Fire Risk Assessment

1-6
Peartree Lane,
Cradley Heath,
B64 6EH

What3words: ///intend.zest.rental



Date Completed: 06/11/2025

Review Period: 3 years.

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

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

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0

Introduction

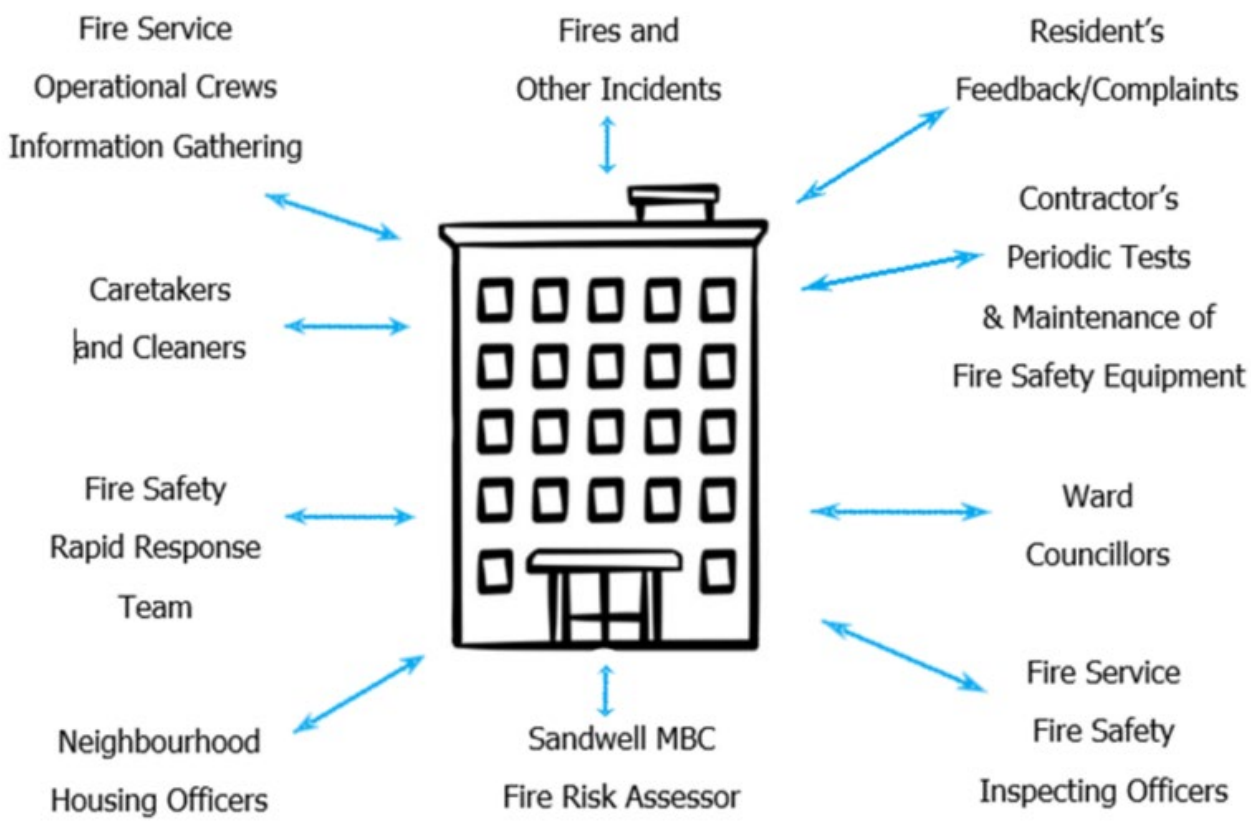
The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) places a legal duty on landlords to complete a fire risk assessment (FRA).

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.

