routes and exit doors
- ☒ Accessible compartmentation and fire-stopping, passive and active fire protection measures.
- ☒ Service cupboards, risers, and meter rooms (where accessible)
- ☒ Roof voids and loft spaces (where accessible)
- ☒ Fire safety signage, lighting, and detection systems
- ☒ Accessible compartmentation,

Limitations

This FRA is based on a **visual, non-destructive inspection** unless otherwise stated. No opening up of construction, removal of fixtures, or intrusive investigation was undertaken. Areas that could not be accessed at the time of inspection are recorded within the report.

This FRA does **not**:

- Provide a full fire strategy for the building
- Assess the structural fire resistance of building elements
- Identify latent construction defects
- Assess internal conditions within individual dwellings
- Provide an external wall appraisal (FRAEW), which is not normally required for low-rise buildings unless specific concerns are identified
- Serve as a compliance audit or snagging inspection

The findings are therefore limited to the conditions observed and the information made available at the time of inspection.

Review Requirements

The FRA should be reviewed:

- At regular intervals (typically every 3 years)
- Following any significant change to the building
- Following a fire incident
- Following identification of new risks or concerns
- Following significant changes in occupancy or management arrangements

The Responsible Person must ensure that all significant findings and recommended actions are addressed within appropriate timescales and that fire safety information is kept up to date in line with the principles of the **Golden Thread**.

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/contact/log-complaint> or by phone on 0121 569 7867

The FRA does not address the risk to property or business continuity from fire.

This FRA complies 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/contact/log-complaint> or by phone on 0121 569 7867.

The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but SMBC will as a minimum review:-

- High Risk Residential Buildings annually.
- Commercial buildings annually.
- Emergency Housing Schemes annually.
- Sheltered schemes annually.
- Other Buildings every 3 years.

The council has procedures and policies in place that will trigger a review of the fire risk assessment. This outcome will then be 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 published.

The Building Safety Case will be updated to reflect the latest detail/information of latest fire risk assessment. (High Rise Only)

References

This Fire Risk Assessment has been undertaken with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards current at the time of assessment. For example: -

Applicable Legislation

- [Regulatory Reform \(Fire Safety\) Order 2005 \(FSO\)](#): The primary law governing fire safety in the common parts of flats, including stairways, corridors, and entrance doors.
- [Fire Safety \(England\) Regulations 2022](#): Introduced under the FSO, it mandates high-rise residents (>11m) to have fire doors checked quarterly and provides safety information.
- [Building Safety Act 2022](#): Imposes strict management requirements on higher-risk buildings.
- [Housing Act 2004](#): Empowers local authorities to enforce safety standards within individual residential units.

Key Guidance Documents

- [Fire Safety in Purpose-Built Blocks of Flats \(Local Government Association\)](#): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
 - [Fire Safety Risk Assessment: Sleeping Accommodation \(GOV.UK\)](#): Guidance on managing risks in communal areas.
 - [Making Your Small Block of Flats Safe from Fire \(GOV.UK\)](#): Specific guidance for small, 3-storey blocks.
 - [BS 9792:2025](#): New British Standard for conducting fire risk assessments in housing.
 - [NFCC publication](#) "Fire safety in specialised housing."
-

