



**Solihull**  
Community Housing  
Shaping our neighbourhoods

# Managed Buildings Policy 2024



## SCH Managed Buildings Policy

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## 1. Introduction

- 1.1. Solihull Community Housing (SCH) provide a managed housing service on behalf of Solihull Metropolitan Borough Council (SMBC) for its own housing stock and those owned by the local authority. SCH is an Arm's Length Management Organisation (ALMO), owned by SMBC.
- 1.2. As part of this service, SCH ensure that all assets included in the management agreement meet legislative and regulatory requirements to ensure the safety and wellbeing of residents, visitors and members of the public on behalf of SMBC.
- 1.3. The general needs properties under the management of SCH are covered by separate policies relating to building safety. This policy applies to other properties which SCH manages or provides services and this is summarised in the table in section 2.

## 2. Scope

- 2.1. This policy details the overarching Roles and Responsibilities for Building Safety related obligations in domestic accommodation and non-residential assets managed by SCH as set out below:
  - Care/HMO Residential assets owned by SMBC and managed by SCH.
  - Care/HMO Residential assets owned by SMBC, managed by SCH and have a dedicated Manager.
  - Care/HMO Residential assets owned by an entity other than SMBC, management responsibilities are shared between said entity and SCH (on behalf of SMBC).
  - Non-residential assets (Community Centres).
  - Private Sector Leases
- 2.2. Detailed arrangements for managed buildings are included in the **local H&S File** for each building. A schedule setting out the schemes/properties covered by this policy are included in the schedule at **appendix A**.
- 2.3. For the purpose of this policy, Building Safety relates to specific Building Safety legislation and regulation such as the Building Safety Act 2022. It also includes the key areas of statutory property compliance which ensure that assets are kept in a safe and habitable condition through the completion of inspections, testing, servicing, maintenance and remedial action requirements.

## 3. Policy Statement

- 3.1. As part of the managed housing service, SCH ensures that all assets in the scope of this policy meet all Building Safety requirements, either through direct delivery of services or through monitoring and audits of the actions of other responsible parties.
- 3.2. The responsibility for the building management will be determined by the commissioned arrangement that has been put into place for each asset. These are set out in the [schedule showing the schemes/properties covered by this policy at appendix A](#).
- 3.3. In order to ensure that Building Safety Requirements are met, SCH has committed to:
  - Clearly documenting the roles and responsibilities for ensuring that all Building Safety-related inspections, servicing, testing and maintenance are carried out in accordance with current legislative and regulatory requirements and standards. Dependent on the ownership

of the asset and management agreements in place, this may be SCH on behalf of SMBC, or the managing agent with SCH compliance monitoring in place.

- Ensuring that the duties of the responsible officer, whether a dedicated Facilities/Building Manager, or a nominated responsible officer are clearly documented. This includes the management and control of contractors on-site where work is being undertaken and agreeing Risk Assessments and Method Statements for any work organised remotely.
- Ensuring that responsible officers understand their responsibilities and have the training and competency in order to discharge their duties.
- Making Building Safety information easily accessible, such as servicing, maintenance and statutory examination records.
- Ensuring that actions identified during any Building Safety related inspections or assessments are taken within recommended timescales by the responsible officer. For those actions which are the responsibility of an organisation external to SCH, SCH will monitor to ensure that they are completed with timescale to maintain the safety of the residents, visitors, employees and members of the public.
- Ensuring that SCH officers communicate effectively with external agencies and dedicated Facilities/Building Managers, and that they are involved in pre-works, delivery, completion and post-inspection.

## **4. Consultation**

- 4.1. The Managed Buildings Policy is subject to consultation with, and review by, the Corporate Health & Safety Group and the SCH Building & Resident Safety Group.