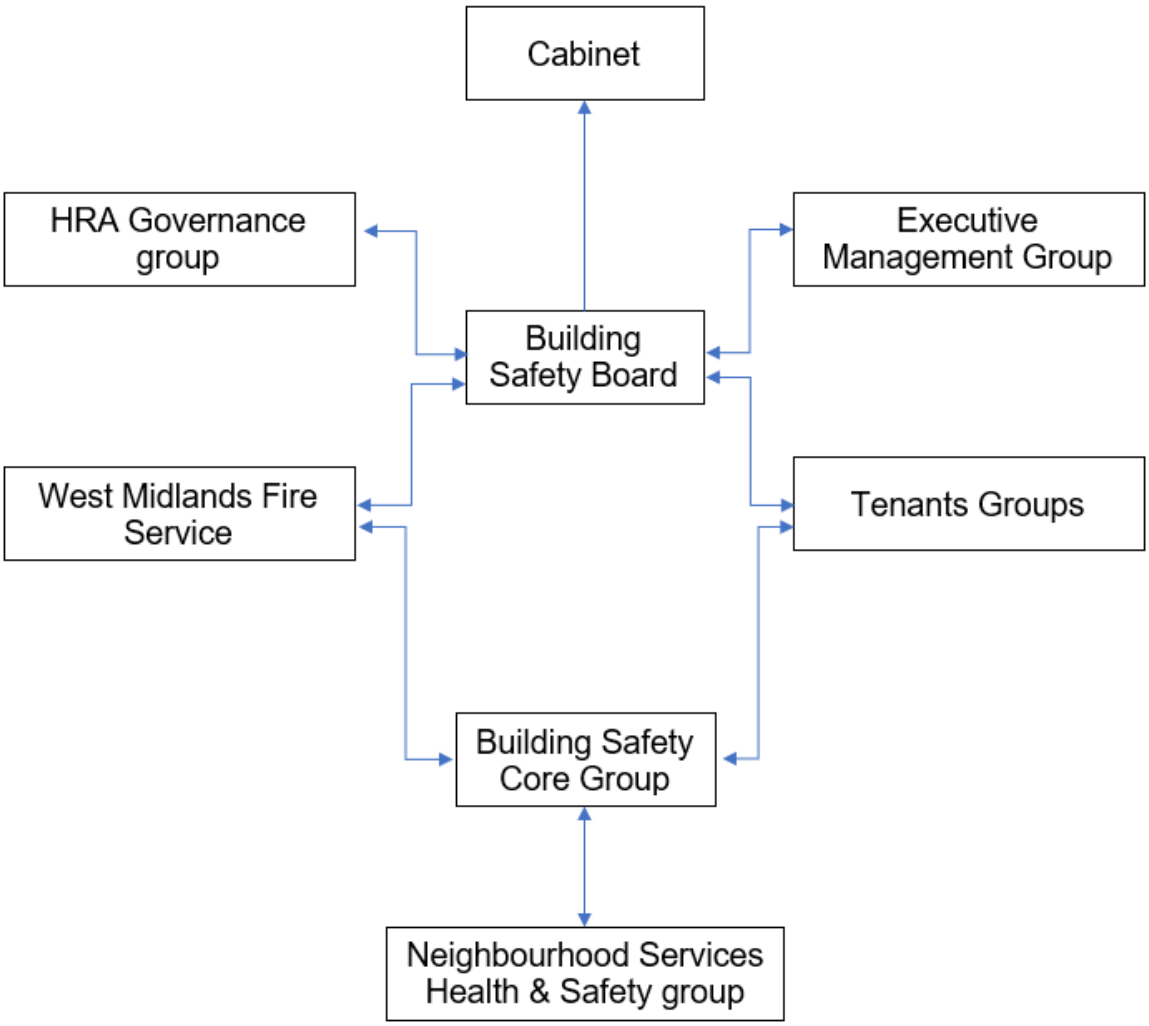
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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 building is predominantly constructed with brick cavity walls, with uPVC double-glazed units fitted to the flats. The roof is covered with flat concrete interlocking tiles, and uPVC soffits and fascia boards have been installed.	Trivial

Section 7	**Means of Escape from Fire** There is a single central staircase in each block offering adequate means of escape with FD30s fire doors prior to front and rear final exits doors, with levered handles to open. All communal hallway floors are finished in hard flooring. Some door deficiencies require rectification. Plastic trunking runs in areas on the ground floor	Tolerable
Section 8	**Fire Detection and Alarm Systems** Individual flats have a fire detection system fitted to a minimum of a LD3 standard. No detection in communal areas.	Trivial
Section 9	**Emergency Lighting** These premises are fitted with emergency lighting at the head of the stairways.	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. Doors are 30-minute notional fire doors, including those in 1-hour rated walls. Areas of action required, see sections 7/3a, 7/3b, 7/3c, 7/9 and 10/12	Tolerable

Section 11	**Fire Fighting Equipment** The premises have no provision for firefighting equipment.	Trivial
Section 12	**Fire Signage** A 'Fire Door – Keep Locked' sign is required on the external electrical service cupboard at the rear of the premises. In the rest of the block there is sufficient 'Fire Door – Keep Shut/Locked' and 'No Smoking' signs are already in place.	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 22/07/2024.	Trivial
Section 15	**Waste Control** Caretakers undertake regular checks and waste bin is stored within a room fitted with a chute and fire doors.	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** The entrance/exit doors have door entry systems installed. The doors are to be kept shut at all times and this is highlighted to residents and visitors using 'Keep Door Shut' signage.	Trivial
Section 18	**Storage Arrangements** Residents should not store fuel or LPG Cylinders in their home or storage facilities.	Trivial

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

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

Considering the nature of the premises and the 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 1-6 Peartree Lane, Cradley Heath 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 all flats appear to be fitted with FD30 rated original notional timber doors, smoke/heat detection systems installed to a minimum of LD3 in all flats, two final exit doors, and a stay-put strategy is in place.