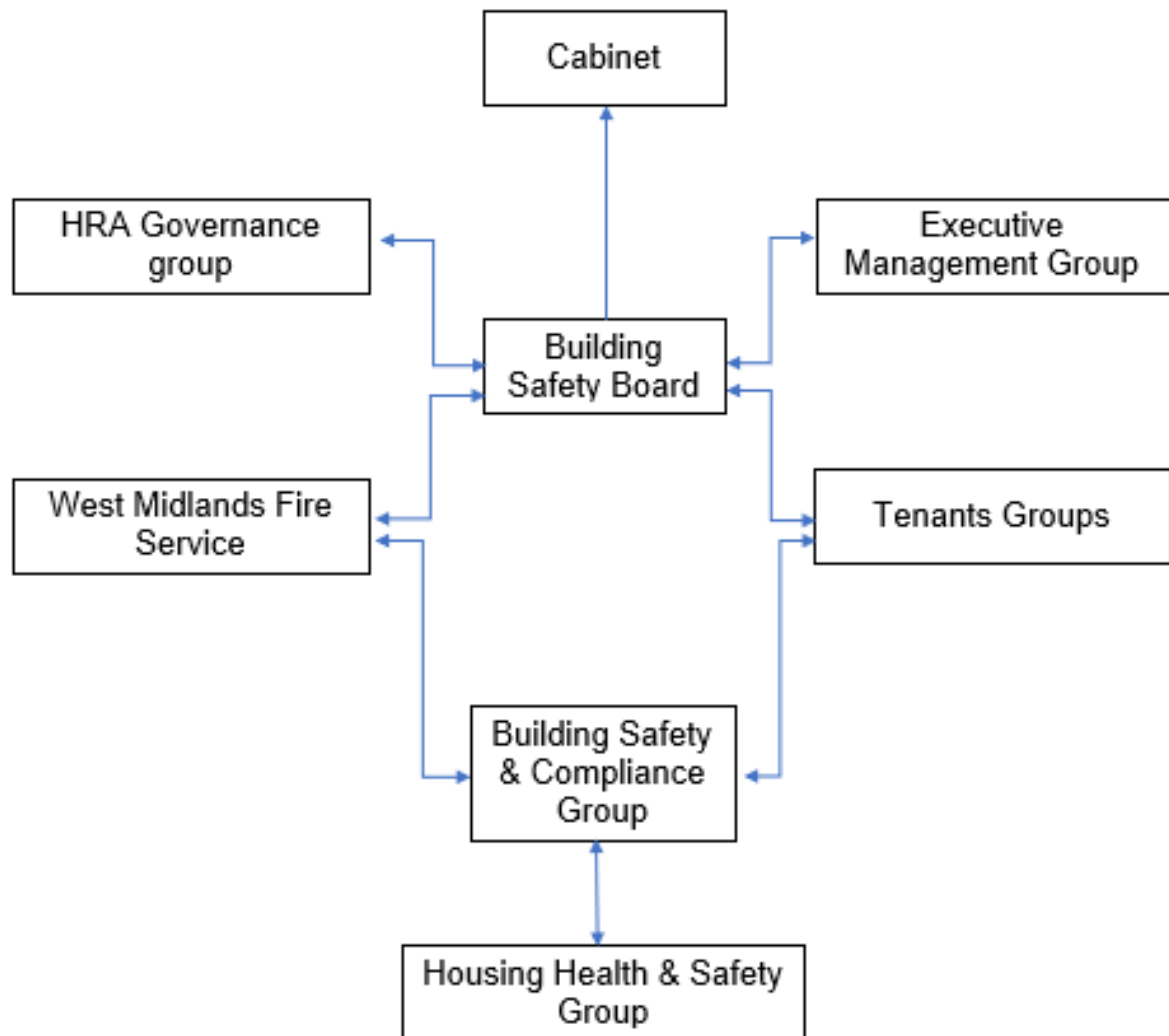
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

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

Governance Structure



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

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

Section

1

Executive Summary

This Fire Risk Assessment provides an overview of the fire safety arrangements in place within the building and evaluates the level of risk to life from fire within the common parts. The assessment has been undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021, the Fire Safety (England) Regulations 2022, and BS 9792:2025. It reflects the building's design, construction, occupancy profile, and the fire safety measures provided.

The building is a low-rise, purpose-built block of flats designed to support a **Stay Put Unless Affected** evacuation strategy. This approach is appropriate for buildings of this type, where each flat is intended to provide a degree of fire resistance that allows occupants to remain safely within their dwelling unless directly affected by fire or smoke. The common areas are designed to remain clear and unobstructed, with a single protected stairway providing the means of escape for residents who need to evacuate.

The assessment considers the building's passive and active fire protection measures, including compartmentation, flat entrance doors, fire-stopping, emergency lighting, and domestic smoke detection within sampled flats. It also reviews the management arrangements in place for maintaining fire safety systems, controlling contractors, managing waste, and providing residents with appropriate fire safety information.

The building benefits from traditional, inherently robust construction, and the fire protection measures provided are generally consistent with the expectations for low-rise residential buildings. The management regime supports the maintenance of a sterile common area, which is a key control measure in buildings with a single escape route. The building's occupancy profile does not indicate any unusual or heightened risk factors, although residents who may require additional support are managed through Person-Centred Fire Risk Assessments (PCFRAs) and Residential PEEPs where agreed.

Based on the conditions observed at the time of inspection, the overall risk to life from fire is assessed as **Tolerable.**

This means that the existing fire safety measures are broadly adequate, and only minor or routine improvements may be required. The detailed significant findings and recommended actions are provided in the Action Plan at the end of this report.

The Responsible Person must ensure that all recommended actions are addressed within appropriate timescales and that the FRA is reviewed regularly, or sooner if significant changes occur to the building, its use, or its occupancy.

