



Building Safety Case Report

Crocodile Court (Block Y)

Address: 209 Alma Road, Birmingham, B19 2AG

UPRN: BLKCROCODILECOURTY (BSR Regd. HRB12881N5H4)

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Safety Manager (Entity Group)

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1. Executive Summary

Midland Heart submits this file as the Principle Accountable Person (PAP) and Building Owner of Crocodile Court Block Y. We have sought 3rd party legal advice to confirm our responsibilities under the Building Safety Act 2022 in respect of accountable persons which confirmed our position as the PAP for the building.

The building was newly constructed in 2011 on the former site of Crocodile Works, a former hand tool manufacturer. A small number of the historic frontages have been preserved. There is a valid building control certificate and there have been no structural issues identified since it was constructed. The fabric construction provides protection from water ingress and structural collapse regarding any impact from vehicles. A visit regime is in place by way of 'on-site staff,' annual 'Fire Risk Assessments' and scheduled contractor visits, which will ensure any early sign of structural issue are identified and can be investigated appropriately. The buildings 'As Built' plans are still available on site in paper format.

A type 3 Fire Risk Assessment (FRA) was completed on the 03/04/2024 by a Member of the Institute of Fire Safety Managers, David Hodgkins MIFSM, AIFire E and peer reviewed by Steve Key MIFSM, MIFire E, which confirms the current evacuation strategy and fire safety management processes are suitable and sufficient for the building and occupancy type

At Midland Heart, our Resident Engagement Strategy is a tailored approach specifically for the residents of Crocodile Court Block Y. These comprehensive strategy guides demonstrate how we engage with residents and ensure their active participation in decisions concerning their building's safety. By fostering open communication, we empower residents to voice their safety concerns, ensuring they are well-informed on all aspects of building safety and how to communicate with us their concerns. This approach not only supports transparency but also reinforces our commitment to maintaining a secure and informed community within Crocodile Court Block Y.

The building safety hazards identified have been assessed and the existing control measures have been tested to ensure effectiveness. Both building hazards; fire spread and structural failure, are controlled and the risk of harm to customers and relevant persons is at a level that is as 'low as reasonably practical' with the likelihood of these risks being realised being extremely low.



1. Executive Summary (continued)

The Crocodile Court complex was developed by William Davis, the original contractor, following a £25million development and was handed over on the 02/08/2011 to Midland Heart. The complex in total comprises of 126 apartments and 42 townhouses.

Crocodile Court Block Y is 20.8m in height and consisting of 8 storeys, houses 45 social accommodation flats, 3 being Leasehold, as well as one flat (Flat 6) within the footprint but with its own independent access from Porchester Street.

Within Crocodile Court Block Y, the only 'In Scope' building in this complex has the following fire safety features: -

- Fire fighters lift
- Dry riser
- Good internal fire compartmentation.
- Fire alarm system; communal and residential (separate systems)
- Automatic opening vents (AOV)
- Premises information box (PIB)
- Wayfinding signage
- A well-managed building with a concierge service
- Fire doors to all flats and cross corridors.

Crocodile Court Block Y employs a tailored evacuation strategy to ensure resident safety. Office areas within the premises follow a "Full Evacuation" policy, supported by prominently displayed fire action notices. In contrast, the residential flats adopt a "Stay Put" policy, reflecting the building's structural safety features. This strategy is reinforced through fire action notices on display throughout the residential areas. Comprehensive fire safety information, including detailed protocols and guidelines, is accessible to all residents through a dedicated Resident's Handbook provided upon tenancy. Midland Heart maintains an informative website offering extensive resources on fire safety, keeping my home safe, structural safety, electrical safety to further educate its residents.

Additionally, there is a dedicated web page for Crocodile Court Block Y, <https://www.midlandheart.org.uk/crocodilecourt/>, where access to the FRA, Resident Friendly Building Safety Case Report, Mandatory Occurrence Reporting (MOR) and Resident Engagement documents can be accessed. A QR code is provided to all residents and displayed within the Crocodile Court Block Y premises, providing instant access, including access to a Resident Engagement Fire Safety video specifically for their premises. <https://youtu.be/1W1Zjbqk3Bc>





1. Executive Summary (continued)

1.1 Fire safety - Midland Heart

Annually, all residents and leaseholders of Crocodile Court Block Y receive crucial fire safety information, including guidance on inspecting flat front doors and general fire safety measures. Furthermore, an Annual Building Safety Survey is conducted to verify that tenants feel safe in their homes. As the Principal Accountable Person (PAP), Midland Heart ensures the safety of Crocodile Court Block Y under the requirements of the Building Safety Act 2022, by leveraging legal advice and fire safety expertise to maintain and enhance building safety protocols through our Primary Authority Scheme with West Midlands Fire Service.

1.2 Here's why the building is deemed safe:

Comprehensive Fire Safety Evaluation:

A Type 3 Fire Risk Assessment (FRA) was conducted by qualified members of the Institute of Fire Safety Managers. A retired Station Commander for West Midlands Fire Service with over 31 years experience, serving extensively in the Prevention Department as an Inspecting Officer & Strategic lead for Special Projects and Sprinkler installation.

The FRA assessment includes a peer review with the confirmation that the evacuation strategy and fire safety management processes are both suitable and sufficient for the type of building and its occupancy.

Robust Construction and Maintenance:

Constructed in 2011, the site retains parts of historical architectural frontage with modern safety features integrated. It holds a valid building control certificate, indicating

compliance with construction regulations at the time of construction. No structural issues have been identified since its completion. Regular inspection visits by on-site staff and scheduled contractor assessments help maintain structural integrity and address potential issues proactively.

Resident Engagement and Safety Features:

There's an active strategy to involve residents in safety decisions, which includes regular consultations and opportunities for them to raise concerns. The building is equipped with critical fire safety installations including a firefighter lift, fire alarm system, automatic vents, and FD30s fire doors, enhancing its defensive mechanisms against fire spread and supporting life safety.

Control of Building Hazards:

Hazards related to fire spread and structural failure are thoroughly controlled. The risk management strategies in place ensure that such risks are minimised to levels that are as low as reasonably practical.

Holistic Safety Management:

The overall approach integrates stringent fire risk assessments, resident involvement, and proactive building management to ensure that Crocodile Court Block Y remains a safe living environment.

Midland Heart's management, along with the specific safety measures and resident engagement strategies, ensure that Crocodile Court Block Y is not only compliant with safety regulations but also prioritises the well-being and security of residents. This holistic approach to building safety underscores a commitment to maintaining high safety standards and quality of life for all residents.





2. Building Safety Manager

Midland Heart as an Entity is undertaking the role of 'Building Safety Manager'. This allows us to pool expertise across a range of individuals within the organisation to ensure continuity and delivery of a first-class, safe service for all residents and building users. The group is chaired by the Executive Director of Property Services and includes those with competencies in Building Safety, Fire Safety, Health and Safety, Communications and Customer Engagement, Design, Construction and Asset Maintenance and Delivery.

3. Premises Description

3.1 Property Description and Compliance:

Crocodile Court Block Y, located at 209 Alma Road, Birmingham, B19 2AG, comprises an eight-storey housing block designated for general needs. The building reaches a height of 20.80 meters, measured in accordance with the methodology outlined in Approved Document B (ADB) of the Building Regulations. Constructed in 2011 as part of the redevelopment of the historic Crocodile Works site, it retains a valid Building Control certificate, affirming compliance with building regulations effective at the time of development.

3.2 Structural Composition:

This section of the complex includes three interconnected yet independently accessed buildings—Blocks 'X', 'Y', and 'Z'. There is a "party wall" between each block that confirms their independence. Notably, Block Y stands out as the only structure surpassing 18 meters, classifying it under the Higher-Risk Residential Building (HRRB) category due to its eight-story configuration.