Access was gained to a sample of properties as part of the risk assessment. A number of property fire doors inspected required fire safety furniture adding, see section 7.

On the top floor there is a crack up the wall and along the ceiling, this requires investigation as could compromise the 1 hour required compartmentation.

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
Rachel Price</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Louis Conway</td><td>Fire Risk Assessors
Craig Hudson
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

1-6
Peartree Lane
Cradley Heath
B64 6EH

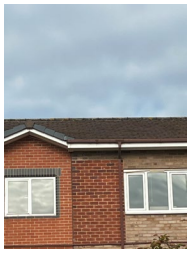





A Type 1 Fire Risk Assessment of the premises at 1-6 Peartree Lane, Cradley Heath has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have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

These low-rise, three-storey blocks were constructed in 1968 using traditional brick cavity and concrete construction. The roofs are pitched and finished with flat concrete interlocking tiles.

The block comprises of 6 flats in total with 2 flats on each floor. Flats are fitted with uPVC windows. Each block is served by a dedicated central staircase that leads to the timber final exit doors, which are fitted with levered handles to facilitate easy evacuation. This arrangement provides adequate escape routes for occupants.




The front entrance features a porch with a pitched roof covered in flat concrete tiles, with uPVC fascia and soffits. The porch contains the main entrance door, which is timber, self-closing, with glass panels and a spandrel section on the side, as well as a second timber door that provides access to the refuse chute room. This room is secured with a padlock and stores the metal wheelie bin.



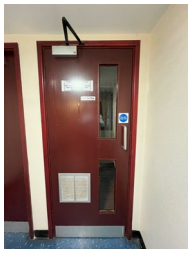
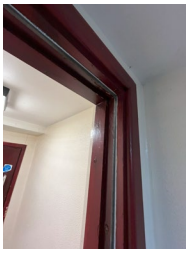
The main entrance to the block is accessed off Peartree Lane, with a secondary exit located at the rear. The front entrance is fitted with an intercom door entry system, fob access and a firefighter override switch. The rear entrance is accessed via fob only. Entrance can also be gained by a concierge.



The building has a dedicated central staircase leading to the final exit doors (X2). Prior to reaching these final exits, there are FD30s fire doors positioned to create small lobby area between the fire door and the fire exit at both the front and rear of the property. The final exit doors are fitted with self-closers and have levered handles for easy evacuation, ensuring adequate escape routes.



Residents' refuse is disposed of through an FD30s fire door on the ground floor, which is also fitted with an intumescent vent. Behind this fire door is a small, self-closing FD30s fire door that provides access to the bin chute.





The block is monitored by CCTV that is situated on the outside of the building



The enforcing authority is West Midlands Fire Service.
The nearest fire station is Haden Cross Fire Station, located approximately 0.5 miles away.



Premise location: What3words: ///intend.zest.rental

High/Low Rise	Low-Rise
Number of Floors	3
Date of Construction	1968
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	None
Access to Roof	None
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 6 flats
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

Building Plan





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 with uPVC soffits and facia. The roof is pitched and fitted with flat concrete interlocking roof tiles on the roof.



2) uPVC double glazed units have been installed to each flat and communal stairway. There is a porched entrance to the block. The canopy roof is a pitched roof with flat interlocking roof tiles. There is uPVC facia and soffits installed around the porch front. Entrance & rear door are timber and glass units, with small section of spandrel panelling to the side. The bin room door is of timber construction.

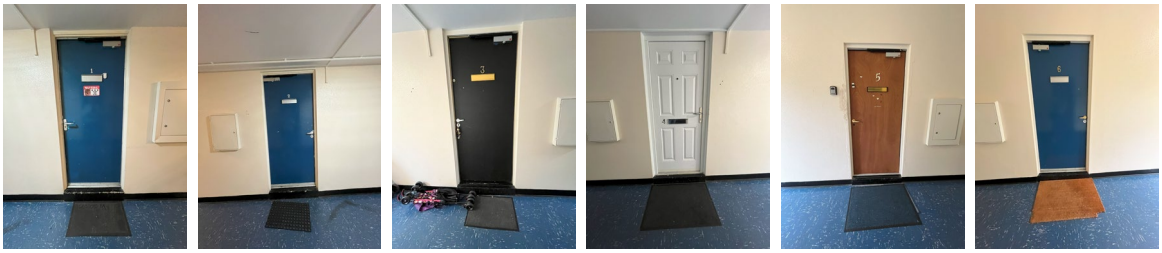


Section 7

Means of Escape from Fire

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

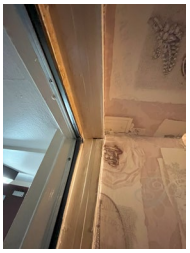
2) Each property has the protection of a minimum of a notional FD30s rated door; self-closers are fitted, some to the external face of the door, some internally.