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	External Envelope Structure & External Envelope Construction: Traditional cavity brick and concrete masonry. Roofing: Pitched structure finished with traditional tiles or slates. Top Floor Finish: Rendered external envelope. Fascias & Soffits: UPVC and timber detailing below roof line. Openings & Access Primary Access: Open access to stairwell to all floors Communal Stairwells: are open to air and lead to open deck access Residential Windows: Individual units feature UPVC double glazing.	Trivial

	External Features & Grounds Refuse Storage: Dedicated external compound with secured timber doors. Ground-Floor Units: internal courtyard within the perimeter of the building included access to all floors and parking. Upper-Floor Units: Concrete balconies to the envelope facing to the road and open deck access require monitoring to stay clear of combustible storage.	
Section 7	Means of Escape from Fire Block consists of a single staircase that provides sufficient means of escape to all flats on the 1st, 2nd, 3rd floor. Resident electrical and gas meters are with the means of escape on open deck access. Service cupboards containing resident's meters are located on landings next to flat entrance doors. Metal trunking and conduit for electrical cabling in communal areas. Various combustible items were found in and on top of the service meter cupboards Clear and safe exit out of the building via the ground floor open deck. Refuse hoppers within the stairwell landing.	Tolerable
Section 8	Fire Detection and Alarm Systems Fire detection within sampled flats is installed to a minimum LD3 standard.	Trivial

Section 9	Emergency Lighting Emergency lighting is located within escape stairs and communal corridors.	Trivial
Section 10	Compartmentation The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells. Flat entrance doors are composite FD30s 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls • Flat 16 – Adjustments to the self-closing device required as aggressive speed on closing • Flat 24 – Self closing device and adjustments to the door required due to excessive gaps • Flat 26 – Adjustments to the door required due to excessive gaps	Tolerable
Section 11	Fire Fighting Access & Equipment The premises have no provision for firefighting equipment.	Trivial
Section 12	Fire Signage Due to simplicity of layout no requirement for fire signage. • Signage for No Smoking is required near Gas meters	Tolerable
Section 13	Employee Training All staff receive basic fire safety awareness training.	Trivial

Section 14	Fire Precautions The last Satisfactory EICR was completed on 12/04/2024.	Trivial
Section 15	Waste Control Refuse containers are emptied regularly. There is a regular cleaning service to the premises.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention No current evidence of arson. External lighting is in place.	Trivial
Section 18	Storage Arrangements Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

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

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

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

☐ Low Risk:

☒ Medium Risk:

☐ High Risk:

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 ☐

Intolerable (Very High Risk)	The situation is intolerable. All or part of the building is unsafe for occupation. Significant effort and/or expenditure might be required to rectify the situation.
Substantial (High Risk)	Significant improvements are required. Urgent and/or substantial rectification work to at least normalize the risk.
Moderate (Normal Risk)	Improvements are necessary to reduce the risk to a tolerable level.
Tolerable (Low Risk)	While some very minor improvements might be required, the existing controls only require maintenance.

Trivial (Very Low Risk)	The risk to life is exceptionally low. No action is needed.
-----------------------------------	---

Comments

After carrying out a Type 1 **non-intrusive** fire risk assessment on 2-36 Newlands Green, B66 4LL,

In my conclusion, the likelihood of a fire is of a medium level of risk prior to the implementation of the action plan because of the normal fire hazards that have been highlighted within the risk assessment.

The potential life safety risk from fire within this building is categorized as slight, based on its current use and occupancy. The flat entrance doors that were sampled were predominantly composite BM Trada tested fire rated doors.

Risk is further mitigated by localized LD3-standard smoke detection within each flat and proactive communal housekeeping to eliminate fire load. alongside natural ventilation to the means of escape. The escape routes benefit from comprehensive illumination via emergency, conventional and borrowed street lighting. Finally, the designated means of escape route comprises a continuous, unobstructed path of travel with no doors, windows, or other openings along the route. This arrangement supports the building's 'Stay Put Unless' fire strategy.

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

On completion of the recorded actions the overall risk rating for the building will be reduced to trivial, subject to the recommended actions in this fire risk assessment.

(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.)

Risk level	Action:
Trivial	No action is required, and no detailed records need to be maintained.
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.

Section 2

People at Significant Risk of Fire

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

The [Fire Safety \(Residential Evacuation Plans\) \(England\) Regulations 2025](#) requires the Responsible Person to identify any groups of people who may be especially at risk in the event of a fire. This section considers the building's occupancy profile, the nature of the premises, and any factors that may increase vulnerability.

This low-rise residential building is occupied primarily by general-needs residents; however, as with all multi-occupied housing, there may be individuals whose personal circumstances increase their level of risk. These risks may arise from physical, sensory, or cognitive impairments, temporary health conditions, or other factors that could affect a person's ability to detect a fire, respond to an alarm, or evacuate safely.

