



2026 – 2028

Resident Engagement in Building Safety

St Joseph's Court



Why is this important?

Your safety is our top priority; we are committed to keeping you safe in your home.

This document explains our approach to making you aware of key building safety messages and how to raise building safety issues with us.

It has been prepared following the latest guidance from the government and the Building Safety Regulator, and in collaboration with our Customer Involvement Panel (a group of tenants that support and provide scrutiny to the services we deliver).

We will review it at least every couple of years with your involvement and make changes to follow future best practice guidance and meet new legal and regulatory requirements.

Fire safety remains our highest priority. We will maintain up-to-date assessments, review emergency procedures, in line with current regulatory compliance legislation.

As this is a new document, we will consult with you for 21 days to gain your feedback on it. We will also consult you when any significant changes are needed.

If you have any concerns about the safety of the building you live in, please contact us.

In an emergency, call 999 or 112

Contact us

✉ firesafety@wolverhamptonhomes.org.uk

☎ 01902 556789 (Homes Direct)

Contact West Midlands Fire Service

☎ 01213 807500

🌐 www.wmfs.net/our-services/fire-safety/#report



How we will engage with you

Meet the team

If you would like to meet a member of the Fire Safety team, either face to face or on Microsoft Teams, please get in touch using our contact details on page two of this document.

Customer panel

a panel made up of tenants from across the city who help to ensure our services reflect our customers' experiences and meet their needs and expectations

Engagement events

such as Down Your Way (our community clean-up initiative) and friendship groups

Workshops

Letters

Notice boards

Leaflets

Newsletters

Digi screens

Digital



firesafety@wolverhamptonhomes.org.uk



www.wolverhamptonhomes.org.uk



Wolverhampton Homes



WolvesHomes

We recently surveyed St Joseph's Court residents to confirm your communication preferences. You told us that letter is your preferred communication method.

Need help with this document?

If you need communications in a different language or in alternative formats such as large text, easy read, braille, or audio, please get in touch.



Scan the QR code

to download our app, My Account.



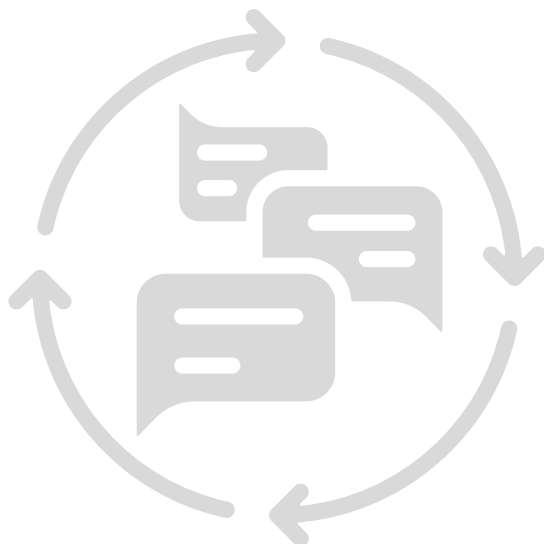
We will seek your response to consultations on building safety decisions through your preferred means of communication.

All feedback provided to the fire safety team will be recorded and we will let you know what action has been taken. This could include seeking the views of fellow block residents.

Our customer panels may also share concerns that affect you; we will aim to make improvements across all blocks.

All feedback will be considered when we review this document, and we will consult you on any changes required.

When reviews are undertaken, we will record this in the folder for the relevant block.



Examples of information we can provide include:

- fire risk assessments
- building safety risk assessments
- structural surveys
- mandatory occurrence reports
- details of the principal accountable person
- planned works schedules
- details of companies completing works

We will aim to answer any questions you may have on building safety.

Where works are likely to cause significant nuisance and/or last for more than 24 hours, the principal contractor's resident liaison officers and our project manager will ensure that everyone – including leaseholders – is contacted and consulted on these works.

