Fire Risk Assessment

Stanhope Road 141 -155



Smethwick,
B67 6HW

Date of Inspection: 5th October 2026

Review Period: 3 years.

Officer: M. Zafeer **Fire Risk Assessor**

Verified By: C. Hill **Building Safety Manager**.

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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)

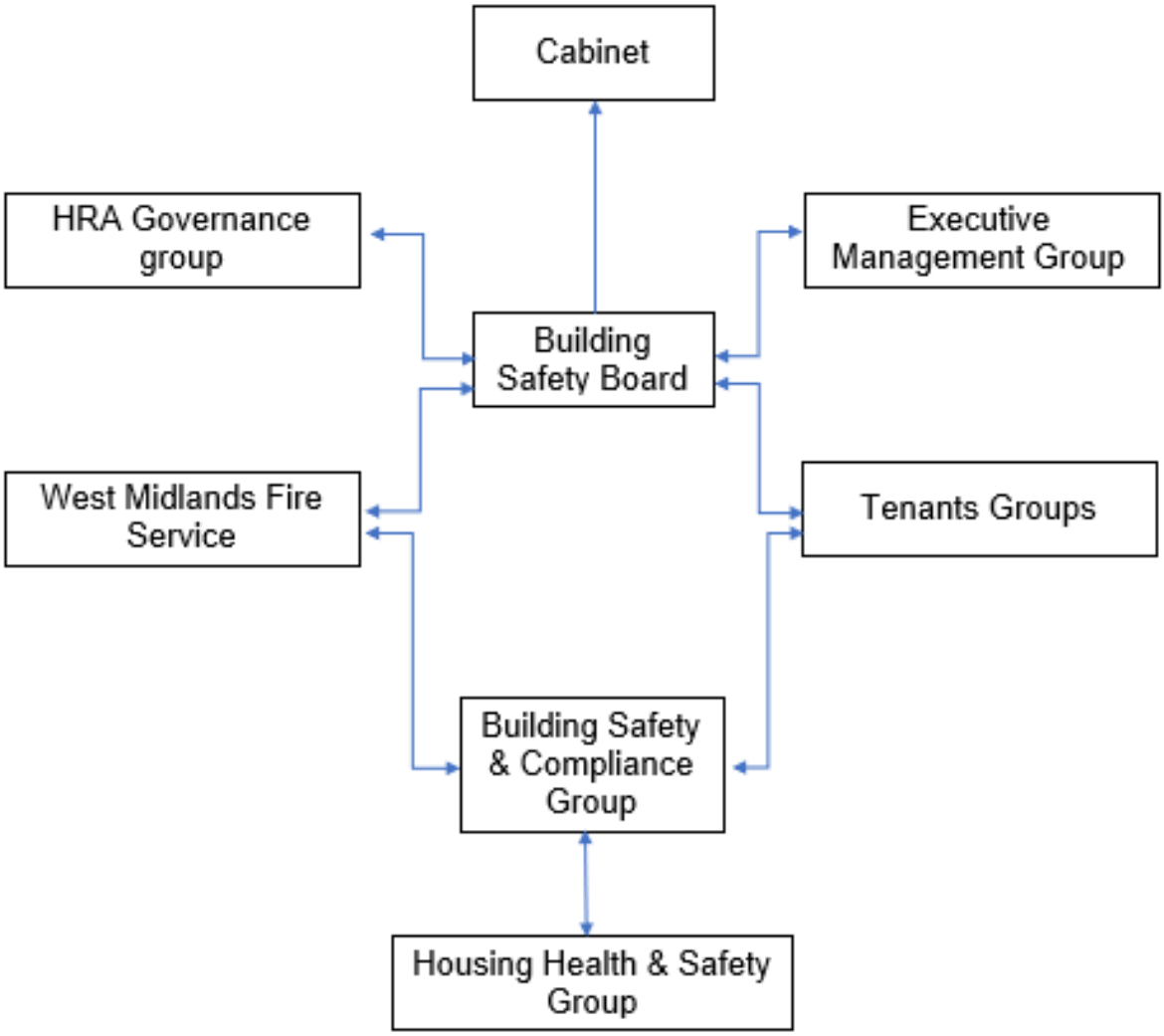
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 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. Centre section incorporates timber centre section that extends from ground to first floor balcony opening for 1st floor flats. Timber up post from balcony to roof line. Roofing: Pitched structure finished with traditional tiles or slates. Top Floor Finish: Fascias & Soffits: UPVC and timber detailing above communal entrances. Electrical supply units and metal trunking and conduit installed to the envelope of the building. **Openings & Access**	Trivial