Groups of People Who May Be at Increased Risk

- **Residents with mobility impairments** – may require more time or support to evacuate.
 - **Residents with sensory impairments** – reduced ability to detect fire or navigate escape routes.
 - **Residents with cognitive impairments** – may struggle to recognise danger or follow instructions.
 - **Residents with temporary vulnerabilities** – illness, injury, recovery from surgery, or pregnancy.
 - **Children and young people** – may rely on adults for guidance during an emergency.
 - **Visitors unfamiliar with the building** – may not know escape routes or fire procedures.
 - **Contractors working on site** – may be unfamiliar with fire safety arrangements and introduce additional risks.
-

Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

These regulations apply to all multi-occupied residential buildings and place duties on the Responsible Person to identify and support residents who may require assistance in the event of a fire. The requirements include:

Identification of Residents Needing Assistance

The Responsible Person must take reasonable steps to identify residents whose ability to evacuate independently may be compromised due to physical, sensory, or cognitive impairments.

Person-Centred Fire Risk Assessments (PCFRAs)

A PCFRA is a structured conversation with the resident to understand their individual needs, risks, and capabilities. It considers mobility, communication, awareness, and any assistive technology required.

Residential Personal Emergency Evacuation Plans (RPEEPs)

Where agreed with the resident, an RPEEP sets out the actions they should take in the event of a fire. It may include:

- Evacuation routes
- Support required
- Communication needs
- Use of mobility aids
- Any agreed assistance arrangements

RPEEPs are voluntary and require the resident's consent.

Consent-Based Sharing of Information with the Fire Service

Information relating to residents who may require assistance can only be shared with West Midlands Fire Service if the resident provides explicit consent. This information helps the Fire Service plan an appropriate operational response.

Review Requirements

PCFRAs and RPEEPs must be reviewed:

- Annually
 - When a resident's circumstances change
 - When requested by the resident
-

Summary for This Building

Number of PCFRAs/RPEEPs currently in place: N/A

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.

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

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Management & Improvement Sarah Agar		
Head of Building Safety & Compliance Jon Hemming		
Building & Fire Safety Team Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Teresa Warren Donley		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway Craig Hudson	Fire Risk Assessors Mohammed Zafeer Stuart Henley Ethan Somaiya	Resident Engagement Officers – Fire Safety Abdulmonim Khan 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**

2-36 Newlands Green
Smethwick
B66 4LL

Description of the Property

The property was constructed in 1952 and comprises a four-storey residential block of traditional brick construction. Vehicular and pedestrian access is provided via an arched passageway from Newlands Green.

The accommodation comprises a mixture of flats and maisonettes accessed from ground level and three open access deck walkways. Access to the roof is not provided from the communal areas. Refuse disposal is facilitated by a chute system, with hopper inlets located on the first, second and third floors.

The communal areas, any workplace areas and the external envelope of the building fall within the scope of the Regulatory Reform (Fire Safety) Order 2005, as clarified by the Fire Safety Act 2021.

High/Low Rise	Low Rise
Number of Floors	4
Height (estimate) to the ridge.	Approx 13.5m -15m
Approximate floor area	423.48m ² (4,558.26 ft ²)
Date of Construction	Circa 1952
Construction Type	Traditional brick & concrete
Last Refurbished	None
External Cladding	1
Number of Lifts	N/A
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof void	No access from communal areas.
Equipment on roof (e.g., mobile phone station etc)	None

EV charging points, distance from building	None
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	Stay Put Unless

Persons at Risk

Residents / Occupants of number of flats – 12 flats in 8 maisonettes

Visitors

Sandwell MBC employees

Contractors

Service providers (e.g., meter readers, delivery people etc)

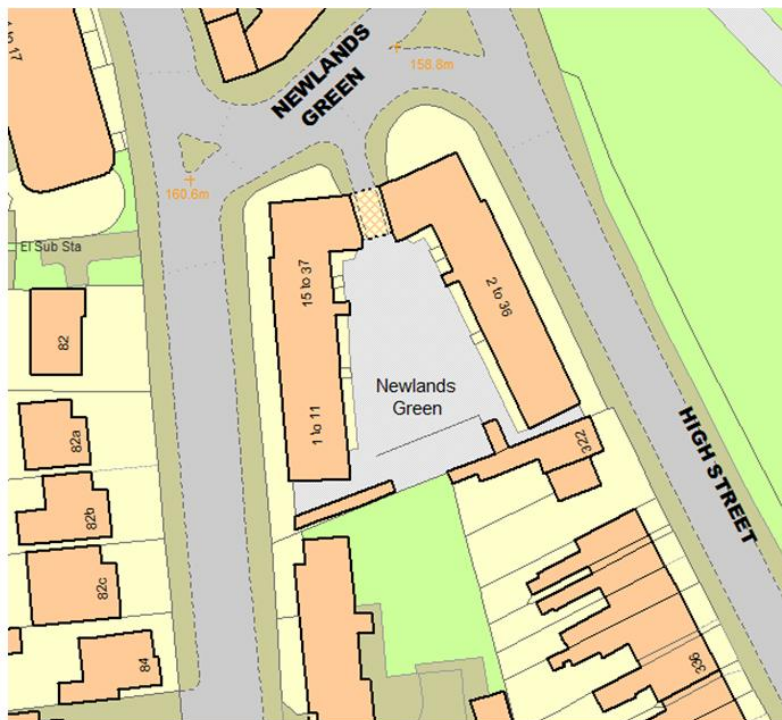
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

