Fire Risk Assessment

Stanhope Road 157 -163



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

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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)

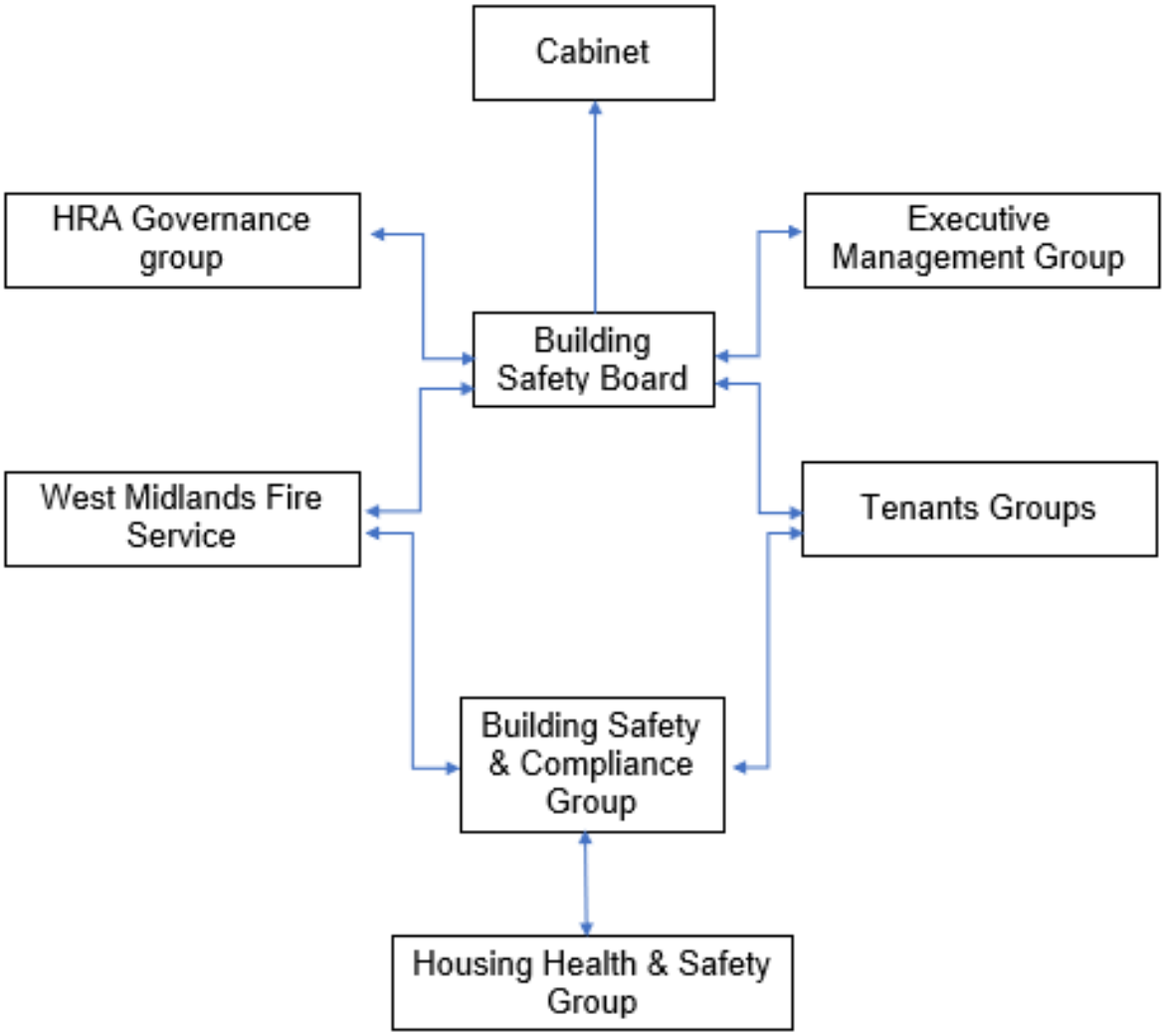
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 metals conduits installed to the front elevation of the building.	Trivial