3. Premises Description (continued)

3.3 Access and Infrastructure:

The primary entrance to Block Y is situated off Porchester Street/Alma Street in central Birmingham. The building is equipped with a centrally located, protected stairwell providing access to all residential flats via communal corridors.

3.4 Construction Details:

This building is a reinforced concrete frame building, with piled foundations, suspended beam and block ground floors and reinforced concrete upper floors ensuring robust structural integrity. There are also timber-frame infill panels and partitions within the building which add additional resilience. The lift and stair cores are in-situ cast reinforced concrete with reinforced concrete shear walls. The external walls comprise brickwork, which are supported on continuous angles at individual floor levels with wall ties in-line with relevant standard; cladding panels which are mechanically fixed to the timber-framed infill walls; and specialist designed curtain walling which is supported at individual floor level.

External Walls: Feature traditional brick and block construction with cavities filled with mineral wool insulation and an external masonry shell.

Decorative Features: Less than 10% of the exterior is decorated with isolated Aluminium Composite Material (ACM) panels, which are strategically placed and do not perceive to facilitate vertical or horizontal fire spread in the event of fire.



Figure 1 - View of decorative ACM on external walls and balconies

3.5 Roofing:

The roof comprises a timber structure designed by a specialist timber frame manufacturer and designer. The structure has an 18mm exterior grade plywood deck topped with a vapour barrier. Above the vapour barrier is insulation, and the waterproof covering is provided by a Trochal single ply membrane.

3.6 Residential Capacity:

Crocodile Court Block Y efficiently accommodates a diverse community within its 45 self-contained apartments, each designed to maximize space across the building's eight stories, ensuring a safe and inclusive living environment for all residents.



3. Premises Description (continued)



Figure 2 - Flat numbering index

3.7 Ground Floor Amenities and Layout:

The ground floor of Block Y is strategically utilised, featuring a concierge office, additional office spaces, a small conference room, and a staff kitchenette. Essential facilities such as staff toilets, and a welcoming reception area are also situated in the main foyer. Residential units are distributed with seven apartments each from the first to fifth floors, and five apartments each on the sixth and seventh floors.

3.8 Services for Residents:

Crocodile Court Block Y is specifically designed to cater to general needs residents, promoting independent living while ensuring a supportive environment. The building provides enhanced housing management and housekeeping services that operate daily from 07:00 to 22:00, excluding Sundays, focusing on maintaining a well-kept living environment rather than individual resident support.

3.9 Architectural and Safety Documentation:

Original construction 'As Built' plans are preserved, detailing the building's layout, foundations, wall cross-sections, and fire safety elements. These documents support ongoing maintenance, structural reviews, and emergency planning.

3.10 Fire Safety and Accessibility:

A key feature within the building is the 'firefighting lift', equipped with innovative 'Peek-a-Boo' functionality. This allows firefighters to check for safety before exiting the lift during emergencies. The lift system also includes an intercom on each floor for essential communication and an escape hatch for emergency egress. Regular safety checks are conducted monthly by certified contractors and weekly by concierge staff, with any urgent life Critical defects reported directly to the West Midlands Fire Services via their defect portal if unable to rectify within 24hrs.

3.11 Compliance with Fire Safety Standards:

The installation of the Fire Fighters lift adheres to the fire safety standards, including ADB (Approved Document B) and BS 9999, and meets the necessary requirements for high-rise buildings (HRB).

3.12 Waste Management Facilities:

Beneath a section of this building, a bin store is provided, featuring a 'high ceiling' design with continuous open ventilation and heat detection. The ceiling is reinforced with fire-resistant materials, and all junctures are sealed using fire-rated sealants, preventing fire-related spread.



3. Premises Description (continued)



Figure 3 - Firefighters Lift facility accessible from the main entrance.

3.13 Sterile Communal Spaces Policy:

To minimise fire risk, a strict policy prohibits storage of any items in communal spaces, including mobility scooters. This policy is enforced through the tenancy agreements and is routinely monitored with daily and weekly inspections and systematic monthly fire safety audits.

3.14 Gas and Electricity Supply:

The building is equipped with a gas supply that branches into each apartment, with individual meters housed within fire-resistant rooms on the ground floor. Additionally, the electrical system employs a three-phase supply to effectively manage the higher power requirements typical of large buildings, enhancing both safety and efficiency.

3.15 Window and Balcony Specifications:

The building features fire resistance aluminium, double-glazed windows throughout, offering enhanced insulation and security. A selection of apartments includes concrete balconies with wood-decked bases and concrete slabs upper layer, in conjunction with metal balustrades, ensuring durability and fire safety resilience.

3.16 Heating System:

Heating within the apartments is supplied by individual gas central heating systems. In contrast, communal areas do not have a heating system, except for the residents' meeting room/office on the ground floor, which is equipped to provide a comfortable environment for community activities.

3.17 External Wall Safety Features:

Crocodile Court Block Y incorporates decorative Aluminium Composite Panels as architectural decorative infills adjacent to the windows. These panels, each measuring approximately 2000mm by 800mm, constitute less than 10% of the building's external wall area. A thorough Fire Risk Appraisal of the External Wall System (FRAEW) has been conducted, with oversight from the West Midlands Fire and Rescue Service, (Primary Authority Partners). The assessment classified these panels as presenting a 'low' risk. Supporting this evaluation, 'As Built' plans were utilised in detailing the materials and construction techniques used, thereby ensuring transparency and accountability in the building's compliance documentation. These detailed reports and the confirmation of the external wall system's 'low risk' status have been duly submitted to the Building Safety Regulator as of 15 May 2024, aligning with regulatory requirements and enhancing stakeholder confidence in the structural integrity and safety of the building.



4. Key Contacts

4.1 Queries should primarily be made to our Company Secretary or alternatively to the Director of Building Safety and the Fire Safety Team (Details below)

4.2 All general queries, not relating to this report can be made directly to our Customer HUB: 03456020540 or contact@midlandheart.org.uk

| Job Title | Name | Contact |
|---|---|--|
| Building Safety Manager (Entity Group) | Chair: Executive Director of Property Services (main responsible person) | Company Secretary: – Primary contact for all building safety case queries |
| | Deputy Chair: Director of Building Safety | |
| | Named contact with the regulator: Company Secretary | |
| | Building Safety Compliance (Fire): Strategic Fire Lead | Sarah Scott Sarah.Scott@midlandheart.org.uk Tel: 0345 60 20 540 |
| | Building safety compliance (Other): Head of Building Safety | OR |
| | Maintenance and repairs (structure): Director of Repairs and Maintenance | |
| | Customer communications: Director of Corporate Affairs | Waseem Butt Director of Building Safety Waseem.butt@midlandheart.org.uk Tel: 0345 60 20 540 |
| | New developments: Head of Construction and Quality | Fire Safety Team – FRA. management@midlandheart.org.uk |
| | Complaints: Head of Quality and Customer Experience | |
| PDR (Safety Case files): Director of Property Investment | | |
| Health & Safety: Head of Health, Safety & Facilities | | |

5. Major Accident Hazards – Fire & Structural collapse

5.1 FIRE

5.1.1 Spread of fire.

5.1.1.1 What could go wrong?

A fire breaks out within the building. Such fires could result from various factors, including accidental ignition, electrical malfunctions, improper maintenance of communal areas, or deliberate acts such as arson. To mitigate these risks, measures are in place, including thorough inspections, prompt maintenance, and robust security protocols are enforced to safeguard all occupants and the premises.