	Primary Access: Open to air access to block entrance for ground and first floor flats. Communal Stairwells: natural lighting accompanied by conventional lighting to staircase and to first floor. Residential Windows: Individual units feature UPVC double glazing. **External Features & Grounds** Refuse Storage: Refuse bins located to the front of the block Ground-Floor Units: Access to rear gardens, partially enclosed by timber fencing. Timber cladded centre balcony requiring monitoring to stay clear of combustible storage	
Section 7	**Means of Escape from Fire** Single staircases that provide sufficient means of escape to all flats on the 1st floor Access to roof voids on the means of escape between both 1st floor flats. Clear and safe exit out of the building via the ground floor exits. Final front exit is open access. • Furniture Unit left outside flat 143 on first floor	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a minimum LD3 standard. Confirmation via Sandwell management system.	Trivial

	Flat 145 and 153 physically sampled for detection	
Section 9	**Emergency Lighting** The premises has a sufficient emergency / escape lighting system to BS 5266 Block is also supplemented by conventional and borrowed street lighting.	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. Sampling of flat entrance doors was conducted, flats 145 and 153 • Flat 145 internal leaf gap at the top of door exceeds 4mm threshold • Roof void, fire stopping and compartmentation not acceptable with the materials used. • Roof Void fire stopping and compartmentation requires assessment and correct materials to be used in cavities to make correct	Tolerable
Section 11	**Fire Fighting Access & Equipment** Fire hydrant is located on the opposite side to block and on the corner of Stanhope Road. Nearest fire station is Smethwick.	Trivial
Section 12	**Fire Signage**	Trivial

	"No smoking" signage in place on the front entrance doors. "Fire door Keep Locked" signage on Electrical Service cupboards on both floors, doors cannot be determined in regards of signage	
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Fire Precautions** • EICR is unsatisfactory, email has been sent to Electrical Team to chase up valid test cert.	Tolerable
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. • Bins are stored up against the fabric of the building. • Recycle nylon canvas bags store on top of timber bench and near the external timber façade of the building	Tolerable
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** Perimeter 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

Stanhope Road 141 -155,
Smethwick.
B67 6HW.

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.

Based on its current use and occupancy, the building presents an overall low life safety risk from fire due to baseline protective measures.

While the risk is partially mitigated by localized LD3-standard smoke detection within individual flats, composite FD30s fire-rated doors at flat entrances, and generally proactive communal housekeeping, a few distinct hazards undermine the building's fire safety integrity:

- Unsatisfactory EICR
- Fire stopping within the roof void is not adequate with the materials used within cavities and above the part wall, condition of mortar between party wall is nonexistence with cavities open.
- Flat 145 internal leaf gap exceeds 4mm threshold.
- Refuse bins located too close to envelope of the building especially near to a timber section of the building that extends to the 1st floor.

The ground-to-first-floor timber-clad façade on the front elevation must be evaluated during future building works, as the fire-retardant properties of its dark-effect paint finish cannot currently be verified.

These escape routes currently benefit from being open access with no doors to vacate to allow easy egress, this fully supporting the building’s designated "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.)

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:

a) all buildings in England that are high rise residential buildings, that is, buildings containing two or more sets of domestic premises (multi residential) that are at least 18 meters above ground level or have 7 storeys), and

b) all multi- residential buildings more than 11 metres in height above ground level (typically a building height of 5 storeys or more) that have simultaneous evacuation strategies in place.

These regulation places 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

If no residents have been identified as requiring additional support, this should be recorded. If residents decline to participate, this should also be noted.

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 Donely		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	**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

Stanhope Road 141 -155
Smethwick.
B67 6WH.