	Openings & Access 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. Upper-Floor Units: Timber cladded centre balcony requiring monitoring to stay clear of combustible storage	
Section 7	**Means of Escape from Fire** Single open staircase that provides sufficient means of escape to all flats on the 1st floor Access to roof void on the means of escape between both 1st floor flats. Clear and safe exit out of the building via the ground floor exit. Final front exit is open access.	Trivial
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a minimum LD3 standard. No access to physically assess detection within flats	Trivial

	Confirmation via Sandwell management system.	
Section 9	**Emergency Lighting** The premises has a sufficient emergency / escape lighting system to BS 5266 Block is also supplemented by 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. • 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** “No smoking” signage in place on the front entrance doors.	Trivial

	"Fire door Keep Locked" signage on Electrical Service cupboards on both floors, doors cannot be determined in regard to 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.	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 157 -163
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:

- EICR out of date
- Fire stopping within the roof void is not adequate with the materials used within cavities and above the party wall, condition of mortar between party wall is nonexistence with cavities open.
- 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 157 -163
Smethwick.
B67 6WH.

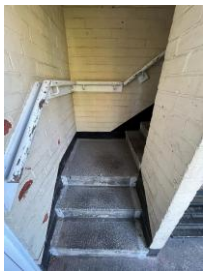
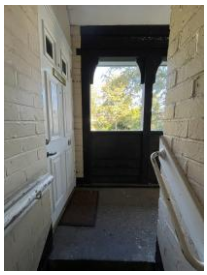
Description of the Property

Constructed circa 1936, the low-rise block comprises two floors, including the ground floor. 157 -163 Stanhope Road contains 4 flats. The ground floor 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 157,163
1st floor flats 159,161

The block features a single, open communal staircase providing the sole means of access and egress for the first-floor flats, with this stairway and its connected open deck constituting the only communal areas on the premises.

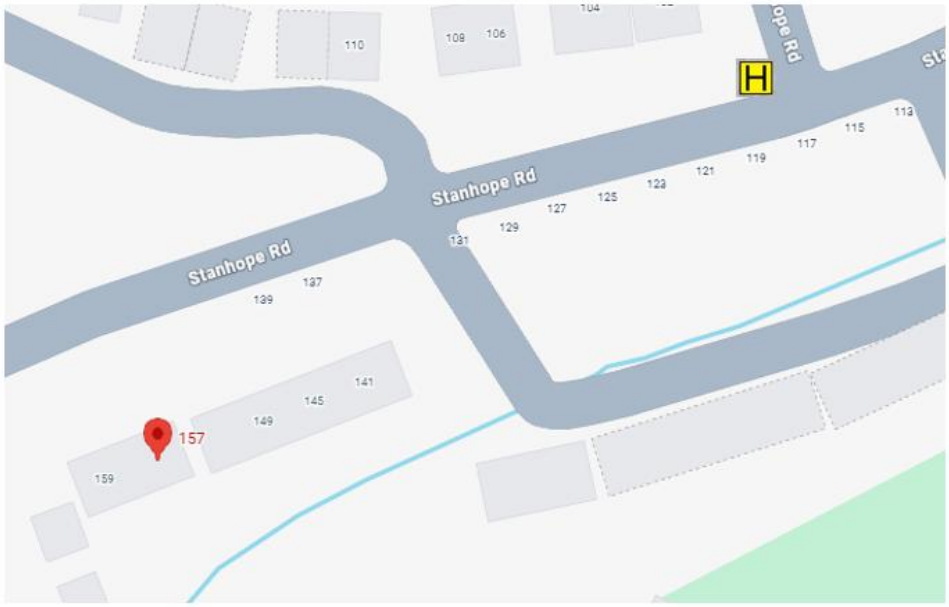




The site has adequate street parking situated at the front of the building. Resident and visitor vehicles are positioned at a safe and appropriate distance from the building envelope, reducing potential fire spread or obstruction to access routes.