## **5. Legislative and Regulatory Context**

- 5.1. SMBC and Building Owners have a duty to ensure that the housing stock provided to residents is maintained in a safe and habitable condition.
- 5.2. This includes ensuring that the following are managed in accordance with current legislative and regulatory requirements and standards:
- Fire Safety;
  - Gas Safety;
  - Electrical Safety;
  - Asbestos Management;
  - Lifting Equipment; and
  - Water Hygiene.
- 5.3. Where a building has staff employed, the responsibility for health and safety of the staff is an occupational health and safety responsibility for the employer.
- 5.4. The responsible officer for ensuring that the risks and potential harm from the areas listed at point 5.2 are managed depends on the management agreement in place. These arrangements are set out by category and individual property at Appendix A.

## 6. Roles and Responsibilities

- 6.1. The following outlines the roles and responsibilities within SCH to ensure that all assets covered by this policy meet all Building Safety requirements, either through direct delivery of services or through monitoring and audits of the actions of other responsible parties.

### **Solihull Community Housing Board**

- 6.2. The SCH Board are responsible for ensuring that adequate resources are made available to the Chief Executive and Executive Leadership Team (ELT) to ensure there is adequate Building Safety management arrangements implemented and embedded across the organisation.
- 6.3. The Board is responsible for monitoring compliance with this Policy. In order to achieve this, the Board (or its nominated sub-committee(s)) will review this Policy every three years and analyse quarterly performance reports to ensure that issues of significant risk are actioned appropriately.

### **Chief Executive (Duty Holder)**

- 6.4. The Chief Executive has the overall accountability and responsibility for health and safety, including Building Safety.
- 6.5. In addition to performing the role of employer, SCH act as a landlord and building manager in respect to its managed housing stock with communal areas and supported living residential accommodation. To meet their responsibilities as an employer and landlord they will ensure that:
- There are effective Building Safety-related Policies covering both workplaces and within the managed housing service and that these are reviewed every three years, or sooner if significant changes occur;
  - Adequate funds and resources are available to meet Building Safety requirements;
  - There are sufficient numbers of competent employees to meet its responsibility for Building Safety;
  - Audit arrangements exist to oversee Building Safety compliance;
  - Building Safety risks are effectively managed within the properties that SCH manage to ensure tenant safety; and
  - That members of the public, employees and contractors and not unnecessarily exposed to Building Safety-related risk.

### **Executive Leadership Team**

- 6.6. The Executive Leadership Team (ELT) comprised of the Chief Executive and the Executive Team, are ultimately responsible for:
- Ensuring the provision of adequate resources to meet the requirements of the Regulatory Responsibilities relating to Building and Fire Safety Acts and other relevant building safety related legislation and guidance.
  - Ensuring sufficient consideration has been given to support vulnerable residents who are unable to evacuate the building unaided. This will be subject to review following publication of government guidance.

- The implementation of the relevant areas of this policy in their Service Areas.
- 6.7. Day-to-day responsibility is delegated to the relevant Heads of Service, Facilities Manager and specific Building Managers.
- 6.8. The **Head of Building Safety** is the nominated corporate responsible person for building safety, responsible for the strategic management of building safety precautions within SCH, reporting directly to the Executive Director of Operations and part of the Executive Leadership Team.
- 6.9. The Corporate Responsible Person will ensure that:
- All Building Safety related assessments have been undertaken for the managed housing stock managed (full or in part) by SCH.
  - Assessments are kept up to date and reviewed, considering any changes to the premises that may affect Building Safety e.g.
    - Where there are any significant changes to the structure or layout a building.
    - Substantial changes to the number of people using the premises or the hours in which the premises are occupied/operate.
    - In the event of any fire incident.
    - Any changes in legislation.
  - The organisational arrangements in place are adequate, sufficiently resourced and persons are competent to fulfil the requirements of this policy.
  - General Building Safety precautions are in place for the safety of residents, employees, customers, service users and visitors.
  - This Policy and associated arrangements are reviewed and amended to ensure they remain effective at managing fire risk and fulfil the objective of this policy.
  - The provisions within the Managed Buildings Policy are being enforced to the standard required through an effective assurance process.
  - Sufficient information, instruction and training is carried out.
  - All Building Safety precautions are maintained effectively.
  - All Building Safety-related incidents are reported, logged and investigated.
  - They oversee and delegate, as required, the investigation of Building Safety-related incidents and introduce controls to reduce the risk of such incidents occurring.
- 6.10. The Head of Building Safety delegates the work required to meet its Building Safety responsibilities for its managed housing stock and day-to-day responsibility to the Building Safety Managers, and Safer Homes Team. For staffed residential properties, responsibilities are delegated to the Housing Options and Wellbeing Services Manager as detailed below.
- 6.11. On behalf of the Corporate Responsible Person, the Building Manager for staffed residential properties, such as temporary accommodation facilities, Saxon Court and other extra care facilities where SCH are the landlord, are responsible for the detailed day-to day arrangements necessary to manage building safety risks.

- 6.12. For staffed residential buildings, managed and staffed by SCH, the site manager will undertake the role of the Responsible Officer for Building Safety relating to the day-to-day arrangements outlined in the organisational arrangement of this policy. Support will be provided to the Responsible Officer(s) in delivering their duties by the SCH Building Safety Managers.
- 6.13. For assets where SCH are the landlord within staffed residential properties, such as temporary accommodation facilities, Saxon Court and other extra care facilities, the Responsible Officer will make sure that adequate building safety measures are in place to ensure resident safety, including:
- Ensuring that on-site teams have access to, and understanding of, current risk assessments undertaken by a competent third party, where SCH is the landlord. -
  - Ensuring that on-site teams have access to, and understanding of, the building safety management plan which includes emergency evacuation details.
  - Ensuring sufficient consideration has been given to support vulnerable residents who are unable to evacuate the building unaided.
  - Ensuring that regular workplace inspections and spot checks to identify any building safety related issues, such as poor housekeeping are undertaken.
  - Making sure that the results of risk assessments, inspections, and spot checks feed into routine business planning processes so that appropriate resources are made available to implement any additional actions.
  - Ensuring that the evacuation process is practised ideally every six months and as a minimum annually.
  - Ensuring there are enough Fire Wardens (including sufficient cover for annual leave and other absences); to cover the times when the building is staffed.
  - Ensuring that relevant employees:
    - undertakes appropriate building safety training and refresher training as a minimum every three years (annually for staffed residential properties).
    - is aware of and complies with safe working arrangements
  - Making appropriate arrangements to publicise the names and contact details of the appointed individual for communication purposes.
- 6.14. On behalf of the Corporate Responsible Person, the Business Support Manager is responsible for the detailed arrangements necessary to manage the building safety risks within non-residential buildings and workplaces under their control, including:
- Ensuring every workplace and managed building has up-to-date building safety arrangements, undertaken by a competent person or third party. Personnel appointed to undertake building safety assessments on behalf of SCH will meet statutory and regulatory responsibilities.
  - Ensuring building safety assessments are reviewed annually, as a minimum, to check there have been no significant changes to the building since the last fire risk assessment that would prompt a new assessment to be carried out by a competent person.
  - Ensure appropriate procedures are in place to manage the completion of any remedial repairs required highlighted in an appropriate timescale.
  - Making the necessary arrangements to manage the controlled evacuation of the building/site.

- Ensuring all buildings and workplaces have an emergency evacuation plan, including any areas where the general public has access to. The emergency evacuation plan is practiced on a regular basis, as a minimum, at least annually.
- Ensuring sufficient plans and arrangements are in place to support those who are unable to evacuate the building unaided, including having a Personal Emergency Evacuation Plan (PEEP).
- Making appropriate arrangements to publicise the names and contact details of the appointed individual for communication purposes.
- Ensuring that the evacuation process is practised at least annually as a minimum.
- Ensuring the necessary local checks of fire-fighting equipment, emergency lighting, fire alarm and detection systems are completed daily, weekly or monthly as required and recorded in the premise fire logbook and that this is kept up to date.
- All statutory records, registers, training records and other documents concerning the provision, installation, inspection, testing and maintenance of plant and equipment are kept in accordance with relevant legislation.

6.15. All employees have a duty to take care for their own and others' health and safety and must:

- Familiarise themselves with the building safety procedures that may be in place where they are working, including residential settings, even temporarily.
- Undertake building safety training as and when required.
- Comply with procedures, safe systems of work information, instruction and training provided.
- Not do anything that will put themselves or other people at risk.
- Report any problems relating to safety and ensure tenant safety is a number one priority.
- Not interfere with or misuse any safety equipment
- Co-operate in undertaking fire drills and evacuation.
- Inform their immediate manager of any disability that may impact their ability to self-rescue from the premises in the event of a fire or emergency situation.

**NOTE:** *Any person who refuses to comply with such instructions and remains in the building without proper authority, will do so at his/her own risk and may be subject to disciplinary action, without prejudice to any action that might be taken by other appropriate authorities, for example, the HSE or Fire Service.*

6.16. SMBC Health, Safety and Risk Support Team are responsible for providing health and safety support and guidance to SCH to help ensure that the requirements of this Policy can be implemented. A dedicated senior health and safety adviser will:

- Provide advice and assistance as the competent person for health and safety matters.
- Review any reported fire safety related incidents to ensure appropriate action is taken and that they are monitored and reviewed.
- Advise on suitable fire safety training for employees.
- Provide SCH with any updates relating to fire safety legislation and any associated best practice.



- Report to ELT with any concerns of non-compliance or policy failures and any recommendations for improvement.

## **7. Training and Competence**

- 7.1.1. To ensure that responsible officers understand their responsibilities and have the competency to discharge their duties, appropriate Building Safety-related training will be included in their annual personal development plan.
- 7.1.2. The Head of Building Safety will support the Organisational Development Team in identifying appropriate training according to responsible officer job descriptions and duties.
- 7.1.3. Supplementary training and support will be provided to responsible officers by the SCH Safer Homes Team.

## **8. Policy Review**

- 8.1. The Managed Buildings Policy will be reviewed every three years or if there are any relevant changes to legislative or regulatory requirements.

### Appendix A – Residential assets with management responsibilities not exclusively carried out by SCH

#### Non-traditional arrangements

UPRN	Address	Asset Type	Building Owner	Management Responsibility for the Building	Care Management Responsibility	Allocation
315110000B	1-43 Masons Way (Cornerways) Olton B92 7JE	Block - Flats - Over 50's Allocation	SMBC	SCH – Safer Homes Team  All Building Safety-related activity: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	External Care Package provided to residents by Aspect Care. Aspect have an office (flat 31)	Properties are allocated by a referral to Adult Social Care (ASC). This is managed jointly with tenancy sustainment and ASC.
346120000C	2-36 Dasset Road Bentley Heath B93 8PE	Block - Flats - Over 50's Allocation	SMBC	SCH – Safer Homes Team  All Building Safety-related activity: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> </ul>	Family Care Trust provide support to residents. On-site presence, but not a designated office.	Properties are allocated by a referral to Adult Social Care (ASC). This is managed jointly with tenancy sustainment and ASC.

UPRN	Address	Asset Type	Building Owner	Management Responsibility for the Building	Care Management Responsibility	Allocation
				<ul style="list-style-type: none"> <li>Lifting equipment</li> <li>Water Hygiene</li> </ul>		
320440000H	330-364 Castle Lane (Longview) Solihull B92 8SE	Block - Flats - Over 50's Allocation	SMBC	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>Asbestos</li> <li>Electrical</li> <li>Fire</li> <li>Gas</li> <li>Lifting equipment</li> <li>Water Hygiene</li> </ul>	SCH	These are no longer being allocated due to change of use being considered
143750000A	1-52 Saxon Court, Marlene Croft, B37 7RF	Block - Flats - Over 50's Allocation	SMBC	<p>Wellbeing Service Manager</p> <p>Building Safety support from SCH Safer Homes Team:</p> <ul style="list-style-type: none"> <li>Asbestos</li> <li>Electrical</li> <li>Fire</li> <li>Gas</li> <li>Lifting equipment</li> </ul>	Third party providing care services	Properties are allocated via panel consisting of SCH and Adult Social Care

UPRN	Address	Asset Type	Building Owner	Management Responsibility for the Building	Care Management Responsibility	Allocation
				Water Hygiene		
R394200200	Ipswich House - Bedsit 1-21, Ipswich Walk, B37 5QX	Block - Bedsits	SMBC	Home Options Manager  Building Safety support from SCH Safer Homes Team:  <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> </ul> Water Hygiene	Third party providing care services	These are temporary accommodation units and will be allocated by the Housing Options Team
31515087PL	Warwick House, 87 Warwick Road, B92 7HP	HMO	Private Sector Lease	Home Options Manager  Building Safety support from SCH Safer Homes Team:  <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> </ul>	Third party providing care services	These are temporary accommodation units and will be allocated by the Housing Options Team

UPRN	Address	Asset Type	Building Owner	Management Responsibility for the Building	Care Management Responsibility	Allocation
				<ul style="list-style-type: none"> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>		
R413608200	Warwick Place, 82 Warwick Road, B92 7JJ	HMO	Private Sector Lease	<p>Home Options Manager</p> <p>Building Safety support from SCH Safer Homes Team:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Third party providing care services	These are temporary accommodation units and will be allocated by the Housing Options Team

**Small Homes – Phase 2**

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
100709599B	Blk 58-72 Hadfield Way, Fordbridge, Solihull, B37 5LN	Supported units for young mothers and babies	SCH – Safer Homes Team  All Building Safety-related activity: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Third party providing support services – based onsite.  Office provided.	Changing to Temporary Accommodation – Housing Options Team
102364801B	Blk Flat 1-6 (Tivoli Court), 237B STRATFORD ROAD, SOLIHULL, B90 3AH	Supported units for people with learning disabilities	SCH – Safer Homes Team  All Building Safety-related activity: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> </ul>	Third party providing floating support services to some residents in the scheme	Via referral from Adult Social Care – not advertised – joint process – SCH sign up the resident

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
			<ul style="list-style-type: none"> <li>• Water Hygiene</li> </ul>		
102364828B	Blk Flat 1-8 (Tivoli Court), 237C STRATFORD ROAD, SOLIHULL, B90 3AH	Supported units for people with learning disabilities	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Third party providing floating support services to some residents in the scheme	Via referral from Adult Social Care – not advertised – joint process
100820657B	Blk Apartment 1-10 Galeno Place, 5 TRIUMPH WALK, CHELMSLEY WOOD, SOLIHULL, B36 9NE	Supported units for young mothers and babies	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	<p>Third party providing support services – based onsite.</p> <p>Office provided</p>	Changing to Temporary Accommodation – Housing Options Team

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
100821149B	Blk 73-83 Wharf Lane , (COMMUNAL), SOLIHULL, B91 2LF	Supported units for people with learning disabilities	SCH – Safer Homes Team  All Building Safety-related activity: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Third party providing floating support services	Via referral from Adult Social Care – not advertised – joint process
100821332B	Blk 47-69 Starling Grove , B36 0RQ , CHELMSLEY WOOD, B36 0RQ	Supported units for people with learning disabilities	SCH – Safer Homes Team  All Building Safety-related activity: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Third party providing floating support services to some residents	Via referral from Adult Social Care – not advertised – joint process



UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
100709563B	Blk 26-34 Crabtree Drive, CHELMSLEY WOOD, SOLIHULL, B37 5BU	Supported units for people with learning disabilities	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Third party providing floating support services to some residents	Via referral from Adult Social Care – not advertised – joint process