Section 5

Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

The plans have been shared with WMFS electronically via their portal.



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 means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

- 1) Each façade of the building comprises traditional brick masonry construction with individual flat windows throughout. The windows serving the flats, together with those serving communal areas, are predominantly uPVC double-glazed units. The building incorporates a pitched tiled roof with brick chimney stacks to the external elevations.



- 2) The front and side elevations include a combination of projecting concrete balconies and open access balcony walkways serving residential accommodation to the rear elevations.



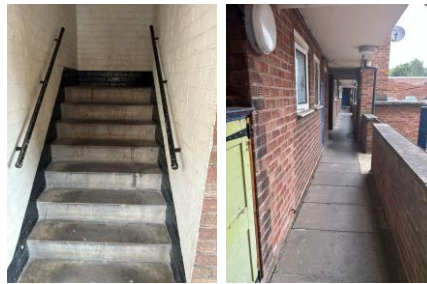
- 3) A vehicular and pedestrian access archway is incorporated through part of the building at ground floor level, providing access to an internal courtyard and parking area. External stairways serving residential accommodation are located within the courtyard.



Section 7

Means of Escape from Fire

- Flat entrance doors nominal FD30S
 - Emergency lighting provided where required
 - Single protected stairway serving all floors
 - Travel distances within acceptable limits
 - Communal areas must remain sterile
- 1) The building is served by a single common staircase providing access to all residential floors and a final exit at ground level. The staircase is permanently ventilated as there are no communal windows or doors present. Access to the upper floors is via concrete stairways and open access balcony walkways serving the individual flats.



- 2) The means of escape are protected from the spread of fire and smoke by FD30S fire-resisting flat entrance doors. Access was gained to Flats 16, 24 and 26, and the entrance doors were inspected during the fire risk assessment.



- 3) Each flat is equipped with, as a minimum LD3 fire detection to facilitate means of escape and provide sufficient response time.

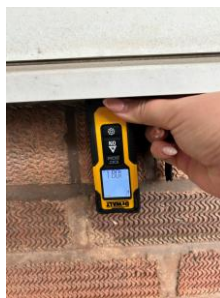
- 4) During the inspection, various items were observed within the means of escape, including washing lines with clothing, clothes airers, children's bicycles and other personal belongings. A vehicle tyre was also found within the common escape route. These items have the potential to obstruct escape and increase the fire risk within the communal areas. *The presence of the tyre was reported to the Housing Manager by email on 4 August 2026 for removal.*



- 5) Within the block each floor is accessed via a staircase that provides a means of escape and has a width of a minimum of 996mm between the handrails, this includes the minimum width of the landings



- 6) Brickwork on the external escape route is approx. 1081mm from bottom of window. This is deemed acceptable for a person to crouch and pass the window.



- 7) Because all communal stairwells lead directly onto an open deck without any separating communal doors, smoke accumulation within the stairwell will be significantly reduced during a fire.

- 8) Electric and gas meter cupboards and storage cupboards are timber construction. *It is recommended that during the next future works programme, these cupboards are replaced with fire resisting construction providing 30 minutes fire resistance.*



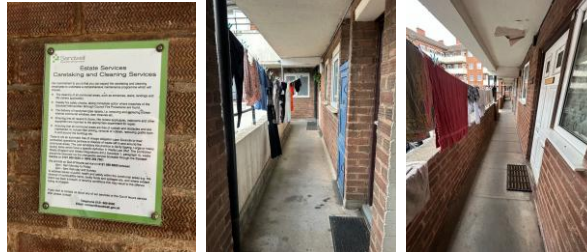
- 9) During the fire risk assessment, various combustibile items were found in and on top of the service meter cupboards, this was emailed to the Housing Manager on 26/08/26.



- 10) Automatic smoke ventilation is not employed. This is acceptable as decks are open to air. Both staircases also have permanent ventilation as no doors/windows fitted within openings.