Peartree Lane 1-6 (O&E)	**BL37480PE04**	1-6 Peartree Lane;Cradley Heath;West Midlands;;	Intentionally Blank	
Peartree Lane 1-6 (O&E)	BL37480PE04	1 Peartree Lane;Cradley Heath;West Midlands;;	Timber Door FD30s	Not glazed
Peartree Lane 1-6 (O&E)	BL37480PE04	2 Peartree Lane;Cradley Heath;West Midlands;;	Timber Door FD30s	Not glazed
Peartree Lane 1-6 (O&E)	BL37480PE04	3 Peartree Lane;Cradley Heath;West Midlands;;	Timber Door FD30s	Not glazed
Peartree Lane 1-6 (O&E)	BL37480PE04	4 Peartree Lane;Cradley Heath;West Midlands;;	Timber Door FD30s	Not glazed
Peartree Lane 1-6 (O&E)	BL37480PE04	5 Peartree Lane;Cradley Heath;West Midlands;;	Timber Door FD30s	Not glazed
Peartree Lane 1-6 (O&E)	BL37480PE04	6 Peartree Lane;Cradley Heath;West Midlands;;	Timber Door FD30s	Not glazed

3) The following flat doors were accessed at the time of the fire risk assessment to make sure fire safety door furniture was in place and working.

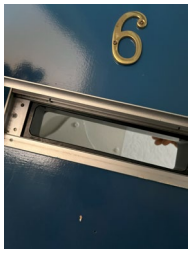
   a) **Flat 1: It is required that the intumescent strip should be replaced due to the existing strip being contaminated with paint.**



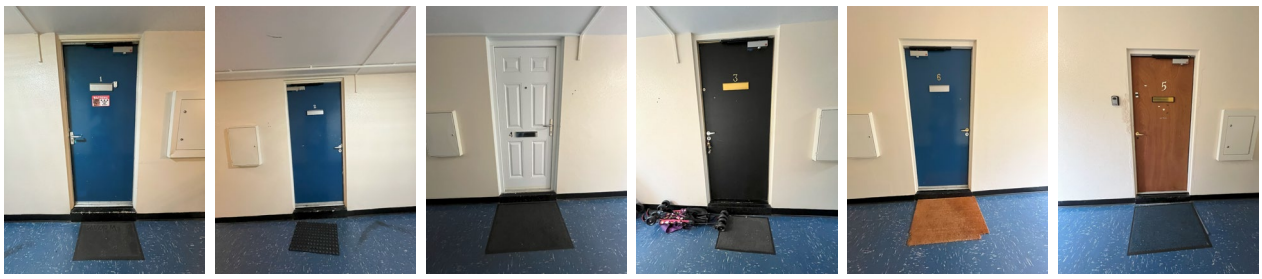
b) Flat 2: Replace intumescent strip as the one fitted has been painted over and may compromise the strip.



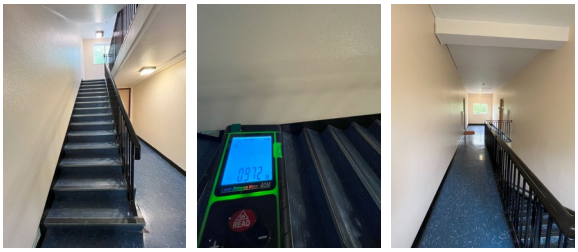
c) Flat 6: Fit new fire rated letter box, as existing one has no springs fitted or intumescent strips.



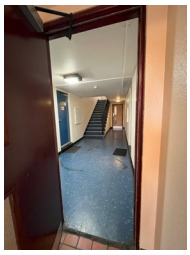
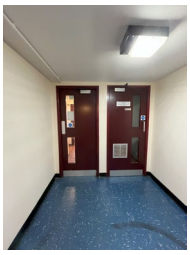
4) At a number of flat entrances door mats are present; the fire rating is not known on these door mats and are deemed to be low risk.



5) Within the block each floor is accessed via a single staircase that provides a means of escape and has a width of a minimum of 970mm between the handrails, this includes the minimum width of the landings.



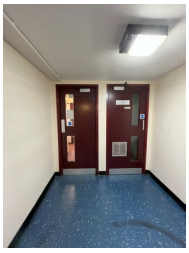
6) Corridors and landings are at least 1050mm in width and are kept clear.

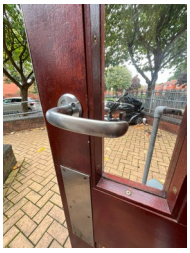
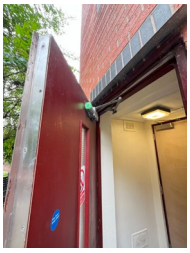



7) Windows within the communal area are fitted with openers; these would assist in any ventilation required.