5.1.1.2 How could it go wrong?

Each apartment in Crocodile Court Block Y is a designated fire compartment, installed with fire-resistant construction materials and FD30s fire doors equipped with self-closing devices. The building employs a dual alarm system strategy: individual domestic smoke detection systems (BS 5839 pt 6) within each apartment and a communal smoke detection system (BS 5839 pt 1, L5) in shared escape routes. These systems are essential for the operation of Automatically Opening Vents (AOVs), and for alerting the Alarm Receiving Center (ARC), and critical for the Fire strategy.

5.2 Potential Failures and Consequences

Robust systems are in place, but consideration has been given to the following potential safety compromises:

| Potential Failures | Consequences |
|----------------------------------|--|
| Faulty Alarm Systems | Should the communal smoke detection and fire alarm panel malfunction, there may be a delay in the detection of smoke, hindering the activation of the AOVs. This failure could result in smoke-filled escape routes, complicating evacuation efforts. The building’s CCTV system, monitored remotely from one of our other main offices, plays a critical role in identifying issues during non-operational hours (18:00 to 08:00 daily). The CCTV covers the Ground floor, lift, and entrance and exit points. In such events, the monitoring staff can rapidly alert emergency services. |
| Independent Alarm Failure | If an individual apartment’s smoke alarm system fails, the building’s design ensures that the communal system will activate once smoke infiltrates shared areas, thus still enabling emergency response coordination through the ARC. |



5. Major Accident Hazards – Fire & Structural collapse (continued)

| Potential Failures | Consequences |
|--|--|
| Electrical Issues | Faulty wiring, overloaded power outlets, and malfunctioning electrical appliances can all pose significant fire risks. High-rise buildings often have complex electrical systems that require regular maintenance to prevent issues. |
| Compromised Fire Compartmentation | Damage to compartmental boundaries or malfunctioning fire doors could potentially allow smoke and flames to spread beyond the origin. However, the building’s comprehensive fire alarm system is designed to provide early detection and facilitate swift mobilisation of firefighting resources. The West Midlands Fire Service, which operates continuously, boasts a response time of under five minutes for life-critical incidents, enhancing the chances of containing the fire within the initial compartment for up to 60 minutes. Local Fire Stations are in close proximity with Aston community fire station circa 0.8miles away. |
| Cooking Accidents | Kitchens in residential units are common sources of fires. Unattended cooking, flammable materials near stoves, and malfunctioning cooking appliances can easily lead to fires. |
| Heating Equipment | Improper use of heating equipment, such as portable heaters, or malfunctions in fixed systems like central heating can cause fires. |
| Smoking | If residents smoke inside their apartments, improperly discarded cigarettes can ignite fires, particularly if they come into contact with flammable materials like curtains, furniture, or bedding. |
| Arson | Intentionally set fires are a risk in any building, including residential high-rise building. This could be due to vandalism or malicious intent. |
| Faulty Fire Safety Equipment | If a fire extinguisher fails to function as intended during a fire, the situation could worsen significantly. |



6. What measures do you already have in place to prevent and minimise major fire accidents?

| Measure | How does this prevent and minimise? |
|--|--|
| Type 3 Fire Risk Assessment (FRA) | Conducted by a member of the Institute of Fire Safety Managers. The most recent FRA, completed in April 2024, reflects the comprehensive understanding applied by Midland Heart’s Fire Safety Team. This team has developed a deep understanding of the building’s safety dynamics over the years. |
| Inspection and Compartmentation Improvement assessments | Alongside the FRA, routine assessments including non-intrusive inspections of numerous apartments and detailed inspections of all communal areas have significantly improved fire compartmentation standards, enhancing the building’s overall fire safety. Currently, both Type 1 and Type 3 FRAs are sufficient for assessing Crocodile Court Block Y fire safety needs. |
| Risk Management and Documentation review | In conjunction with the FRA assessors, evaluate the probability of fire occurrence, with significant findings integrated into a structured program of works. This program priorities actions based on the level of risk. As of the latest review, there are no significant outstanding findings . Additionally, photographic documentation of all completed works is captured and securely archived, supporting ongoing monitoring and compliance verification efforts. |
| Automatic Fire Detection | Crocodile Court Block Y employs a BS 5839 pt1: L1 fire alarm system within designated areas, promptly alerting occupants and facilitating the evacuation. This system aligns with the building’s ‘Full Evacuation’ strategy for offices and communal spaces. Additionally, the communal escape routes are equipped with an L5 fire alarm system, which operates the Automatically Opening Vents (AOVs) upon smoke detection. The L5 system operates silently in residential zones to support the ‘Stay Put’ policy yet signals the fire control panel. |




| Measure | How does this prevent and minimise? |
|--|--|
| Concierge and Emergency Response | In the event of an alarm, the on-site concierge is notified and will investigate the cause if it is safe to do so. The alarm system is linked to an Alarm Receiving Centre (ARC), which promptly notifies the fire services if the evacuation is not responded to within 3 minutes. This robust linkage ensures that fire services are dispatched swiftly, enhancing the safety of both residents and staff. |
| Maintenance and Emergency Repairs | Crocodile Court Block Y implements a maintenance schedule. This includes weekly and monthly checks, supported by an annual maintenance routine spread across four quarterly visits. Repairs are addressed under a Service Level Agreement (SLA) with specialised contractors, mandated to resolve emergency remedials within two hours. The Building Safety Compliance Team monitors this agreement to monitor performance standards to maintain efficient response times. |
| Weekly and Monthly Safety Checks | Crocodile Court Block Y safety maintenance is managed by trained Concierge staff, who perform regular checks on essential safety equipment including the fire alarms, automatic opening venting systems, emergency lighting, and security features. Any issues detected during these inspections are swiftly addressed. Results and remedial actions from these monthly inspections are systematically documented within the C365 Fire Risk Management system, maintaining a comprehensive record of safety compliance and actions taken. |
| Electrical Inspections | Our safety compliance protocol includes a five-year inspection schedule for electrical installations within each apartment, as well as communal areas, ensuring all components meet safety standards. This routine is expedited if an apartment is re-let before the five-year mark. Included are the leaseholders of flats 214, 114, and 509, where Midland Heart conducts the inspection to ensure the buildings safety. Any remedial actions identified are the responsibility of the leaseholder to address. We employ Electrical Engineers accredited by the National Inspection Council for Electrical Installation Contracting (NICEIC) to conduct any works. |



| Measure | How does this prevent and minimise? |
|--------------------------------------|---|
| Sterile Communal Areas Policy | We uphold a strict zero-tolerance 'sterile policy' in communal areas to mitigate fire risks by prohibiting the storage of items in these spaces. In cases where items are found, they are promptly removed if ownership cannot be determined. This process ensures communal areas remain clear and safe, minimising potential fire hazards. |
| No Smoking Policy | The building has a 'no smoking policy' in communal areas which is signed throughout. Residents can smoke within their individual flats. |
| Security | An intercom system is installed to ensure access to the building is only granted to legitimate visitors and a secure metal 'Bamford' type door is installed so access cannot be obtained to unauthorised visitors. CCTV is installed throughout the ground floor and is monitored 24/7 remotely by 'The Hub' monitoring station. |
| Tenancy/Lease Agreements | Each tenancy resident of the building has signed a tenancy agreement to prevent them from misusing the apartment. Residents are also responsible for the behavior of their visitors, under the terms of the agreement. Any breaches of this agreement are acted upon through a process of warnings and, where the severity of a breach warrants, court action is taken. |
| Fire Evacuation Drills | Fire evacuation drills are undertaken by the Concierge Teams 6 monthly. Office spaces have a 'Full Evacuation' policy. The residential areas have a 'Stay Put' policy. |
| Partnership Working | We have actively participated in the Primary Authority scheme since April 2018, leveraging this relationship to secure assured advice on our fire safety strategies. This collaboration also extends to consistent engagement with local fire and rescue service and Local Authorities. The partnership approach ensures that our fire safety measures are robust, consistent, and compliant with current standards, enhancing safety for all building occupants. |



| Measure | How does this prevent and minimise? |
|-------------------------|--|
| Fire Door Checks | From August 2022, in compliance with the Fire Safety Regulations 2022, we commenced a regime of fire door inspections of all front doors annually to the best of our endeavors and communal fire doors monthly. This is to ensure they operate effectively, are free from damage and have suitable fire safety features in place. Currently all flat doors have been inspected in the previous 12 months. |
| Wayfinding | Wayfinding is installed on all floors and can be seen in dim light from the top of all landing steps of all floors. Additional signage can be seen from the lift car doors as they open to identify floor numbers. Additional signage for means of escape is located throughout the premises. |
| CCTV | We have a CCTV system in place to discourage anti-social behavior which could lead to arson risk or damage to fire safety measures. There is no history of Arson or significant ASB recorded for this premises. |
| Gas | <p>The building is supplied with a gas supply. Each apartment has a gas boiler and cooker point. In accordance with the Gas Safety Regulations, we service each boiler at least annually. Gas supply pipework is present in riser cupboards and each riser cupboard is fitted with Gas monitors to alert of any gas escape. These riser cupboards are all suitably fire stopped.</p>  <p>Figure 4 - Gas monitor installed in riser cupboards.</p> <p>Communal hot water and heating is provided by a commercial boiler system located in the plant room. This is serviced at least annually.</p> |



| Measure | How does this prevent and minimise? |
|--|--|
| Onsite Concierge | The building has a Concierge Service in place. This operates Monday-Saturday 07:00hrs – 22:00hrs. The Concierge Officer ensures the building is safe and well maintained. Any issues identified such as fire loading or smoking in communal areas are dealt with by the Concierge Officers. |
| Staff Training in Fire Safety & Fire Extinguisher | All Midland Heart personnel and on-site staff, undergo mandatory induction and periodic refresher training through an e-learning module that encompasses essential aspects of fire, health, safety, and welfare. This training ensures compliance with Midland Heart’s Health & Safety Policy. Specifically, concierge staff receive additional training to function as Fire Marshals, enhancing their capability to manage fire safety effectively. |



Figure 6 - Picture of compartmentation technique in communal spaces for cable penetrations.

7.2 Smoke Control System

Automatically Opening Vents are linked to the fire alarm panel and are activated by detection fitted in the communal areas and at the head of stairs. These divert smoke away from escape routes and into open air. This ensures smoke would not significantly impede the escape routes. These are tested monthly.

7.3 Fire Fighters Lift

The building has a firefighters lift which has an escape hatch in the lift car roof, an intercom system operable from each floor to the ground-based firefighters and a 'Peek-a-Boo' function to enable firefighters to control the opening of the lift door on each floor. This is tested monthly during the lift service. This lift could be used to support evacuation of persons who may have difficulty with stairs under the supervision of the fire service.

7.4 Evacuation Policy

In the event of a fire alarm activation, residents not affected will not be alerted unless the fire is within their apartment. All residents are advised to 'stay put' if safe to do so unless the fire is in their apartment. If the fire is within the communal areas or offices spaces, there is a Full Evacuation policy in place where persons should leave immediately, notify the fire service, and ensure they close any doors behind them, without locking them, and assemble in the designated assembly point away from the building.



Figure 7 - Fire Evacuation notices displayed throughout the premises.



7.5 Emergency Lighting

A full emergency lighting system is installed throughout the escape routes in the building and associated rooms. In the event of a fire affecting the primary lighting, all residents will be able to safely evacuate the building without risk of poor light obscuring their vision.

7.6 Fire Doors

Each apartment's front door is a nominal FD30s fire door which is designed to resist both smoke and fire for a minimum of 30 minutes. Lobby areas, stairwells and long travel distances are also protected by fire doors with vision panels (cross corridor doors) to ensure they remain safe for building users to evacuate. All doors are inspected in accordance with the Fire safety Act 2021.

7.7 Fire Alarm System/Alarm Receiving Centre

In the event of a fire within a single apartment or office space, the alarm system will sound locally to alert occupants immediately affected to escape. If smoke enters escape routes detectors will operate and open the automatically opening vents in that area to remove smoke to ensure the escape routes remain clear. If the office and/or escape route detectors are activated, the Alarm Receiving Centre (ARC) will alert the local fire and rescue service, so they can attend and deal with any incident. The Fire Alarm is Tested Weekly and Serviced Quarterly where over a 12-month period, all devices are tested in accordance with British Standard.

7.8 Dry Riser

A single dry riser is installed centrally in the protected stair to provide the Fire service with water at all levels. All Flats can be reached within 45m of the outlet. The inlet, to feed the Dry Riser, is visible from the main road, located adjacent to the main entrance and is signed accordingly. It is well within 18m of the expected Fire Appliance parking point. A Hydrant is provided directly in front of the main entrance, and a further hydrant can be found outside Lidl opposite. West Midlands Fire Service is a whole-time brigade and ensures all life critical incidents will be attended within 5 minutes.



7.9 Premises Information Box

In line with the Fire Safety (England) Regulations 2022 there is a premises information box (PIB) with information to support the fire service in the event of an incident. This contains.

- Building Plans with Key system location and isolation points
- Emergency Response Plans
- Emergency Evacuation Information Sharing
- Service Keys.



Figure 8 - Premises Information Box installed at Crocodile Court Y Block

7.10 Out-Of-Hours (OOH) service

We have a 24/7 service where our staff can support our customers in the case of an emergency. We have a Strategic Emergency Response Plan (ERP), which can be invoked when a disruptive event has potential to reach significant risk impact. Such events are numerous and unpredictable but include:

- Large Scale Fire, collapse or flooding or other events which cause casualties, denial of access and loss of property.
- Widespread or prolonged loss of utilities
- Health emergencies
- IT Failure

Staff receive 'in-person' training as part of the corporate induction process that is refreshed annually.

7.11 Emergency Response Plan (ERP)

Crocodile Court Block Y has a bespoke ERP that details Emergency contact numbers, isolation points, and relevant details to support operatives/emergency services on-site in the event of all eventualities located in the Premises information box on site. In addition, the building plans for Crocodile Court Block Y have been shared with West Midlands Fire and Rescue Service, who are familiar with this HRB.

7.12 West Midlands Fire & Rescue Service

Crocodile Court Block Y is located within the West Midlands fire service area who operate a whole-time metropolitan fire service. Life critical incidents are expected to be attended in under 5 minutes with the local fire station, Aston Community Fire Station, located less than 1 mile away (see below).



Figure 9 - Map showing distance of Aston Fire Station 0.8miles away from Crocodile Court Block Y

8. How do you make sure your safety measures will work when required?

8.1 Installation Standards

The Fire Alarm systems was installed to the British Standard BS5839 pt 1 & 6. The emergency lighting system was installed to BS5299. All fire door repairs are carried out by trained and certified BM TRADA, FIRAS contractors.

8.2 Preventative Maintenance

Crocodile Court Block Y is subject to a building compliance regime to oversee the safety systems installed throughout the property. This regime adheres strictly to relevant statutory guidelines and British Standards. Its efficacy is regularly reviewed by Senior Management through a monthly 'Performance Matrix', a strategic tool designed to preemptively identify potential system failures and ensure operational integrity.

The maintenance strategy is structured to minimise the likelihood of any safety system failures. In instances where system faults or necessary repairs are identified, these are addressed by a qualified contractor within predetermined timelines to mitigate any associated risks.

In scenarios where immediate repairs are not feasible, the building management undertakes a comprehensive risk assessment to implement interim mitigations. These may include consultations with the Primary Authority for expert advice or employing risk reduction measures. For instance, Fire & Evacuation Contractors are on standby to provide support or a waking watch, deployable within four hours of notification. Furthermore, all Fire Alarm

Contractors are equipped with portable, battery-operated detection systems to install temporary detection as needed, ensuring continuous protection and safety for all residents and visitors.

All flat front fire doors are annually inspected and recorded. Any noted issues are raised for 'Action' through our in-house mobile app, C360.

8.3 Emergency Response Plan (ERP)

A plan is in place for dealing with emergencies and is reviewed by staff every 3 months. This plan is supported by drawings of the building layout. Both the plan and drawing contain key pieces of information to enable emergency services to locate shut off/isolation points, key contacts and to see which residents are vulnerable. ERP is located on site within our Premises Information Boxes (PIB), installed in the main reception.

8.4 Staff Training

Our Concierge Team are trained to undertake daily, weekly and monthly fire safety checks (monthly checks are recorded digitally). Refresher 'how to' videos have also been created and are available for all staff to ensure they keep their knowledge up to date. In addition, our Fire Risk Assessors are trained to 'Level 4 Diploma FRA Assessors' and affiliated to professional memberships such as Institute of Fire Safety Managers and Institution of Fire Safety Engineers. Our Director of Building Safety has successfully completed the CIOB Level 6 Building Safety Manager Diploma 2023.



8. How do you make sure your safety measures will work when required? (continued)

8.5 Governance

Governance and performance oversight of the controls detailed above feed into a series of senior management reports from 'Audit & Risk' and Safe and Strong Group to 'Executive Board' and 'Main Board' meetings.

8.6 FRA Inspections

Crocodile Court Block Y has an annual schedule for its Fire Risk Assessment and is performed by qualified 'Level 4 or higher' Risk Assessors. During this process fire safety measures are inspected and tested (where applicable) to ensure compliance. The Fire Risk Assessment is peer reviewed once completed.

8.7 Gas & Electricity

In line with Midlands Hearts' quality assurance framework, any Gas Safety Inspections and EICRs conducted on communal landlord supplies will be audited by an external auditor. Random sample audits are conducted on individual flats and will be carried throughout the programme life cycle. In addition, A DSEAR (The Dangerous Substances and Explosive Atmospheres Regulations 2002) assessment is programmed to be undertaken on Crocodile Court Block Y during September 2024 to ensure that any risks are mitigated.

9. What is your plan to implement further measures?

9.1 Findings:

Following scrutiny of the existing measures in place within Crocodile Court Block Y, it has been concluded that presently no further measures are required to supplement current standards to ensure Crocodile Court Block Y remains safe to occupy.

9.2 System upgrades:

Crocodile Court Block Y is a modern building that was built to the methodology of modern Building Regulations. Remediation works have taken place for a range of neighbouring premises on site, including continuous panels of ACM that were removed from neighbouring premises. These formed a continuous external wall system on the premises known as the 'Townhouses' and were replaced with Rock Panel- 'Brilliant' panels with a Bs-s1,d0 Euro-class rating in July 2018.

Currently, there are no areas within Crocodile Court Block Y deemed in need of remediation. However, we maintain a commitment to the cyclical enhancement of building systems, including critical safety systems like fire alarms. As systems approach the end of their operational lifespan, we will integrate the latest advancements and regulatory guidance into our upgrade plans. One such advancement under consideration for future integration is an Evacuation Alerting System, designed to enhance resident safety in emergency situations. This forward-thinking approach ensures that Crocodile Court Block Y not only meets but exceeds safety standards, safeguarding both the physical structure and its residents.



10. Major Accident Hazards – Fire & Structural collapse

10.1 Structural Collapse.

10.1.1 What could go wrong?

A structural collapse could arise within the building leading to injury or harm to residents or visitors to the building. Various issues could lead to a collapse such as impact by vehicles or an explosion.

10.1.2 How could it go wrong?

The building is supported by foundations designed to carry the load. If these foundations and/or key structural load points were to fail over time or due to impact this could lead to structural collapse.

10.2 What measures do you already have in place to prevent and minimise major structural failure?

10.2.1 What is in place to stop it going wrong?

At Crocodile Court Block Y, we are vigilant about the structural integrity of our building to prevent any potential collapse that could lead to injuries or harm to our residents and visitors. Recognising that such incidents could stem from unforeseen events such as vehicle impacts or explosion, we have implemented safety protocols. Our approach includes regular structural evaluations and responsive measures to any risks that could potentially compromise the building's integrity. Through these proactive efforts, we aim to maintain a secure living environment and mitigate any risks associated with structural instability.

In 1970 a Fifth Amendment to the UK Building Regulations was introduced. Structures were required to exhibit a minimum level of robustness to resist progressive collapse. This building would be categorised as Class 2b under the building regulations as it is residential accommodation of between 5 and 15 storeys, which requires additional measures to resist disproportionate collapse. This building was designed and built after this date, in-line with accepted codes of practice and Building Regulations.

This building is a reinforced concrete frame building, with piled foundations, suspended beam and block ground floors and reinforced concrete upper floors. There are also timber-frame infill panels and partitions within the building which add additional resilience. The lift and stair cores are in-situ cast reinforced concrete with reinforced concrete shear walls. The external walls comprise brickwork, which is supported on continuous angles at individual floor levels with wall ties in-line with relevant standards; cladding panels which are mechanically fixed to the timber-framed infill walls; and specialist designed curtain walling which is supported at individual floor level.

The building is watertight and protected from weather by external masonry and the roofing system. Any signs of water ingress are identified and investigated by our In-House Maintenance Service. Access to the roof is controlled by a locked door to prevent unauthorised access. The building is in good condition with no major defects present. A recent Drawing Review and Conditioning Report stated, in conclusion, that:

'Structural safety and the ability of a building to withstand disproportionate collapse is a key consideration in buildings, especially those above 5 storeys (at the time Crocodile Court Block Y was constructed) following Ronan Point.

Crocodile Court Block Y comprises general needs flats across 8 floors, with a reception and concierge at ground floor level. The roof is flat with a small parapet, the building has multiple balconies, and the façade consists of brickwork with small sections of cladding.

Under the Building Regulations Crocodile Court Block Y would be in Class 2b as it is residential accommodation of between 5 and 15 storeys. Crocodile Works was newly constructed in 2011 and therefore was designed and constructed to satisfy the requirements of Building Regulation A5 (resistance to disproportionate collapse).

A drawing review identified that the key structural elements at Crocodile Court Block Y were designed by competent designers and specialist subcontractors, in line with recognised codes of practice. The building also has all relevant building control and warranty documentation as well as product and design guarantees and warranties.

Finally, a visual survey of the building identified minor thermal cracking in places – which is not considered to be significant to the building's performance, but generally highlighted that the building is well maintained and in good condition.'

10.2.2 Lightning Protection

To safeguard against potential hazards from lightning strikes, Crocodile Court Block Y is equipped with a lightning protection system. This safety feature efficiently channels electrical discharges safely to the ground, significantly reducing the risk of structural damage or collapse. Given its status as an HRB, Crocodile Court Block Y could be more susceptible to lightning strikes. We ensure the reliability and effectiveness of this protection through annual maintenance checks, thereby always maintaining our commitment to safety and structural integrity.

10.2.3 Gas Detectors in riser cupboards.

To ensure the highest safety standards, Crocodile Court Block Y has incorporated gas detectors within the service riser cupboards. These detectors are strategically placed to monitor any potential gas leakage from the mains running through these internal areas. This proactive approach is crucial for early detection and immediate response, preventing any possible hazards related to gas accumulation.

10.3 What is in place to limit the effects should it go wrong?

10.3.1 Structural failure

In the case of a structural failure, over time these would become visible through cracks or areas of damage to walls and/or floors. Any structural issues would be identified through one of our regular inspections within the building. We undertake monthly servicing and maintenance to key areas, monthly fire safety checks, 7-year stock condition surveys and reactive repair visits.



10. Major Accident Hazards – Fire & Structural collapse (continued)

We also have robust systems in place to enable residents to report any concerns they have with the building to us.

10.3.2 Impact

The building is located in a built-up residential area with low-speed limits, and is set back from the road, so vehicular impact is unlikely. However, if impact did occur and caused structural damage, we would assess this immediately as part of our Emergency Response Plan. Our out of hours Surveyors would work with the local fire service and inspect any areas of damage and if necessary, take appropriate steps to support damaged areas or arrange decants if required. It is worth noting that the external walls are independently supported at individual floor levels to mitigate disproportionate collapse of the external envelope.

10.3.3 Explosion

Ventilation and detection are installed within risk areas, along with mains gas isolation valves for the communal areas and individual valves for each residential property. There are mains powered natural gas detectors installed in all riser cupboards on each floor where there is a gas supply present. In the event of a gas escape these detectors will activate an audible alarm with a strobe flashing in the communal area. Additionally, there are electrical main isolators located in the mains electrical power inlet cupboard. These can be manually activated in the event of emergency such as a fire. We undertake gas servicing to all areas annually and EICR electrical inspections are undertaken every 5 years. There is also lightning protection installed to the main block which is tested annually.

10.4 How do you make sure our safety measures will work when required?

How do you ensure the controls would operate effectively when required?

We undertake the following visits to the building and during these visits any issues identified are reported and acted upon appropriately.

| Visit Purpose | Visit Frequency |
|------------------------|----------------------|
| Stock Condition Survey | 7 Years |
| Concierge Walkabout | Daily |
| Fire Safety Checks | Monthly |
| Reactive Repairs | As and when reported |
| Servicing visits | Monthly |
| Fire Risk Assessment | Annually |

10.5 Along with our complaints process we have additional processes in place to capture any unresolved customer building safety concerns. Once reported the Health and Safety Team liaise with relevant colleagues and teams to ensure appropriate actions are taken to resolve the concerns raised. Performance monitoring and lessons learned are reported into our Safe and Strong Group.



11. Management of changes to our building

11.1 The implementation of significant structural or functional changes to Crocodile Court Block Y is managed under the vigilant oversight of the Building Safety Entity Group. This process ensures all alterations align with the highest regulatory standards and are executed with paramount safety considerations. Engaging with residents is a critical step prior to initiating any changes; this practice is integral to our resident engagement strategy, fostering transparency and participatory decision-making to reinforce community trust and involvement.

Complementing this, our maintenance schedule proactively ensures that all critical building components such as kitchens, bathrooms, and lifts are maintained to a good condition. Regular stock condition surveys are instrumental in identifying the need for updates or replacements, prioritising these based on urgency and potential impact. These renovations are managed by Contract Managers who enforce comprehensive safety protocols. This includes conducting detailed Risk Assessments and Method Statements (RAMS), and ensuring the appropriate permits are secured for any high-risk operations. All refurbishment tasks are entrusted to fully certified professionals, with their work subjected to post-completion evaluations to verify both adherence to safety norms and the quality of craftsmanship, thereby ensuring the facility remains safe and well-maintained.

11.2 Engaging and communicating Building Safety matters with Crocodile Court Block Y residents.

11.2.1 At Crocodile Court Block Y, our top priority is the safety and well-being of our residents. We are committed to ensuring that every resident feels safe in their home and confident in communicating any safety concerns they may have. To this end, we have established a dynamic and responsive safety management program. This program is designed to regularly review and enhance safety measures, ensuring they remain effective and are adapted to meet evolving needs. We strive to maintain open lines of communication with our residents, encouraging them to participate actively in safety discussions and feedback sessions, thus fostering a collaborative environment for safety enhancements at Crocodile Court Block Y.

11.2.2 In our ongoing efforts to foster robust engagement with residents of Crocodile Court Block Y, we conducted a comprehensive consultation in August and September 2022 to determine their preferred communication methods regarding building safety. The feedback highlighted a preference for diverse channels of communication, with posters emerging as the favoured method. However, many residents also expressed a preference for digital communications, such as emails and texts. Additionally, the value of direct, face-to-face interactions through our Concierge service and Housing Manager was underscored.



11. Management of changes to our building (continued)

11.2.3 Moving forward, we are committed to implementing a hybrid communication strategy that incorporates both traditional and digital methods to ensure that we address the varied needs and preferences of our residents. This strategy is part of our broader Resident Engagement Strategy, which is tailored specifically for the community at Crocodile Court Block Y and detailed in our engagement documentation. By embracing a variety of communication channels, we aim to enhance our engagement effectiveness and ensure that every resident’s voice is heard and considered in our building safety protocols.

11.2.4 At Crocodile Court Block Y, we are dedicated to continually assessing and enhancing our fire safety protocols and ensuring that all residents have access to vital safety information. To this end, we engaged with residents in November 2022 and June 2024 to discuss their perceptions of fire safety and the accessibility of relevant information. These consultations were aimed at understanding residents’ concerns and gathering their insights, which are crucial for refining our communication and safety strategies.

11.2.5 The feedback obtained has been instrumental in shaping our ongoing communication plans and ensuring that safety information is both accessible and tailored to meet the needs of all residents. These discussions help us to pinpoint areas for improvement and ensure that our fire safety measures are comprehensive and well-understood. The outcomes of these consultations are now guiding our strategies

for information dissemination and resident engagement to foster a safer living environment at Crocodile Court Block Y.

11.2.6 We proactively provide customers with information and a booklet on how we keep their home and their building safe and how to effectively communicate with us.

At Crocodile Court Block Y we:

- Tell customers to contact us (either through the Concierge team, or via phone or email) to report any concerns as soon as they occur.
- Use communal notice boards and letters to tell customers to keep fire doors closed, and not to wedge them open.
- Carry out regular patrols and checks through our Concierge team and mobile caretakers to ensure exits and corridors are clear of obstructions and flammable items. Customers are notified if they breach any safety guidance.
- Make it clear through tenancy agreements that customers must give us access to their home to complete any building safety repairs or checks.
- Encourage customers to hold a valid home contents insurance policy at sign up and through regular digital campaigns.

11.2.7 At Crocodile Court Block Y, transparent communication with our residents regarding the safety measures in place to protect their homes is one of our key tenant engagement priorities. Annually, we dispatch notifications to all residents outlining the scheduled maintenance activities for the building’s safety systems, detailing the specifics of past maintenance endeavors to ensure clarity

and transparency. Additionally, we keep our residents well-informed about the outcomes of our Fire Risk Assessments. Upon request, we provide residents with copies of the assessment, ensuring they are fully aware of the safety standards and procedures that safeguard their living environment.

This approach is part of our commitment to keeping residents informed and involved in the safety protocols that affect their daily lives. If Residents are not happy with our services, we ensure they are aware of our complaints process and of their right to contact the Housing Ombudsman.

11.2.8 Compliance Table

| Compliance Area | Date Completed | Date Next Due | Frequency |
|---------------------------------|----------------|---------------|-------------|
| Fire Alarm Service | 26/10/2023 | Oct - 2024 | Annually |
| Commercial Gas Boiler | 15/12/2023 | Dec - 2024 | Annually |
| Electrical Installation Test | 10/05/2022 | May - 2027 | Five yearly |
| Lightning Protection System | 30/04/2024 | April - 2025 | Annually |
| Portable Appliances Testing | 08/08/2023 | Aug - 2025 | Bi-Annually |
| Smoke Vents (AOV) Service | 20/05/2024 | Nov- 2024 | Annually |
| Emergency Lighting Service | 20/03/2024 | March - 2025 | Annually |
| Passenger Lift Service | 01/08/2024 | Sep - 2024 | Monthly |
| Passenger Lift LOLER Inspection | 13/03/2024 | Sep - 2024 | Six monthly |
| Water Hygiene Risk Assessment | 13/01/2023 | Jan - 2025 | Bi-Annually |
| Dry Riser Service | 22/02/2024 | Feb - 2025 | Annually |
| Electric Gate Service | 13/05/2024 | May 2025 | Annually |
| Fire Risk Assessment | 20/10/2023 | Oct - 2024 | Annually |
| Fire Fighting Equipment | 12/01/2024 | Jan - 2025 | Annually |



11. Management of changes to our building (continued)

11.3 When we plan to make changes at Crocodile Court Block Y that relate to the safety of the building we will engage and communicate with residents.

We will engage with residents at Crocodile Court Block Y when:

- Proposing changes to the building that could impact customer safety.
- Reviewing, updating, or amending building safety policy/procedures
- Carrying out any refurbishment works to the building.

11.4 At Crocodile Court Block Y we prioritise the safety and well-being of our residents. To address building safety issues effectively, our protocol is designed to capture and resolve concerns swiftly. When residents report safety issues, our initial step involves verifying whether the issue has been previously reported and remains unresolved. This process helps in tracking repeated concerns effectively.

Upon confirmation that the issue is still pending, we immediately escalate the matter to our dedicated Health and Safety Team. This team undertakes a thorough review and follows up diligently until the issue is fully resolved. This systematic approach ensures that all concerns are addressed promptly and efficiently, reinforcing our commitment to maintaining a safe and secure living environment for all residents.

We will:

- Make sure the full details of the concerns are captured,
- Liaise with the appropriate teams to find a solution and keep the customer regularly updated,
- Monitor the issue until the matter is resolved,
- Liaise with customer again to be sure the issue is resolved before closing the case down.

All cases raised with the Health and Safety Team are reported to our internal Safe and Strong Group to discuss outcomes and to highlight any improvements we can make to the way we manage the safety of Crocodile Court Block Y.

11.5 At Crocodile Court Block Y, we are committed to maintaining the highest standards of building safety and resident satisfaction. Our complaints procedure is aligned with the independent housing ombudsman's code of practice, ensuring that all building safety concerns are managed with rigor and transparency. This procedure is widely publicised across all our communication platforms to ensure that all residents are aware of how to voice their concerns.

Residents are encouraged to report any building safety issues through our structured complaint process. If a resident feels that their concern has not been adequately addressed, our procedure outlines clear steps for escalation, including how to engage with the Building Safety Regulator.

In our dedication to resolving issues efficiently, we closely monitor all complaints related to building safety at Crocodile Court Block Y. This systematic tracking helps ensure that concerns are resolved promptly and that our practices remain in full compliance with safety regulations and resident expectations. All Building Safety complaints are shared with the Head of Building Safety, Director of Building Safety and Head of Health and Safety

11.6 Building Safety concerns communication with our residents:

- We hold update meetings on the progress of all building safety complaints that have been raised at Crocodile Court Block Y.
- Details of how we have responded to Building Safety Concerns will be reported to our Executive Team and Safe & Strong group in line with our governance procedures.
- All Building Safety complaints made (including the outcomes) regarding will be stored in the building safety case report.



12. Why is the building safe to occupy?

12.1 Fire Strategy

A fire strategy is in place and the suitability of this has been assessed and found appropriate during the annual type 3 Fire Risk Assessment.

12.2 Aluminium Composite Material panels (ACM), whilst on the External walls, have been assessed as '**low risk**' by West Midlands Fire Service, Fire Engineers, through our Primary Authority Partnership scheme and this is due to their dispersed design and size.

12.2.1 How do we know they are safe?

Following a Fire Risk Assessment in 2021, undertaken by our competent Strategic Fire Lead, with over 30 years' experience within West Midlands Fire and Rescue Service, it was highlighted that we had small decorative panels on the façade of the building. We then referred to the "As Built" plans to identify the material and construction format of these panels. The "As Built" plans identified that the panels were Alucobond 4mm ACM.

Following the identification of the material we undertook an intrusive survey in November 2021 to confirm that the panels were ACM as described in the "As Built" plans. Following the intrusive survey, a report (FRAEW) was compiled using Guidance from PAS9980. It confirmed that the "As Built" plans were accurate regarding the materials and the system used to install them.

This report was then shared with our Primary Authority Partners, West Midland Fire and Rescue Service. Subsequently an onsite joint inspection was completed in January 2022 by our Strategic Fire Lead and West Midlands Fire Engineers. The purpose of this inspection was to assess the likelihood and severity of a fire

affecting the external wall system and the risk to relevant persons.

12.2.2 What assessments have been carried out of the External Wall System (EWS)?

An intrusive inspection was undertaken by our competent Strategic Fire Lead and by our FIRAS accredited contractors based on the Guidance provided in PAS9980. This inspection report was then shared with our Primary Authority Partners, West Midland Fire and Rescue Service.

We regularly undertake the FRA for this building with the last one being completed on 03/04/24. As a building 'in scope' we have placed this building on a 12-month FRA cycle.

We undertake the following regular (dependent on guidance) safety inspections at the building:

- Means of Escape ensuring all routes are clear and accessible.
- Signage suitability and presence.
- Fire detection.
- Emergency Lighting.
- Fire Door Checks (flat & communal doors).
- Fire Fighting Lift operation and LOLER.
- Fire Drills for office areas.

A joint inspection with West Midlands Fire Service was conducted on 7th January 2022. This was attended by West Midlands Fire Service officers David Brookfield, B Eng Fire Engineer, MIFireE, and Andrew Davis MIFireE, Fire Engineer, Fire Safety Technical Delivery West Midlands Fire Service (WMFS). The purpose of the joint inspection was to assess the likelihood and severity of a fire affecting the external wall system (EWS) and the risk to relevant persons.



12. Why is the building safe to occupy? (continued)

The outcome of the joint inspection determined by West Midlands Fire Service deemed to risk to be **low**, based on the information available at the time, and their following factors which they had considered::

- The limited extent of the panels.
- The method of fixing.
- Compensatory features within the premises.
- The guidance contained within PAS 9980:2022

We have recompleted an External Wall Report via the West Midland Fire Service Portal, which has been acknowledged and recorded.

In Summary Following the intrusive survey, joint site visit with the Fire Service, and ongoing regular comprehensive safety checks, the fire risk posed by the External Wall System (EWS) is deemed **low**. Continuous monitoring and regular maintenance of fire safety systems are carried out to uphold safety standards. Further, any identified defects in communal areas have been remediated to a high, third-party accredited standard, confirming the building's compliance with required safety regulations. This approach and findings confirm that the building's fire safety provisions are robust, with effective measures in place to mitigate risks and ensure the safety of its occupants.

12.3 Regular visits are undertaken to the building to ensure the occupancy group and building are managed to reduce any potential for a fire to start or a structural collapse to occur.

12.4 Passive and Active fire protection systems have been designed to prevent fire spread, warn occupants and to support in safe evacuation, if required. A sterile communal spaces policy is in place and monitored through regular checking by the onsite Concierge.

12.5 A servicing, maintenance and inspection regime is in place for the safety systems for the building to ensure these operate correctly.

12.6 In line with all statutory requirements and best practice all servicing and maintenance of building systems that impact the safety of the building and customers are serviced and maintained at the required frequencies. Performance of Building safety Compliance is overseen by our governance structure.

12.7 A Property Digital Record (PDR) is in place which records relevant Building Safety documentation and major building changes should these occur.

12.8 A Building Safety Competency Framework is in place to ensure our staff and others undertaking works in our buildings are competent to do so.

12.9 An Emergency Response Plan (ERP) has been created for the building and has been communicated with the Fire Service.

12.10 A Crocodile Court Block Y Resident Engagement Strategy detailing:

- the buildings Fire evacuation strategy
- who is the Building Safety Manager and Responsible Person
- residents' roles and responsibilities
- how to raise and escalate Building Safety concerns, including Mandatory Occurrence Reporting and
- any complaints (including escalation policy) have been communicated to all residents in the building.



13. Mandatory Occurrence Reporting System (MORS)

13.1 MORS is in place and is communicated to all relevant colleagues, accountable persons, and residents, and clearly displayed within communal notice boards and detailed within our Resident Engagement Plan. The MORS details what, how and who to report mandatory occurrence to and timeframes in responding to these. The 'Building Safety Entity Group' tracks MOR and determines the severity and if the matters raised meet the requirements of a mandatory occurrence. The entity group will put in place any immediate remedial action to ensure the safety of residents and notifies the BSR within 10 days of being informed of a MOR.

13.2 A QR code is available via the Crocodile Court Block Y residents web page which allows residents and Staff to immediately report any 'Safety Occurrences' which may lead to a MOR and the QR code is displayed in the communal areas.



13.3 Building Safety Concerns - We have a system for tracking and escalating building safety concerns where residents, colleagues and third parties raise safety concerns relating to the building or an individual property on multiple occasions without appropriate or timely action/ remediation. These matters are escalated to our health and safety team who consult with the business to investigate and arrange for appropriate action to be taken. Performance reports and learning feedback are then reported through our Safe and Strong Group.



14. Monitoring & Reviewing

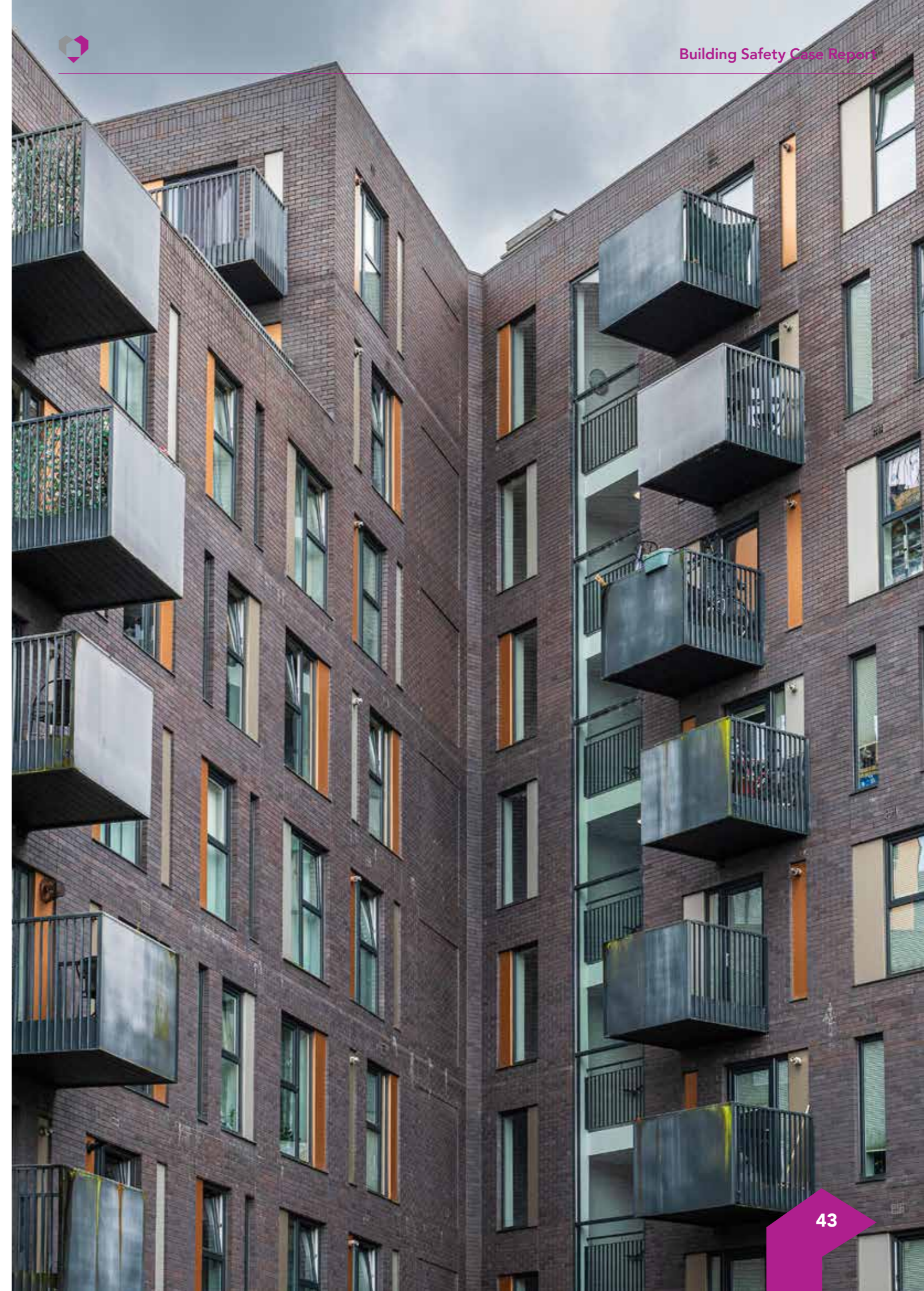
14.1 At Crocodile Court Block Y, the Building Safety Manager (Entity Group) treats the safety report and all related building safety case documents as dynamic, continually evolving resources. To ensure the utmost accuracy and relevance, these documents undergo periodic revisions. A comprehensive review of the Safety Case Reports is scheduled annually, coinciding with the Building Safety Entity Group Meeting. Additionally, these reviews are triggered by any

significant changes that may impact building safety, ensuring that all modifications are reflected promptly and accurately in the safety documentation. This rigorous review process underscores our commitment to maintaining the highest standards of safety and compliance, adapting to new regulations and findings that affect building safety practice.



15. Evidence file (Contents of safety file)

| | Evidence | Present in file |
|--|--|-----------------|
| Bundle 1 – Building regulations, Customer Consultation, Fire Safety and Emergency Planning | Redevelopment - Building Regulation Approval | Yes |
| | Type 3 Fire Risk Assessment | |
| | Strategic Engagement Strategy | |
| | Stock Condition Survey | |
| | Fire Stopping Material Datasheets | |
| | Emergency Response Plan | |
| | Crocodile Court Block Y Resident Engagement Strategy | |
| Bundle 2 – Building Plans | Building Plans | Yes |
| Bundle 3 – Asbestos | Asbestos Surveys | Yes |
| Bundle 4 – Servicing | Bin Chute Refuge Door Servicing Record | Yes |
| | Dry Riser Servicing Record | |
| | Lightning Conductor | |
| | PAT | |
| | LOLER | |
| | Fire Fighting Equipment | |
| | Electrical Inspection Record | |
| | Electric Gate Servicing Record | |
| | Emergency Lighting Servicing Record | |
| | Fire Alarm Servicing Record | |
| | Automatically Opening Vent Servicing Record | |
| | LOLER Inspection Record | |
| | EICR | |
| Boiler | | |
| Bundle 5 - EWS, Condition Report | Fire Risk Appraisal of External Wall (FRAEW) | Yes |
| | Joint Inspection and Findings of EWS with WMFS | |
| | WMFS External Wall Report notification | |
| | Letter to BSR following initial enquiry of EWS | |
| | Drawing Review and Condition Report | |





For more information on building safety for Crocodile Court please scan the QR code below or visit www.midlandheart.org.uk/crocodilecourt

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