- 11) Communal areas are kept free of flammable items. However, at the time of the fire risk assessment, it was noted that resident has installed a washing line on the open deck access. The communal areas are checked on a regular basis by Janitorial/Cleaning teams. There is also an out of hours service that allows combustible items of furniture/rubbish to be removed. *Emailed the Housing Manager on 25/08/26 to ask residents to remove washing lines.*



- 12) Refuse hoppers are installed within the landing on the stairwells, these do not pose any restrictions on the means of escape.



- 13) The block is equipped with a dedicated emergency lighting system, standard lighting units are situated throughout the communal stairwell, internal landings, on all floors. These units, supplemented by borrowed street lighting through the open deck plan, provide sufficient levels of illumination to facilitate a safe means of escape.



Section

8

Fire Detection and Alarm Systems

- No communal fire alarm required for low-rise blocks
 - Smoke detection in flats to minimum LD3 standard (sampled)
 - Heat detection in kitchens where installed
- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats and the community room. The equipment is subjected to a cyclical test.
 - 2) Based on a sample of properties via SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. The detectors are checked and records updated during the annual gas service.

Flat 16 - Detectors in Hall, Kitchen and Living Room (LD2)

Flat 24 - Detector in Hall, Kitchen, Living Room and Bedroom 1 (LD1)

Flat 26 - Detector in Hall, Kitchen and Living Room (LD2)

For information

LD1 all rooms except wet rooms

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

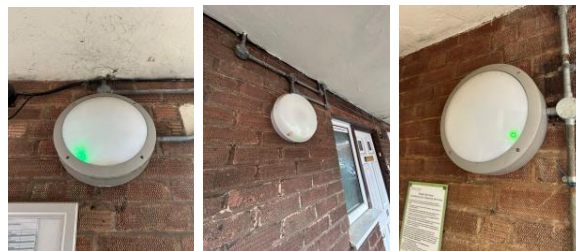
LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to the residential 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 block currently has a dedicated emergency lighting system, emergency and standard lighting units are situated throughout the communal stairwell, internal landings, on the ground, 1st, 2nd and 3rd floors. These units, supplemented by borrowed street lighting through the open deck access, provide sufficient levels of illumination to facilitate a safe means of escape.



2) All installed equipment is checked and tested in accordance with BS 5266 by Sandwell MBC in house electrical team or an approved contractor. The date of the latest monthly test has been recorded as 30/07/2026. The date of the last annual test has been recorded as 21/04/2026.

 CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings		
Job Details		
Job ID 203648	Client Name Dodd Group (Midlands) Limited	Site Name 2-36 NEWLANDS GREEN
Job Order Number 19029377	Details Of Client Dodd Group Ltd Stafford Park 13	Site Address
Client ID 25	Client Postcode TF3 3AZ	Site Post Code
Site ID 8,604		
System Details		
Manufacturer Kosnic	Number of Fittings Onsite 17	
Inspections and Tests		
Type of Inspection MONTHLY	Any luminaires having a repair has been internally cleaned YES	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 alteration to the building structure or layout affected the effectiveness of the emergency lighting system NO	Comments
All luminaires have been externally visually examined YES		
Sign Off Area		
NAME OF ENGINEER C. Payne	New Signature 	New Date 17/08/2026
Photos		
Photo Attachments	Photo Attachments	Photo Attachments
Photo Attachments	Photo Attachments	Photo Attachments



08480E07-0384-4E3F-94DA-C06E7F6EE90

Section 10

Compartmentation

The *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 1-hour horizontal fire resistance.
- 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, 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) There are no communal doors other than the flat entrance doors fitted within the property.
-

- 7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 9) **Within the service cupboard on the second floor, a hole was identified which requires fire stopping using the appropriate fire-resistant material. Fire Safety Admin were emailed on 25/08/2026 to arrange the required works.**



- 10) Individual flat doors are predominantly Permadoor FD30S rated fire doors with intumescent strips, cold smoke seals and self-closing devices.

Block Name	Place-Ref	Address	Front Door Type	Glazed / Not Glazed
Newlands Green 2-36 (E)	BL34420NE36	16 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	18 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	2 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	20 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	22 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	2-36 Newlands Green (E);Smethwick;West Midlands;;	Intentionally Blank	
Newlands Green 2-36 (E)	BL34420NE36	24 Newlands Green;Smethwick;West Midlands;;	Composite	Glazed
Newlands Green 2-36 (E)	BL34420NE36	26 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	28 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	30 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	32 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	34 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	36 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	4 Newlands Green;Smethwick;West Midlands;;	Shelforce	Not Glazed
Newlands Green 2-36 (E)	BL34420NE36	6 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed
Newlands Green 2-36 (E)	BL34420NE36	8 Newlands Green;Smethwick;West Midlands;;	Permadoor	Glazed

- 11) Access was gained to a representative sample of properties within the block as part of the Fire Risk Assessment. This inspection ensures that self-closing devices operate in accordance with their design standards, and that all smoke seals remain intact and fully functional under emergency conditions.