8) The means of escape are protected to prevent the spread of fire and smoke. There is an FD30s fire door prior the final exit door of the block at the front and rear of the block. These doors are fitted with automatic closing devices. To exit the doors, you do so by using a regular levered handle. These 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). These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.





9) Service cupboard on ground floor is fitted with Supalux and secured with a budget key. Recommend replacing the cupboard upgrade to include intumescent strips and smoke seals.

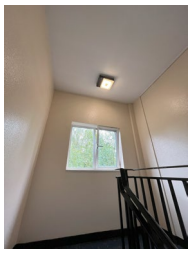




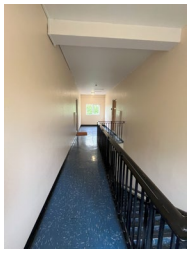
10) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.



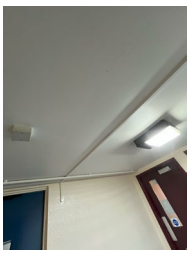

11) Emergency lighting is provided to communal landings and stairs, also landing windows and standard lighting units supply light within the communal areas. (Refer to section 9)

12) Furthest travel distance from flat door to the top of the stairs in 5.5 metres



13) Recommend plastic trunking be upgraded to metal trunking in any future renovations, or at least D Clips are added or metal ties to the exterior of the trunking.




Section 8

Fire Detection and Alarm Systems

1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats the equipment is subjected to a cyclical test.

   Based on the sample of properties accessed during the fire risk assessment the smoke alarms within residents' flats are fitted to a minimum of an LD3 standard.

   - Flat 1 inspected at the time of the fire risk assessment LD2 installed.
   - Flat 2 inspected at the time of the fire risk assessment LD1 installed.
   - Flat 6 inspected at the time of the fire risk assessment 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) These premises have been fitted with emergency lighting at the head of the stairways.

2) As well as emergency lighting fitted there is also standard lighting and windows to assist in lighting the communal areas



3) Emergency lighting is inspected monthly by Sandwell and annually by Cityfire contractor.


cityfire
CP009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings
Job Details
System Details
Inspections and Tests
Sign Off Area
Photos

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.

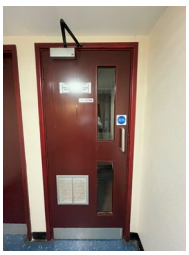
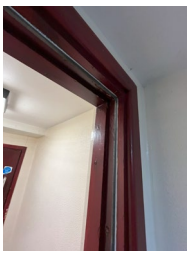
2) The building is designed to provide as a minimum 1-hour vertical and vertical fire resistance.

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.

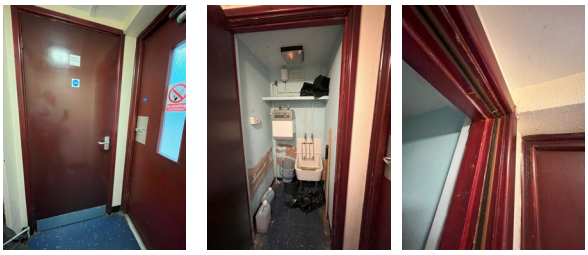
6) Bin chute room: There is a full-size door to access the room, the door has an intumescent vent installed within it. After this door there is a small FD30s hatch door, both doors are fitted with self-closers.

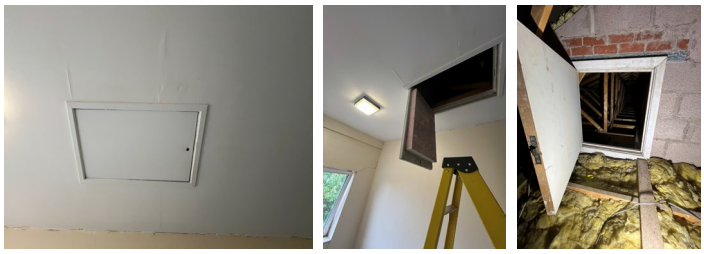



7) Flats are fitted with a minimum of timber notional FD30s doors. A number of flat doors were assessed at the time of the visit. See section 7/4

8) On the ground floor next to the rear final exit door is situated a storeroom that is used by the cleaner. This room is fitted with an FD30s door that is locked with a 054 lock.



9) On the top floor, there is a fire-rated loft hatch providing access to the loft area, which is divided into three sections. The area you access is above the communal area, the loft area is divided into three, with two areas being above the flats. The sections are separated by a block wall, with rockwool insulation added to the tops, and there are doorways leading into the areas above the flats. **It is required that the doors are fitted with locks to prevent unauthorised use of the common area loft space.**

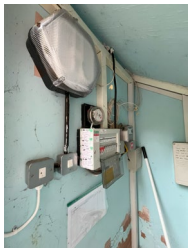


10) Outside each flat is situated a fire rated electric meter overbox. These are locked with a budget key.