Location of fire hydrant is 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	109.13 m² (1,174.65 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
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

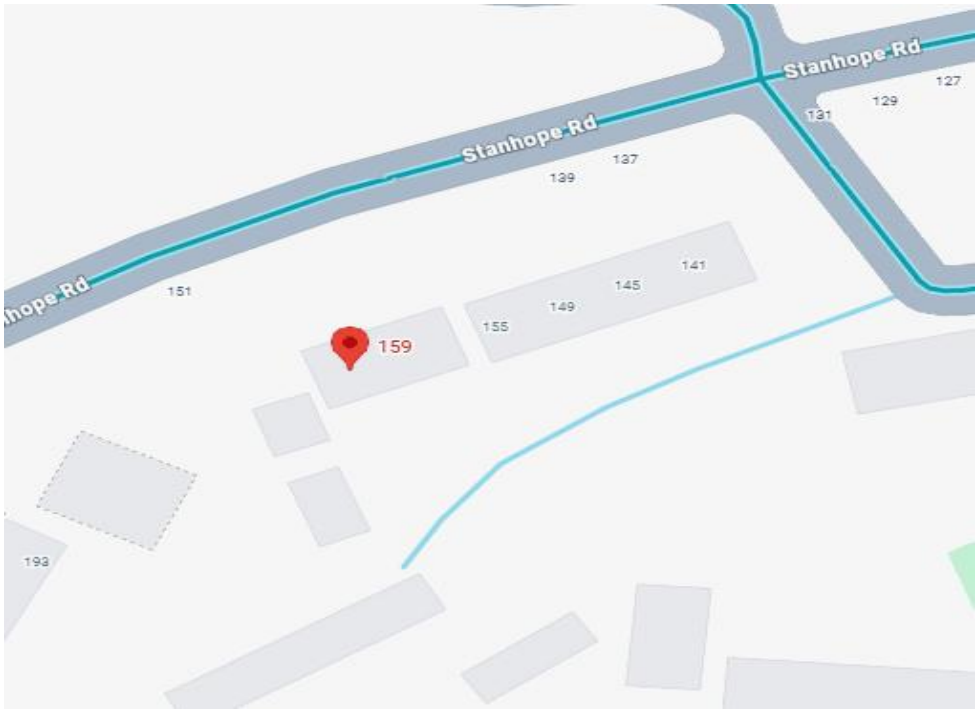
Persons at Risk

Residents / Occupants of 4 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 157-163 present an acceptable level of risk to fire.

1) The property comprises a two-story, purpose-built residential block accommodating four flats, 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.







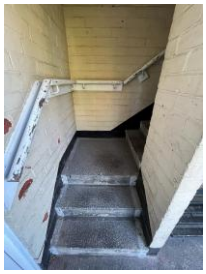
Furthermore, additional combustible UPVC and timber elements are present across the fascias and soffits above the communal entrances, and while the surface-mounted external electrical supply is safely routed through securely fixed metal conduits and boxed trunking. An external timber bench is installed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






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

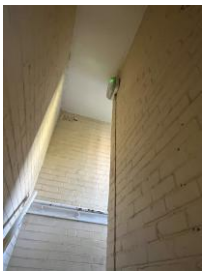
1) Each flat is equipped with, as a minimum LD3 fire detection to facilitate means of escape and provide sufficient response time.

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



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

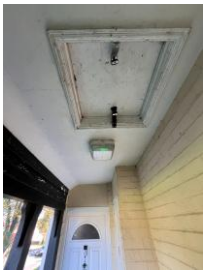




4)Any risk of smoke logging is mitigated due to the communal area of the block being open to fresh air.