- 12) **Flat 16: Self-closing device requires adjustment, as the closing speed is too fast for the resident. Emailed the Fire Safety Admin on 26/08/26.**



- 13) **Flat 24: Self-closing device required. Door leaf requires adjustment due to excessive gaps of approximately 5mm–8mm, exceeding the recommended maximum gap for fire-resisting doors. Emailed the Fire Safety Admin on 26/08/26.**



- 14) **Flat 26: Door leaf requires adjustment due to excessive gaps of approximately 5mm–8mm, exceeding the recommended maximum gap for fire-resisting doors. Emailed the Fire Safety Admin on 26/08/26.**



- 15) The self-closing devices on the entrance doors of Flats were subjected to operational testing. When released from various opening angles, all devices functioned in accordance with their design specifications, successfully returning the doors to the fully closed position.

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 11

Fire Fighting Access & Equipment

- Hydrant location and map
 - Location of nearest fire station and distance
- 1) The premise has no provision for firefighting equipment.
 - 2) The nearest fire station to Newlands Green is Smethwick Fire Station, which is 0.7 miles.
 - 3) Location of the fire hydrant is unknown.

Section 12

Fire Signage

- Fire door signage: Keep shut – keep locked
- Smoking signage
- Service cupboard signage ie gas, electric, water
- No gas bottles etc on site

- 1) Fire Action Notices are not displayed throughout the building. The signs are not necessary due to the building not having a complex layout.



- 2) Smoking is prohibited within any communal parts of the building in line with Smoke Free England Legislation. **There is no signage for No Smoking especially near the gas meter enclosures on the open deck access.**
- 3) There is no signage displayed on any residential electrical cupboards on the open deck access. *As these doors are not fire doors, signage should be restricted to only “keep locked” Electrical and gas signage is required. Recommended that on any futures works programme to the block that these doors be upgraded to FD30 fire rated enclosure to protect the escape route.*



- 4) Yellow LPG warning signs are not displayed within the block. [Refer to section 18](#)

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) Staff undertaking fire risk assessments on Low Rise buildings have or are working towards a minimum of Level 4 Diploma in Fire Risk Assessment.
- 4) Fire safety information has been provided as part of tenancy pack.

Section 14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager.
- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was recorded as satisfactory and completed 12/04/2024.



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

439133

IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

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

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION			
DETAILS OF THE CONTRACTOR Registration No: 941175 Branch No: 000 Trading Title: C & S Electrical Installations Ltd Address: Unit 2, Bridge Street, Wednesbury Postcode: WS100AW Tel No: 0121 502 2117		DETAILS OF THE CLIENT Contractor Reference Number (CRN): N/A Name: Sandwell Mbc Address: Direct 2 Industrial Park, Roway lane, Oldbury Postcode: B69 3ES Tel No: N/A	
DETAILS OF THE INSTALLATION Occupier: Communal Address: 2-36 Newlands Green, Smethwick, Sandwell, West Midlands Postcode: B66 4LL Tel No: N/A			
PART 2 : PURPOSE OF THE REPORT			
Purpose for which this report is required: Requested by housing association to verify the standard of the electrical installation and the safety of its continued use (see additional page No. N/A)			
Date(s) when inspection and testing was carried out: (12/04/2024) Records available: (N/A) Previous inspection report available: (N/A) Previous report date: (Unknown)			
PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION			
General condition of the installation (in terms of electrical safety): This installation is safe for continued use noting observation in part 5 (see additional page No. N/A)			
Estimated age of electrical installation: (20) years Evidence of additions or alterations: (No) Overall assessment of the installation is: Satisfactory			
PART 4 : DECLARATION			
INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.			
Name (capital): MR SAM WALL Signature: <i>[Signature]</i> Date: 12/04/2024			
REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR			
Name (capital): MR DAVE BUTLER Signature: <i>[Signature]</i> Date: 15/04/2024			

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE F1) without delay is required.

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

© Copyright Certsure LLP (July 2018)

Please see the "Notes for Recipient"

Page 1 of 9

Original to the person ordering the work

- 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. The gas supply is external.



- 7) All electrical cabling within the communal stairwells and open deck access and escape routes is securely enclosed within metal trunking and metal conduits to prevent premature collapse in a fire.