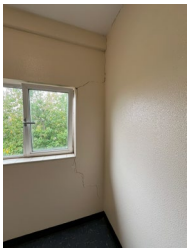
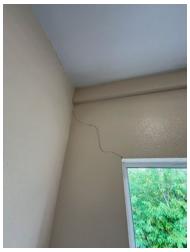
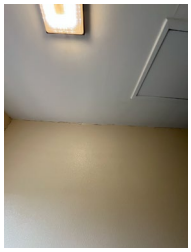


11) At the rear of the premises in the courtyard the service cupboard is located. This cupboard is locked with a 054 lock, and the door is an FD30s. Fire Door Keep Locked signage required at time of assessment, see section 12 (*Caretaker emailed and signage installed*)





12)The wall on the top floor has a large crack, this goes from the window up to the ceiling and along the top of the wall. It is required that the damage accesses and repaired if compartmentation is found to be compromised. *Email sent to building surveyor to investigate 11/11/2025*

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.

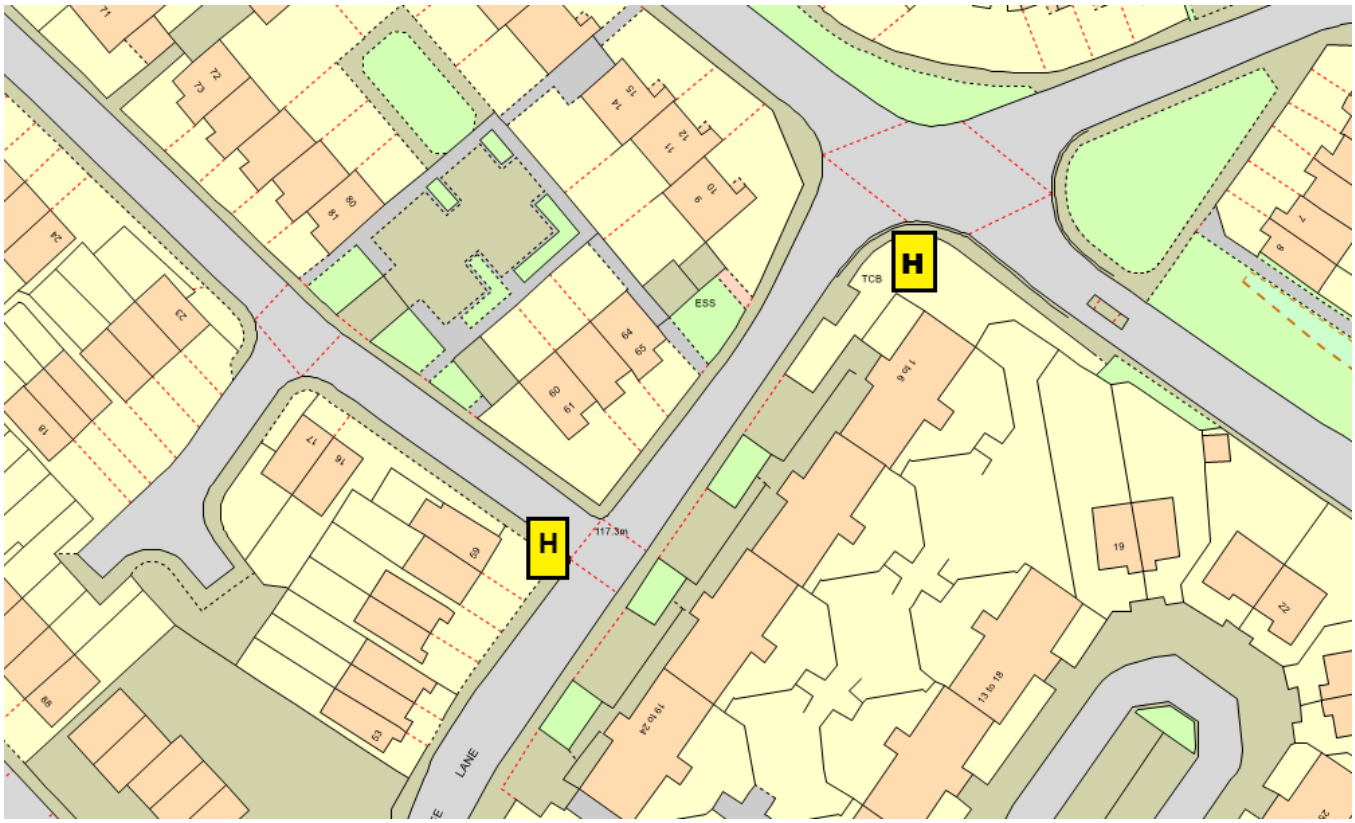
Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

Section 11

Fire Fighting Equipment

1) There is no firefighting equipment on this premises.