Working with you

We aim to involve you in building safety decisions.

Where possible, we will actively seek to involve you, so we can understand your thoughts and views. We will use the feedback we receive to shape the service and improve outcomes.

Legislation often dictates what safety improvements are required to the building, so this is not always negotiable.

Where this is the case, we will still consult with you and let you know that work is being planned and when it will be delivered.

Additional support, including home visits, translated materials, large-print documents, BSL interpretation, flexible appointments and welfare checks, will be available for those of you who need it, as well as Residential Personal Emergency Evacuation Plans (RPEEPs).

How we will measure success

We want to ensure our resident engagement is successful, so over time we will aim to see:

- improved rates of survey responses
- that you feel safer in your home and the building

To achieve this, we will:

- conduct surveys and record responses to them
- seek your feedback via our various communication channels
- meet with you to discuss building safety matters

We will consult you on any changes that are made to the building or management process and review your feedback. For each consultation, there will be a 21-day period. Your responses will be stored in line with data protection regulations.

Some requirements, such as upgrades in fire safety standards we comply with, must be actioned. Where this is the case, we will explain why no consultation will be undertaken.

How we keep you safe

Your building was designed to keep you safe. Each flat is a fire-resistant box, built with concrete walls, floors, and ceilings, designed to prevent fire spread for between 60 and 90 minutes.

Each flat entrance door and door to the corridors and staircases is designed to resist fire for a set period, as determined by building regulations.

The external wall insulation, installed in 2005-2006 met the regulatory requirements at the time. Since 2017, and the events at Grenfell Tower, regulation has changed. We are now aware that there may be a risk from the insulation used on the external façade.

This is not the type used on Grenfell Tower, and the risk is minimal due to the good fire rating of the top coat, as well as the recent upgrades in fire protection within the building.

Recent works to enhance fire safety:

- works completed in 2025 have been designed to further mitigate the risks from flames spreading to the external façade
- LDI fire alarm system has been installed. This is the highest grade of residential alarm system available and is in excess of what is required in the Building Regulations
- walls have been painted with Class O fire-resistant finishes – this means flames will not spread across the surface
- a sprinkler system has been installed in communal and flatted areas – activations are linked to a receiving centre. The sprinkler system is designed to activate immediately when fire occurs. This will prevent fire from spreading to other compartments and to the external façade

- flat entrance doors have been upgraded to protect the common areas from any fires within the flats, and vice versa
- communal fire doors have been upgraded to limit the spread of fire within the building should such an occurrence happen. The sprinkler system should prevent this from happening
- upgrade of fire stopping to compartment lines has been completed to contain the spread of flame from others compartments in the building
- Bin chutes have been protected from smoke and fire with the installation of new hoppers
- we monitor ground-floor areas and lifts using CCTV
- we carry out regular safety checks on systems, such as sprinklers, lifts, and emergency lighting and flat entrance doors
- we carry out a fire risk assessment at least once a year to identify if any elements are failing, so we can rectify any issues immediately
- we will carry out structural surveys at least once every five years

To ensure the building continues to remain safe:

- the concierge will check the landings, corridors, and staircases daily and report any fire safety concerns they identify
- we encourage you to report any building safety concerns that you have (via our contact details on page two of this document)



What are your responsibilities?

You have a responsibility to:

- let us know before making any alterations to your property, as this may affect the structural integrity of the building or may allow fire to spread. You need to obtain permission before any work starts (so we can also ensure asbestos is not disturbed – as per the Building Safety Act and your tenancy agreement)
- provide us and our contractors access to your home to carry out safety checks, fire door inspections and property condition checks
- keep corridors and communal areas clear and free from clutter (i.e., do not leave bicycles, scooters, prams, etc., in the corridors)
- report any damage or building safety concerns to us as soon as possible
- let us know if you feel that you or your dependents may struggle to evacuate the building in the event of an emergency, so we can provide advice and support
- familiarise yourself with the building and its fire safety guidance, including the 'stay put unless' procedure
- ensure your visitors and guests are aware of the evacuation procedures, including the 'stay put unless' guidance

Did you know?

You should test your smoke alarm every week.

It provides the earliest possible warning of fire, helping to protect you and your dependents. Please report any concerns as soon as possible.

If a neighbour's smoke alarm continues to sound, call the fire service, and tell them what you know.

Cladding Safety Scheme

Following the building safety improvements completed in 2025, Wolverhampton Homes is preparing an application to the Government's Cladding Safety Scheme (CSS) to fund and deliver further fire-safety works.

Recent Fire Risk Assessments have identified that the external wall insulation installed in 2005–2006 is no longer approved for use on high-rise buildings.

Although this system is not the same as that used on Grenfell Tower, the insulation material (EPS) can, under certain conditions, contribute to external fire spread.

Previous fires within the Merry Hill blocks did not result in external spread due to effective fire breaks and cement render; however, a residual risk remains.

To mitigate this, the Council proposes to remove the existing external wall insulation and replace it with modern, fire-retardant materials. Window and roof renewals will also be undertaken while scaffolding is in place.

The CSS is a government-funded programme for buildings with unsafe external wall systems. If funding is approved, works will include:

- removal of existing cladding
- installation of fire-resistant external wall insulation
- fire-stopping improvements
- window replacements (where required)
- other measures identified during surveys

Resident engagement

Residents will be kept informed through newsletters, meetings, drop-ins, email, SMS, noticeboards, letters, and home visits where required. Accessible formats are available on request.

During the project, a dedicated Resident Liaison Officer (RLO) will provide updates, arrange appointments, resolve concerns, and support vulnerable residents.

Cladding Safety Scheme

Engagement will include Wolverhampton Homes residents and leaseholders, ensuring everyone has equal opportunity to participate in consultation activities.

Comments may be shared using the QR code on page 11 or contact details in this booklet, and regular community drop-in events will be held.

Fire safety during works

Fire safety remains our highest priority. We will maintain up-to-date assessments, review emergency procedures, inspect temporary fire protection, and ensure contractor compliance.

Residents should continue to keep communal areas clear, report fire-door issues, test smoke alarms, and follow evacuation guidance.

Support for vulnerable residents

Additional support, including home visits, translated materials, large-print documents, BSL interpretation, flexible appointments, and welfare checks, will be available for residents who need it.

In line with recommendations from the Grenfell Tower Inquiry, Residential Personal Emergency Evacuation Plans (RPEEPs) should be completed for residents who may require assistance to evacuate during a fire.

Further information is available on the Government website.

You can learn more about RPEEP eligibility or RPEEP guidance.

If you believe this applies to you, please contact the Building Safety Team using the details provided on page 2.

Serious incidents

We have a legal duty to report any issues that could have the potential to cause serious harm to you to the Building Safety Regulator.

The law requires us to put in place a process for doing this, which is called the 'mandatory occurrence reporting system'. This may be the case with something you tell us.

If this happens, when we reply to you, we will make you aware that the matter is going to be reported to the Building Safety Regulator.

The report will not need to include your personal details; it will focus on the technical issue and what should have been done to prevent the issue occurring, or if it has not yet occurred, what will be done to prevent it occurring at any point in the future.

A mandatory occurrence must be reported, even if the issue was fixed straight away.



Scan the QR code

to learn more about the safety features in your block.

Did you know?

We have our own externally accredited Fire Safety team.

The team:

- carries out fire risk assessments to ensure buildings are being managed in a way that will keep people safe
- provides extra support to people who feel they may struggle to evacuate
- works with residents to maintain the safety of their building
- works closely with West Midlands Fire Service who conduct safe and well checks, inspect buildings, support emergency response planning, and maintain high standards of training

Please contact the team if you have any fire safety concerns in your building.

The contact details are on page 2 of this booklet.