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

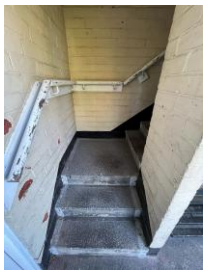


6) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.



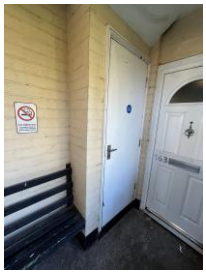
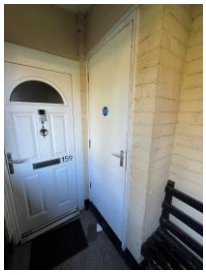
Cleaning schedule is from block 141 -155 and covers 157 -163 Stanhope Road

7) Stanhope 157 -163 consists of a single staircase that provides sufficient means of escape to all flats on the 1st floor, this staircase is located to the front of the open access entrance. The width of the staircase has been measured from concrete handrail to wall at a measurement of 835mm. The stairs and landings are kept clear to maintain safe means of escape.



8)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

9)There is a clear and safe exit out of the building via the ground floor open entrance, 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.

3) *Note, access was not possible to physically inspect detection within the properties*

Flat 157 - Detectors in kitchen, living room, bedroom – **LD1**
Flat 159 - Detectors in living room – **LD3**

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

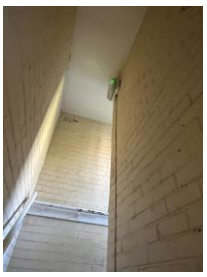
4) There is no effective means for detecting an outbreak of fire to the residential communal areas. The reason for this is:

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 stairwell, internal landings, these units, supplemented by borrowed street lighting through the means of an open deck and stairwell, 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.



Emergency lighting monthly check sheets is displayed at 141 -155 and covers 157- 163



cityfire & Electrical Services Ltd

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

Job Details

Job ID	Client Name	Site Name
206643	Dodd Group (Midlands) Limited	157-163 STANHOPE ROAD
Job Order Number	**Details Of Client**	**Site Address**
19029426	Dodd Group Ltd Stafford Park 13	
Client ID	**Client Postcode**	**Site Post Code**
25	TF3 3AZ	
Site ID		
8,629		

System Details

Manufacturer	Number of Fittings Onsite
kosnic	3

Inspections and Tests

Type of inspection	Any luminaries having a repair has been internally cleaned	Are all luminaries labelled
MONTHLY	NO	YES
All luminaires and/or signs are functioning correctly	**A visual check of the fixed wiring installation has been carried out**	**Log book completed**
PASS	YES	YES
Each luminaire has been checked to ensure that the normal supply has been restored	**Has any alteration to the building structure or layout affected the effectiveness of the emergency lighting system**	**Comments**
YES	NO	
All luminaries have been externally visually examined		
YES		

Sign Off Area

NAME OF ENGINEER	New Signature	New Date
jamie davis		24/09/2026

Photos

Photo Attachments	Photo Attachments	Photo Attachments
Photo Attachments	Photo Attachments	Photo Attachments

6D5AAE7B-2F77-4F73-8902-6DF98E307675

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 action 11*

   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



Front entrance doors to flats 157.159,161,163

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.

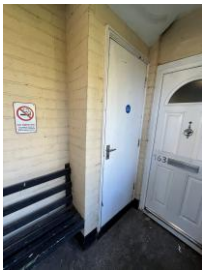
Nominal fire door – A fire door that may meet the standards specified within the building regulations but has not been awarded the official certification of doors manufactured and evaluated by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

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 not possible 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) Access was not possible to check for firestopping within the resident's electrical service cupboard 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.*




11) **Access to the roof void was gained to carry out an inspection of fire stopping and compartmentation. Cavities in-between brickwork (lower section) and top of the brick party wall and the roof structure appear to be stuffed with standard yellow glass mineral wool insulation this is not a designated fire-stopping material. Over time, it will sag, move, or disintegrate under intense heat.**