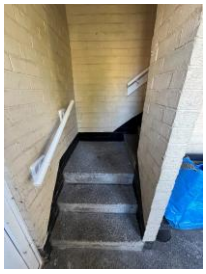
Description of the Property

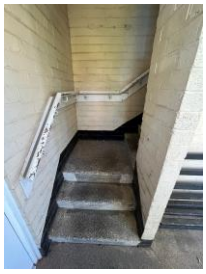
Constructed circa 1936, the low-rise block comprises two floors, including the ground floor. 141 -155 Stanhope Road contains 8 flats which are split into 2 separate blocks accommodating 4 flats each. The ground floor for each block features two flats located on either side of the open-access entrance. A shared open deck leads to the remaining two flats on the first floor.



Ground floor flats 141,147,149,155
1st floor flats 143,145,151,153,

Each block features a single, open communal staircase providing the sole means of access and egress for the first-floor flats, with these stairways and their connected open decks constituting the only communal areas on the premises.

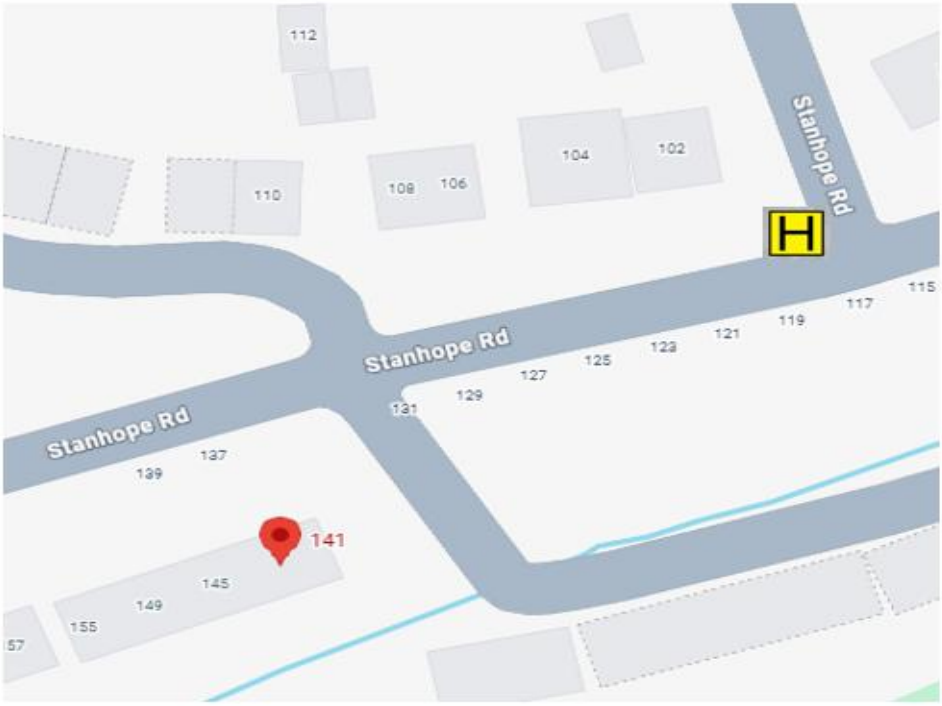


The site has adequate street parking situated at the front of the building. Resident and visitor vehicles are positioned at a safe and appropriate distance from the building envelope, reducing potential fire spread or obstruction to access routes.



Location of fire hydrant is on the corner of Stanhope Road.

Fire Hydrant located on the corner of Stanhope Road



Nearest Fire station is Smethwick Fire Station, which is 1.3 via the A4030

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

High/Low Rise	Low Rise
Number of Floors	2 floors
Height (estimate) Ground to Roof Ridge Line	8.0 and 9.0 metres (approximately 26 to 30 feet)
Approximate floor area	216.63 m² (2,331.83 ft²)
Date of Construction	Circa 1936
Construction Type	Concrete and brick
Last Refurbished	Unknown
External Cladding	Yes, Timber central façade.
Number of Lifts	0
Number of Staircases	1 per block
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof void	Outside flats entrance 1st floor open deck
Equipment on roof (e.g., mobile phone station etc)	No
EV charging points, distance from building	No
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	N/A

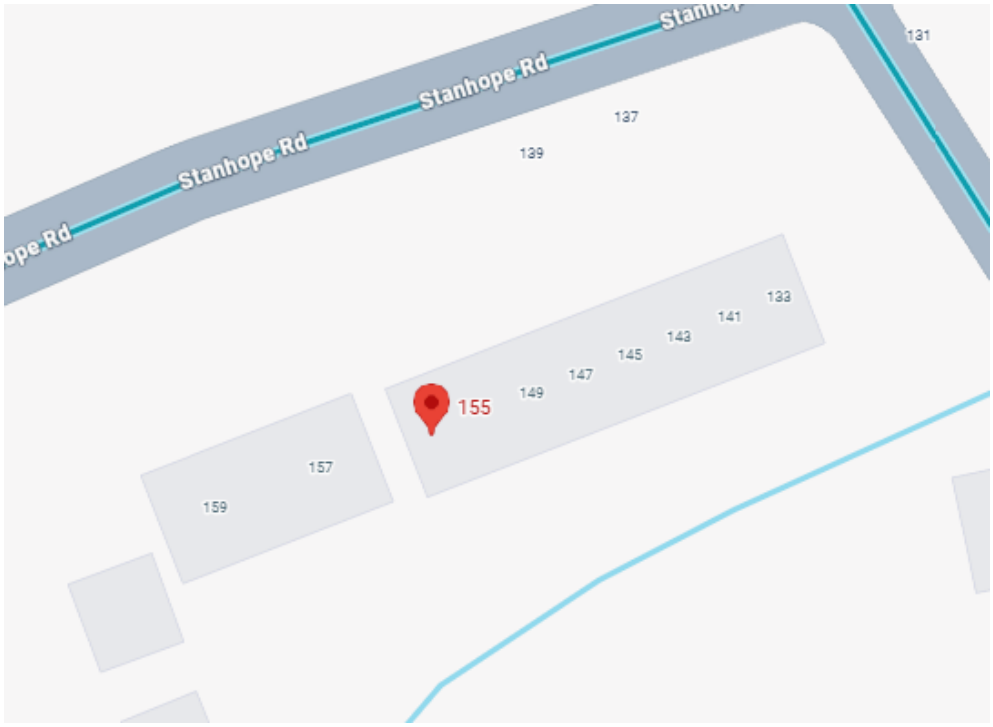
Persons at Risk

Residents / Occupants of 8 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

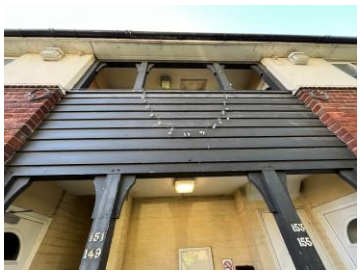
Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

The materials used within the external construction Stanhope Road 141 -155 present an acceptable level of risk to fire.

1) The property comprises a two-story, purpose-built residential development split into two separate blocks accommodating four flats each—constructed of traditional cavity brick and concrete masonry with the 1st floor section being in a rendered finish under a pitched tiled roof. Primary ingress and egress to the ground and first-floor units are provided via open communal entryways.




The external envelope incorporates a central recessed bay featuring combustible, dark-stained horizontal timber cladding that extends to the first-floor balcony fronts and is supported by timber uprights fixed to the underside of the roofline, presenting a potential risk for external fire spread adjacent to residential openings that requires verification of its fire-retardant performance. The fire resistance of the dark coloured paint is unknown.





Furthermore, additional combustible UPVC and timber elements are present across the fascias and soffits above the communal entrances, and while the surface-mounted external electrical supply is safely routed through securely fixed metal conduits and boxed trunking. External timber benches are installed on the ground floor entrance in both blocks in between the 2 ground floor flats.






it is recommended that all combustible cladding and timber components be replaced with suitable non-combustible materials during any future external refurbishment works.

2)Communal stairwells are open to fresh air and do not support any external windows, individual residential units are fitted with UPVC double-glazed windows. The building is constructed with traditional tiled or slated pitched roofs. Ground-floor flats feature access to the rear of the property; boundary is partitioned by a timber fence and timber gate allowing access to the rear. 1st floor flats share an open external balcony, which require monitoring to ensure they remain clear of combustible materials and storage items to aid safe evacuation.







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

2) Majority of floor mats outside flats entrances are of acceptable size and condition.



3) The blocks currently have a dedicated emergency lighting system, standard lighting units are situated throughout the communal stairwells, internal landings, these units, supplemented by borrowed street lighting through the means of an open deck and stairwells, provide sufficient levels of illumination to facilitate a safe means of escape.





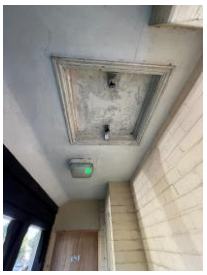


4)Any risk of smoke logging is mitigated due to the communal area of both blocks being open to fresh air.






5) Access to the roof void is located on the 1st floor communal landing in between the 2 1st floor flats.



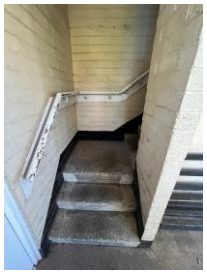
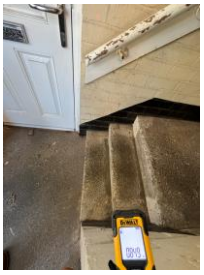
6) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.



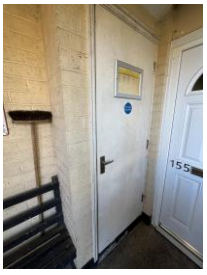
7) **Flat 143 has a timber furniture unit stored outside the flats on the communal open deck**




8)Stanhope 141 -155 consists of 2 single staircases that provides sufficient means of escape to all flats on the 1st floor for both blocks, these staircases are located to the front of the open access entrance. The width of the staircases has been measured from concrete handrail to wall at a measurement of between 849mm & 855mm. These stairs and landings are kept clear to maintain safe means of escape, however the first-floor communal landing lacks sufficient illumination and emergency escape lighting as noted above.

9) Residents electrical meter cupboards are located on each floor in between 2 flats entrances; these does not impose any direct impact to the escape route.




10)There is a clear and safe exit out of both blocks via the ground floor open entrances, this leads to ultimate safety.





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.

Flats sampled on visit

Flat 145 - Detectors in Hall, kitchen, living room, bedroom – **LD1**
Flat 153 - Detectors in Hall, kitchen, living room, bedroom – **LD1**

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 installed to BS 5266 alongside standard lighting units which are situated throughout the communal stairwells, internal landings, these units, supplemented by borrowed street lighting through the means of an open deck and stairwells, provide sufficient levels of illumination to facilitate a safe means of escape.




2) Emergency lighting is serviced and checked by Sandwell Council contractor City Fire and monthly inspected by in house Sandwell electrical staff.





cityfire & Electrical Services Ltd

CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings

Job Details

Job ID 203586	**Client Name** Dodd Group (Midlands) Limited	**Site Name** 141-155 STANHOPE ROAD
Job Order Number 19029419	**Details Of Client** Dodd Group Ltd Stafford Park 13	**Site Address**
Client ID 25	**Client Postcode** TF3 3AZ	**Site Post Code**
Site ID 8,628		

System Details

Manufacturer Kosnic	**Number of Fittings Onsite** 6

Inspections and Tests

Type of inspection MONTHLY	**Any luminaries having a repair has been internally cleaned** YES	**Are all luminaries 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 luminaries have been externally visually examined YES		

Sign Off Area

NAME OF ENGINEER C. Payne	**New Signature**	**New Date** 10/08/2026

Photos

Photo Attachments	**Photo Attachments**	**Photo Attachments**
Photo Attachments	**Photo Attachments**	**Photo Attachments**

73A6139E-567E-46A6-927B-F53408826CE5

City Fire emergency lighting monthly Cert and Sandwell monthly test sheet.

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 revealed breaches in compartmentation, see point 13*

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.