Section 15

Waste Control

- 1) There is a regular Cleaning Service to the premises. Regular checks by Caretakers minimise risk of waste accumulation, this also includes out of hours service to remove bulk items



- 2) Refuse containers emptied regularly. Refuse hoppers on the open deck are clear of any combustibles.



- 3) Bins are located externally within a secure brick compound in the car park to the rear of the block, this is situated within the fabric of the building.



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 – 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

Fire Precautions

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
 - 2) Restricted access to the premises by means of a door entry system.
 - 3) There is no current evidence of arson.
 - 4) The building's exterior perimeter is well lit, ensuring clear visibility at night. Illumination is provided by fixed lighting installed on the open deck area, supplemented by natural ambient light and nearby streetlighting. Together, these sources provide a sufficient and consistent level of light around the property.
 - 5) There have been no reported fire incidents since the last FRA at 2-36 Newlands Green.
-

Section 18

Storage Arrangements

- Communal areas must remain sterile
- No storage in stairways or corridors
- No LPG cylinders permitted

- 1) Residents instructed not to bring L.P.G cylinders into block.
- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
- 3) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) All store cupboards on the deck access and on the external courtyard are kept locked. *However, it was noted during the fire risk assessment, some store cupboards were not locked securely. Emailed the Housing Manager on 26/08/26.*



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

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:

Newlands Green 2-36

Date of Action Plan:

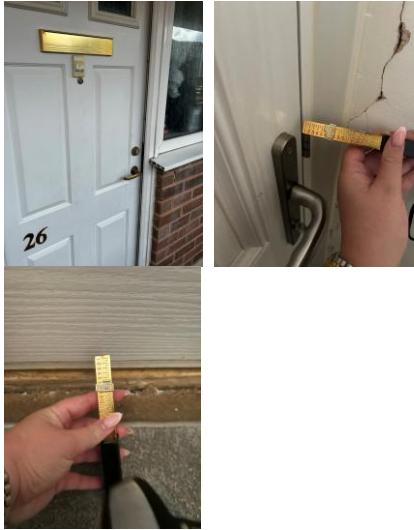
27/08/2026

Review Date:

August 2029

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/9	Remove combustible items from electrical storage cupboards on open deck access.		P2	Within 1-3 Months Housing Manager	

10/9	Firestop surface penetration in electrical cupboard on open deck access of 2 nd floor		P2	Within 1-3 Months Fire Rapids Response	
10/12	Flat 16: Self-closing device requires adjustment, as the closing speed is too fast for the resident.		P2	Within 1 -3 Months Fire Rapids Response	
10/13	Flat 24: Self-closing device required. Internal door leaf requires adjustment due to excessive gaps of approximately 5mm–8mm, exceeding the recommended maximum gap for fire-resisting doors.		P2	Within 1-3 Months Fire Rapids Response	

10/14	Flat 26: Internal door leaf requires adjustment due to excessive gaps of approximately 5mm–8mm, exceeding the recommended maximum gap for fire-resisting doors.		P2	Within 1-3 Months Fire Rapids Response	
12/2	There is no signage for No Smoking especially near the gas meter enclosures on the open deck access.		P2	Within 1-3 Months Fire Rapids Response	

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

Recommendations/Observations			
All resident electrical cupboards to be upgraded to FD30S fire rated enclosures and appropriate signage to be attached regarding Fire Door Keep Locked on any future works programme			
Fire Risk Assessor	Mohammed Zafeer	Qualifications	L4 Diploma
Contact details		Date	27/08/2026
Signed M. Zafeer			

Verified by	Stuart Henley	Qualifications	L4 Diploma
Contact details		Date	27/08/2026
Signed			

Appendix 1

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

Name of property:

Updated: 24/07/2025

Premise Manager: (Housing Officer or Scheme Manager)
Tel. No.: 0121 569 2975

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



Report No.: J420770
Nature of Work: Management Survey
Issue Date: 06/08/2025
Client Name: Sandwell MBC (formerly Homes)
Building Services, Direct 2 Trading Estate, Roway Lane,
Oldbury, West Midlands, B69 3ES
UPRN: BL34420NE36 3
Site Address: 2-36 Newlands Green, Smethwick, B66 4LL



Order Placed By: Jon Hemming
Site Contact: Not Applicable
Date(s) of Work: 24/07/2025
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor(s): Not Applicable
Lead Surveyor:


Jack France
Asbestos Surveyor

Authorised Signatory:


Paul Walters
Technical Review Officer
06/08/2025

Non-accredited activities are present within this report.

Head Office:
20 Stourbridge Road,
Halesowen, West Midlands
B63 3US
Tel: 0121 550 0224
Email: sales@bradley-enviro.co.uk