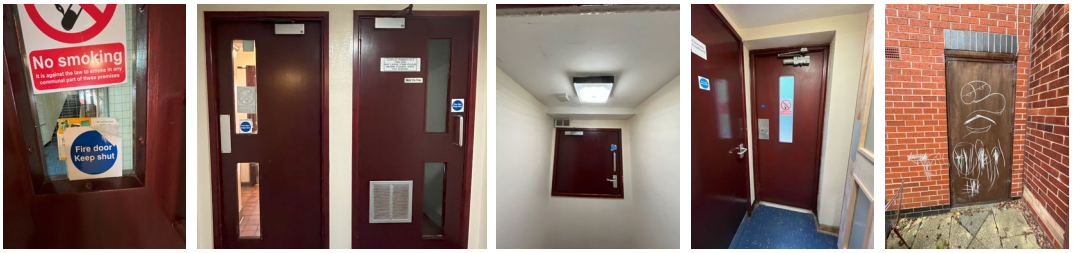
2) Nearest fire hydrant is indicated within the attached plan



Section 12

Fire Signage

1) ‘Fire door keep shut’ signs are displayed on the entrance and exit doors. The service cupboard at the rear of the rear of the property requires “Fire Door Keep locked” fitted *email sent to caretaker signage installed*



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



3) Directional fire signage is not displayed throughout the building. The absence of such signage is not necessarily due to the building not having a complex layout.

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.

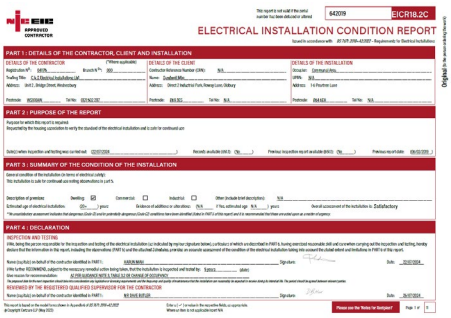
Section 14 Sources of Ignition

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 22/07/2024.



ELECTRICAL INSTALLATION CONDITION REPORT

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.

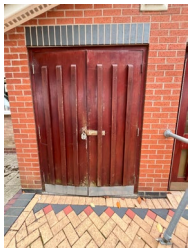
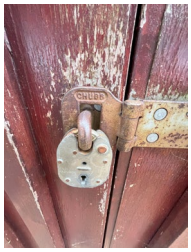
7) The block has a service cupboard located in the courtyard at the rear of the block and is accessible by a FD30s fire rated door, also there is a service cupboard downstairs, inside the communal area (see section 7/11). Service cupboards should be free from any combustibles.

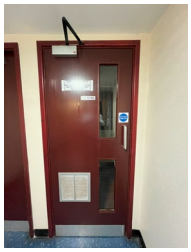
8) Electric Meters are situated within the communal areas and kept within a fire rated overbox which should be locked and not to have any damage. See section 10/10

Section 15

Waste Control

1) There is a regular Cleaning Service to the premises.
2) The refuse bin is located at the front of the block within a room next to the blocks front entrance. Rubbish is disposed of via a bin chute from within the block, the bin is kept in its own room.




3) Regular checks are carried out by Caretakers to minimise risk of waste accumulation.




4) ‘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) Restricted access to the premises by means of a key and door entry system to the front and the rear.

3) 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.

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

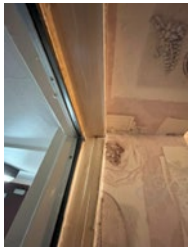
P4 Arrange and complete exceeding 6 months under programmed work

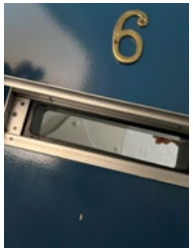
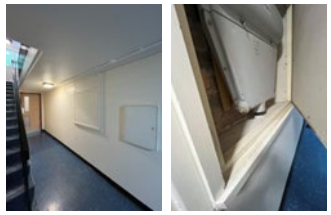
Fire Risk Assessment Action Plan

Name of Premises or Location: Peartree Lane 1-6

Date of Action Plan: 10/11/2025

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/3a	Flat 1: Replace intumescent strip due to existing one painted over.		P2	Within 1-3 months Fire Rapid Response **JM18287347**	11/12/2025

7/3b	Flat 2: Replace intumescent strip due to existing one painted over.		P2	Within 1-3 months Fire Rapid Response JM18299591	17/12/2025
7/3c	Replace existing letter box with a firestop letterbox.		P2	Within 3-6 months Fire Rapid Response jm18287846 JM:18410091	17/12/2025
7/9	Upgrade service cupboard door and frame with approprite fire rated materials to include intumescent strips and smokle seal		P2	Within 1-3 months Fire Rapid Response JM18758621	03/02/2026

10/9	It is required that handles and locks are fitted to the doors within the loft space. Joinery on order replacement door & frame required		P3	Within 3-6 months Fire Rapid Response JM18281201 JM18703743 **JM19038714**	26/03/2026
12/1	The service cupboard requires “Fire Door Keep locked” fitted		P2	Within 1-3 months Caretaker	07/11/2025

Observations

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

Replace plastic trunking with metal in future refurbishment or at least add D clips or metal ties to the exterior of the trunking. Plastic cable management systems cannot be the sole means of support. All cables must have supplementary, heat-resistant (metallic) supports, clips, or ties spaced at intervals specified in the IET On-Site Guide (typically in accordance with Regulation 521.10.202). This is to prevent cables from collapsing prematurely in a fire and obstructing the escape route or hindering firefighting efforts.

Signed

	Fire Risk Assessor	Date: 06 November 2025
	Building Safety Manager	Date: 06 November 2025.

Appendix 1

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

Name of property: Peartree Lane 1-6

Updated: 16/10/2025

Premise Manager: Rachel Price **Tel. No.: 0121 569 2975**

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

bradley ENVIRONMENTAL

Report No.:	J420626
Nature of Work:	Management Survey
Issue Date:	16/05/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL37480PE04 2
Site Address:	Peartree Lane 1-6 (O&E), Cradley Heath, B64 6EH



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	29/04/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Oliver Burt
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
16/05/2025

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

UKAS INSPECTION 291 UKAS TESTING 1158 UKATA PROFESSIONAL MEMBER atac

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Address:	Sandwell MBC (formerly Homes) Building Services Direct 2 Trading Estate Roway Lane Oldbury West Midlands B69 3ES	**Site Address:**	Peartree Lane 1-6 (O&E) Cradley Heath B64 6EH
Samples Received:	29/04/2025	**Issue Date:**	08/05/2025
Order Placed By:	Dean Harding	**Sampled By:**	Oliver Burt
Analysed on:	08/05/2025	**Authorised Signatory:**	
		Job Title:	Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation

Report No.: J420626

Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
08/05/2025	NL003067	-	02 Landing/Stairs	Textured coating to plaster to brickwork walls	No Asbestos Detected	Brooke Lomas
08/05/2025	NL003068	-	02 Landing/Stairs	Thermoplastic tiles to bitumen adhesive to concrete floor	No Asbestos Detected	Brooke Lomas
08/05/2025	NL003069	-	02 Landing/Stairs	Insulating board boxings	No Asbestos Detected	Brooke Lomas
08/05/2025	NL003070	-	03 Landing/Stairs	Textured coating to plaster to brickwork walls	No Asbestos Detected	Brooke Lomas

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite","Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. Reported results relate only to the items tested. Samples are retained for a minimum of six months. The report should not be reproduced except in full, without written approval of the laboratory.

Analysed at:
Blackpool Office:
Unit 18 Constellation House, Lockheed Court,
Amy Johnson Way
Blackpool,
FY4 2RN
Tel: 01253 405 396
Email: sales@bradley-enviro.co.uk

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation						
Report No.: J420626						
Date Analysed:	**Lab Ref.:**	**Site Ref:**	**Room:**	**Sample Reference:**	**Analysis Result:**	**Analyst:**
08/05/2025	NL003071	-	03 Landing/Stairs	Thermoplastic tiles to bitumen adhesive to concrete floor	No Asbestos Detected Tile and adhesive are both negative	Brooke Lomas
08/05/2025	NL003072	-	04 Communal Area	Textured coating to plaster to brickwork walls	No Asbestos Detected	Brooke Lomas
08/05/2025	NL003073	-	04 Communal Area	Thermoplastic tiles to bitumen adhesive to concrete floor	No Asbestos Detected Tile and adhesive are both negative	Brooke Lomas
08/05/2025	NL003074	-	06 Bin Store Lobby	Insulating board boxing	No Asbestos Detected	Brooke Lomas
08/05/2025	NL003075	-	10 Understairs Cupboard	Insulating board boxing	No Asbestos Detected	Brooke Lomas
08/05/2025	NL003076	-	11 External	Mastic to windows	No Asbestos Detected	Brooke Lomas
08/05/2025	NL003077	-	11 External	Insulating board panels	No Asbestos Detected	Brooke Lomas

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite","Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. Reported results relate only to the items tested. Samples are retained for a minimum of six months. The report should not be reproduced except in full, without written approval of the laboratory.

END OF REPORT

Analysed at:
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Tel: 01253 405 396
Email: sales@bradley-enviro.co.uk

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