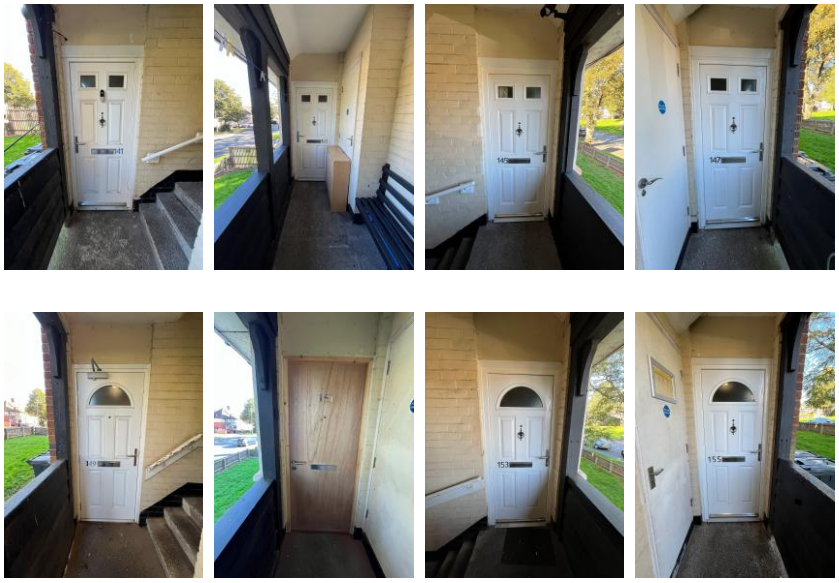
4) The existing fire-stopping measures are required to be assessed and made correct with the appropriate methods and materials, however a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary

5) There are no communal doors other than the entrance doors fitted within the property.

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

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

8) Individual flat doors are composite FD30s fire rated door sets with intumescent strips, cold smoke seals and self-closing devices. Flat 151 has been fitted with a temporary timber fire door.



Front entrance doors to flats 141,143,145,147,149,151,153,155

Block Name	Place-Re	Address	Front Door Type	Glazed / Not Glazed
Stanhope Road 141-155 (O	BL45960ST26	141 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 141-155 (O	**BL45960ST26**	141-155 Stanhope Road;Smethwick;West Midlands;;	Intentionally Blank	
Stanhope Road 141-155 (O	BL45960ST26	143 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 141-155 (O	BL45960ST26	145 Stanhope Road;Smethwick;West Midlands;;	Nationwide	Glazed
Stanhope Road 141-155 (O	BL45960ST26	147 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 141-155 (O	BL45960ST26	149 Stanhope Road;Smethwick;West Midlands;;	Hurst	Glazed
Stanhope Road 141-155 (O	BL45960ST26	151 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 141-155 (O	BL45960ST26	153 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed
Stanhope Road 141-155 (O	BL45960ST26	155 Stanhope Road;Smethwick;West Midlands;;	Permadoor	Glazed





Confirmation of a composite FD30s certified fire door at flats 145 and 153

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.

9) 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 condition.

10) The self-closing devices on the entrance doors of Flats were subjected to operational testing. When released from various opening angles, most door sampled, devices functioned in accordance with their design specifications, success. fully returning the doors to the fully closed position, however some flats sampled require self-closing devices adjusting. See below



11) Flat 145 inspected, self-closing device works as intended and self-closed into the frame from 15- and 90-degree test angles, however on the internal leaf of the door gap at the top of the door exceeds 4mm threshold.



12) Access was not possible to check for firestopping within the resident's electrical service cupboards located on the ground floor open entrance area, meters are assumingly secured behind fire doors but could not confirm due to no access. *FRA to be updated once access is acquired to assess compartmentation and door*.



13) Access to the roof void was gained to carry out an inspection of fire stopping and compartmentation. The cavity between the top of the brick party wall and the roof structure appears to be stuffed with standard yellow glass mineral wool insulation batts this is not a designated fire-stopping material. Over time, it can sag, move, or disintegrate under intense heat. Any loose or missing brickwork should be firmly laid and filled with solid, non-combustible sand-cement mortar.





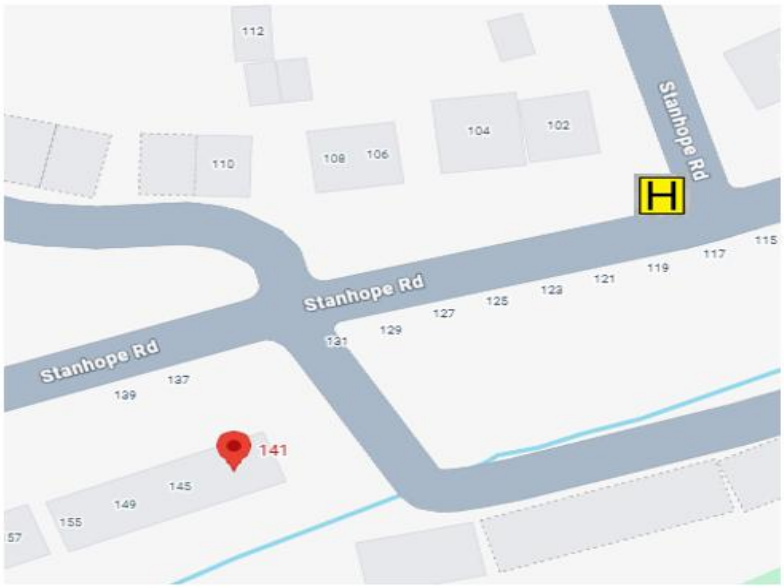

Section 11

Fire Fighting Access & Equipment

- Hydrant location and map
- Location of nearest fire station and distance

1) Location of hydrant is on the corner of Stanhope Road.

Fire Hydrant located on the corner of Stanhope Road



2) Nearest fire station to 141 -155 Stanhope Road is Smethwick Fire Station which is 1.3miles via the A4030

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 Door Keep Locked" signage is present on both residents' electrical service cupboard doors located in the ground floor open entrance. However, due to a lack of access, the fire-resisting performance of these doors could not be verified.





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




3) Yellow LPG warning signs are not displayed within the block.

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.

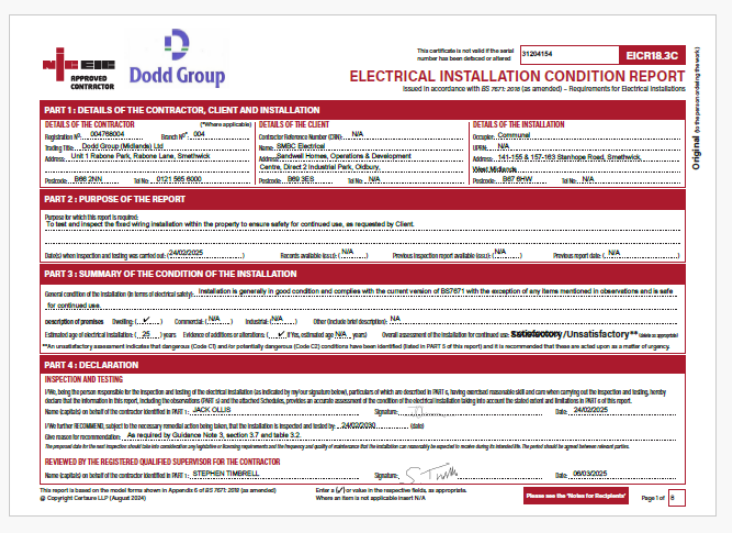




2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

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 unsatisfactory and completed on 24/02/2025, This testing and certification covers block 157 -163 Stanhope Road.



Dodd Group

ELECTRICAL INSTALLATION CONDITION REPORT

EICR18.3C

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

PART 2 : PURPOSE OF THE REPORT

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

PART 4 : DECLARATION

INSPECTION AND TESTING

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Email has been sent to the Electrical Team before the FRA was conducting for gathering information on 22/09/2026electrical installation is currently in the process of being retested by contractor.

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 internal.

Section 15

Waste Control

1) There is no schedule on site to indicate that there is regular Cleaning Service to the premises. Regular checks by Caretakers are made to minimise risk of waste accumulation, this also includes out of hours service to remove bulk items.

2) Bins are located externally to the front of the building, **the bins at the front are currently positioned up against the fabric of the building and near to the timber centre façade of the building that extends to the first floor, it is recommended that these are to be moved to a secure location approx. 6 meters from the fabric of the building to limit the potential of fire risk spread.**




3) Recycle canvas bags have been stored on a timber bench to the front of the building, combustible storage within proximity to the timber façade of the block presents a considerable risk.