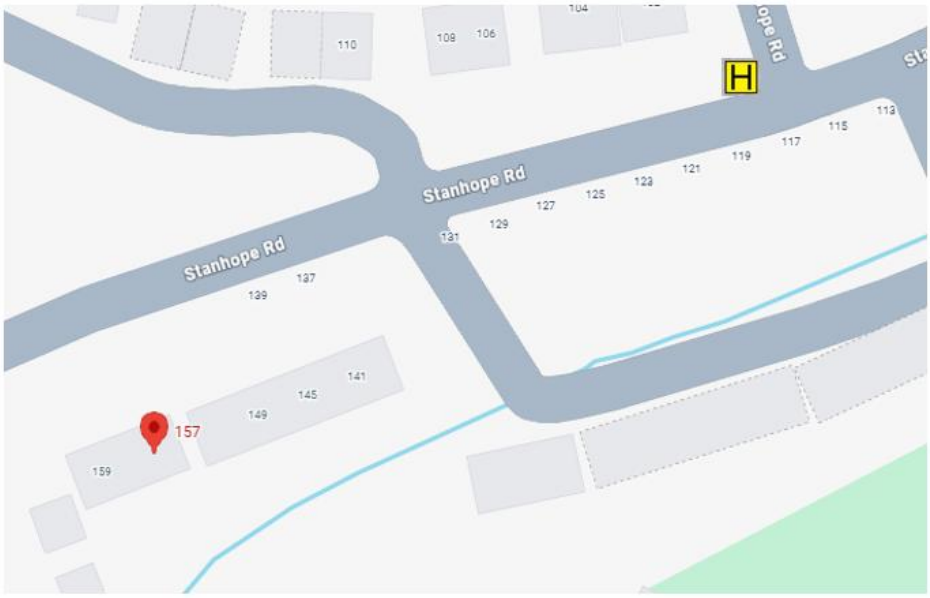

Section 11

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 157-163 Stanhope Road is Smethwick Fire Station which is 1.3 miles via the A4030

Section 12

Fire Signage

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

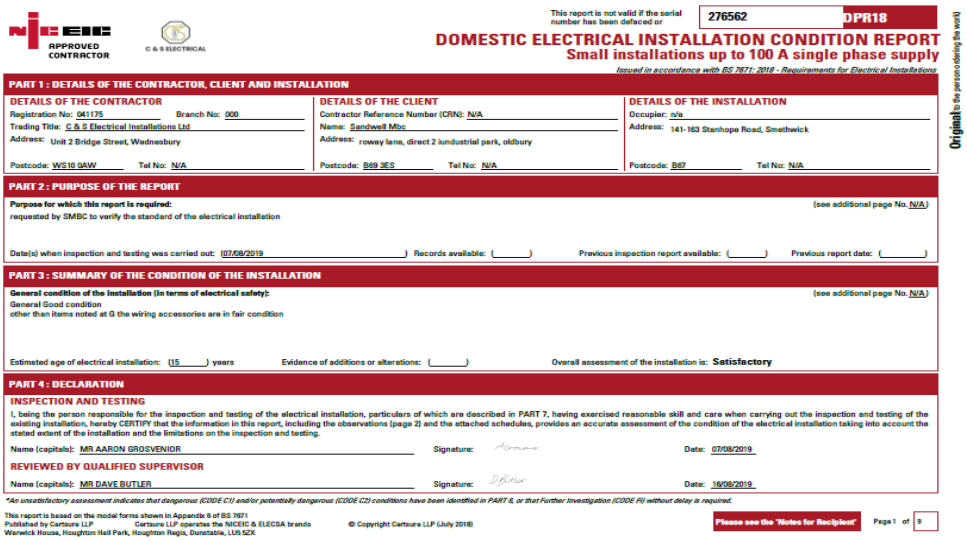
1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.