**Small Homes – Phase 1**

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
R675400900	9 Hurst Green Road, Knowle, Solihull, West Midlands, B93 8AE	5 bed detached house	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care
R812002500	25 Stapleton Drive, Chelmsley Wood, Birmingham, West Midlands, B37 5LQ	4 bed detached house	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
R812002700	27 Stapleton Drive, Chelmsley Wood, Birmingham, West Midlands, B37 5LQ	4 bed detached house	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care
R8120290B0	29 Stapleton Drive, Chelmsley Wood, Birmingham, West Midlands, B37 5LQ	4 bed detached house	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
R544826800	268 Creynolds Lane, Cheswick Green, Shirley, West Midlands, B90 4ET	5 bed detached bungalow	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing care services	Adult Social Care
R547400100	1 Coppice Close, Cheswick Green, Solihull, W Midlands, B90 4HX	4 bed detached house	Property Services Team responsible for repairs/maintenance and compliance.	Childrens Services	
R526613700	137 Bills Lane, Shirley, West Midlands, B90 2PQ	4 bed detached house	Property Services Team responsible for repairs/maintenance and compliance.	Childrens Services	

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
R526622200	222 Bills Lane, Shirley, West Midlands, B90 2PP	4 bed detached dormer bungalow	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care
R675100700	7 Downing Close, Knowle, Solihull, West Midlands, B93 0QA	3 bed detached dormer bungalow with office	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
R675100800	8 Downing Close, Knowle, Solihull, West Midlands, B93 0QA	5 bed detached dormer bungalow	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care
R675100900	9 Downing Close, Knowle, Solihull, West Midlands, B93 0QA	5 bed detached dormer bungalow	<p>SCH – Safer Homes Team</p> <p>All Building Safety-related activity:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Adult Social Care providing services	Adult Social Care

UPRN	Address	Asset Type	Management Responsibility for the Building	Care Management Responsibility	Allocation
R254505900	59 Grove Road, Knowle, Solihull, West Midlands, B93 0PJ	5 bed detached house	Property Services Team responsible for repairs/ maintenance and compliance.	Childrens Services	
R395200200	2 Kettlewell Way, Fordbridge, Chelmsley Wood, West Midlands, B37 5JG	3 bed semi-detached house	SCH – Safer Homes Team All Building Safety-related activity: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>	Property Empty - still with ASC but not Small Homes at the moment. It could be used in future but this is being looked at with commissioning so no firm plans at present –	Adult Social Care

**Non-residential Properties**

UPRN	Address	Asset Type	Management Responsibility for the Building
2673699900	Endeavour House, Meriden Drive, Kingshurst, Solihull, B37 6BX	Office Building	Business Support Manager  Building Safety support from SCH Safer Homes Team: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>
1291999900	Chapelhouse Depot, Chapelhouse Road, Chelmsley Wood, Solihull B37 5HA	Office Building	Business Support Manager  Building Safety support from SCH Safer Homes Team: <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>



UPRN	Address	Asset Type	Management Responsibility for the Building
SM0633N	Roundmead Day Centre - CCTV, Crabtree Drive, Fordbridge, B37 5BU	Office Building	<p>Business Support Manager</p> <p>Building Safety support from SCH Safer Homes Team:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>
3165799900	Whar Hall Farm, Community Centre, Whar Hall Farm, Solihull, B92 0PG	Community Centre	<p>Business Support Manager</p> <p>Building Safety support from SCH Safer Homes Team:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>

UPRN	Address	Asset Type	Management Responsibility for the Building
2321399900	Auckland Hall, Sunbeam Close, Smiths Wood, B36 9JR	Community Centre	<p>Business Support Manager</p> <p>Building Safety support from SCH Safer Homes Team:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>
1130299900	Crabtree Hall,  Crabtree Drive, Chelmsley Wood,  B37 5BU	Community Centre	<p>Business Support Manager</p> <p>Building Safety support from SCH Safer Homes Team:</p> <ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Electrical</li> <li>• Fire</li> <li>• Gas</li> <li>• Lifting equipment</li> <li>• Water Hygiene</li> </ul>



<b>Version number</b>	<i>1.0</i>
<b>Effective from</b>	<i>July 2024</i>
<b>Policy Owner</b>	<i>Executive Director Operations</i>
<b>Policy Author</b>	<i>Paul Edwards, Executive Director – Customer Experience &amp; Corporate Support</i>
<b>Review Date</b>	<i>July 2027</i>