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 a combination of an external light fixture installed directly over the front entrance and supplemental borrowed light from nearby streetlamps. Together, these sources provide a sufficient and consistent level of light around the property



External light fittings circled in red

There has been no fire incident at Stanhope Road 141 -155 since the last Fire Risk Assessment.

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) There are no resident storage cupboards at the premises.

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

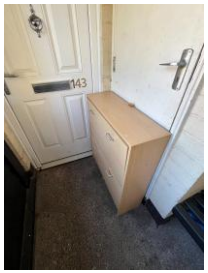
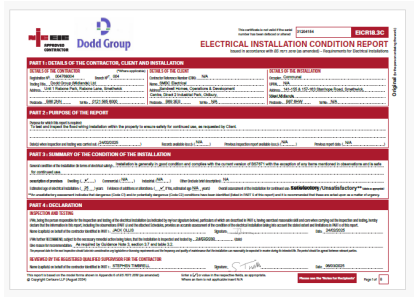


Fire Risk Assessment
Action Plan



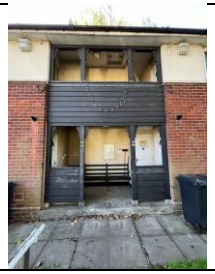
Name of Premises or Location:	Stanhope Road 141-155
Date of Action Plan:	28th October 2026
Review Date:	October 2029

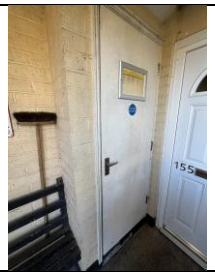
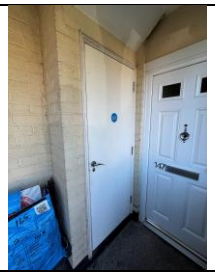
Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed

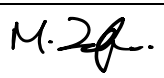
7/7	Flat 143 has furniture stored outside flat entrance, engage with resident and advise keeping the area sterile of combustible items.		P2	Within 1-3 Months Housing Team	
10/11	Flat 145, internal door leaf gap at top exceeds 4mm threshold, assess and make correct.	 	P2	Within 1 -3 Month Fire Rapid Response	
10/13	Assess all firestopping in both roof voids, brickwork for party walls and cavities require correct materials to make safe and secure.	 	P2	Within 1 -3 Month Fire Rapid Response	
14/4	Unsatisfactory EICR recorded on Certification. *Electrical team in the process of scheduling retest due to ingress of water in cables*		P2	Within 1 -3 Month Electrical Team	

15/2	Engage with residents on positioning bins to the front of the perimeter fence.	 	P2	Within 1-3 Months Housing Team	
15/3	Recycle bins are placed on top of a timber bench. Engage with resident and advise on removal		P2	Within 1-3 Months Housing Team	

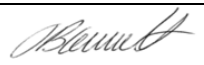
When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Recommendations/Observations		
Combustible timber cladded façade that extends up to the first-floor front is recommended to be replaced with suitable non-combustible material on any future works to the building.	 	

Electrical service cupboards outside flat entrance on both floors could not be assessed for compartmentation within and confirmation of whether the doors are fire resistant	 	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Mohammed Zafeer		0121 569 7474	L4 Diploma in FRA	28/10/2026

Verified:	Signed:	Contact Details:	Qualifications:	Date:
Carl Hill		07436 054467	L4 Diploma in FRA	28/10/2026

FRA Actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Jason Blewitt		0121 569 7474	L4 Diploma in FRA	28/10/2026

Appendix 1

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

Name of property: Stanhope Road 141 -155

Updated: 07/05/2025

Premise Manager: Teresa Warren Donely

Tel. No.: 0121 569 7474

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:-. **0121 569 7474** *Include survey*

Report No.:	J420867
Nature of Work:	Management Survey
Issue Date:	07/05/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL45960ST26 1
Site Address:	141-155 Stanhope Road, Smethwick, B67 6HW



Order Placed By:	Dean Harding
Site Contact:	Communal
Date(s) of Work:	21/04/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Oliver Burt
Asbestos Surveyor

Authorised Signatory:

Paul Walters
Technical Review Officer
07/05/2025

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 1155 UKATA PROFESSIONAL MEMBER atac