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 on the 07/08/2019 and is out of date, it is also noted on Sandwell management system that the EICR for 141-163 covers this block and the recent testing of the electrical systems on these blocks came up as Unsatisfactory.**



NICEIC APPROVED CONTRACTOR — C & S ELECTRICAL

This report is not valid if the serial number has been defaced or: 276562 DPR18

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT
Small installations up to 100 A single phase supply
Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original (to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR	DETAILS OF THE CLIENT	DETAILS OF THE INSTALLATION
Registration No: 041175 Branch No: 000	Contractor Reference Number (CRN): N/A	Occupier: n/a
Trading Title: C & S Electrical Installations Ltd	Name: Sandwell Mbc	Address: 141-163 Stanhope Road, Smethwick
Address: Unit 2 Bridge Street, Wednesbury	Address: rowley lane, direct 2 lundustrial park, oldbury	
Postcode: WS10 0AW Tel No: N/A	Postcode: B69 3ES Tel No: N/A	Postcode: B67 Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: (see additional page No. N/A)
requested by SMBC to verify the standard of the electrical installation

Date(s) when inspection and testing was carried out: 07/08/2019 Records available: ( ) Previous inspection report available: ( ) Previous report date: ( )

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): (see additional page No. N/A)
General Good condition
other than items noted at G the wiring accessories are in fair condition

Estimated age of electrical installation: (15) years Evidence of additions or alterations: ( ) Overall assessment of the installation is: Satisfactory

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): MR AARON GROSVENIOR Signature: Date: 07/08/2019

REVIEWED BY QUALIFIED SUPERVISOR

Name (capitals): MR DAVE BUTLER Signature: Date: 16/08/2019

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

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

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Please see the 'Notes for Recipient' Page 1 of 9

Email has been sent to the Electrical Team before the FRA was conducted for gathering information on 22/09/2026, electrical 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 move to secure location approx. 2 meters from the fabric of the building to limit the potential of fire 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 157 -163 since the last Fire Risk Assessment.

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) No Flammable liquids stored on site by Caretakers / cleaners.

4) There are no resident’s 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

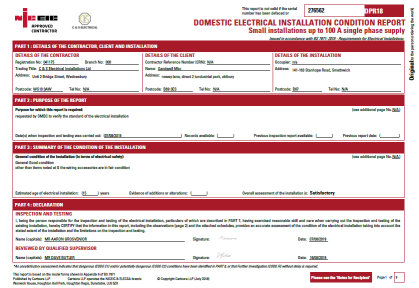
P3 Arrange and complete within 3-6 Months of assessment date

P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment
Action Plan

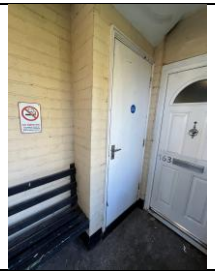
Name of Premises or Location:	Stanhope Road 157 -163
Date of Action Plan:	28th October 2026
Review Date:	October 2029

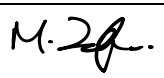
Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/11	Assess all firestopping in roof voids remove fibre glass insulation from cavities and use correct materials to make acceptable fire stopping in breach		P2	Within 1-3 Month Fire Rapid Response	

14/4	EICR Certificate is out of date. This is cert combined with block 141 -163 Stanhope Road which is **Unsatisfactory** *Electrical team in the process of scheduling retest due to ingress of water in circuits*		P2	Within 1-3 Months Electrical Team	
15/2	Engage with residents on positioning bins to the front of the perimeter fence.	 	P2	Within 1-3 Months Housing Team	

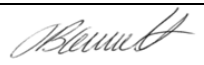
When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

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 entrances 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	28/10/26

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: 157 -163 Stanhope Road

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.:	J420868
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:	BL45960ST27 1
Site Address:	157-163 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
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Email: sales@bradley-enviro.co.uk

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac