

Fire Risk Assessment

13-24

**Blue Rock Place,
Tividale,
B69 1PB**



Date Completed: 15/05/2026

Review Period: 3 years.

Officer: S. Henley Fire Risk Assessor

Checked by: J Blewitt Team Lead Fire Safety

Current Risk Rating = Tolerable

Subsequent reviews

<u>Review date</u>	<u>Officer</u>	<u>Comments</u>

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures. Fire Risk Assessment	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service	

Section

0

Introduction

The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA).

Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”*.

This type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints or by phone on 0121 569 6000.

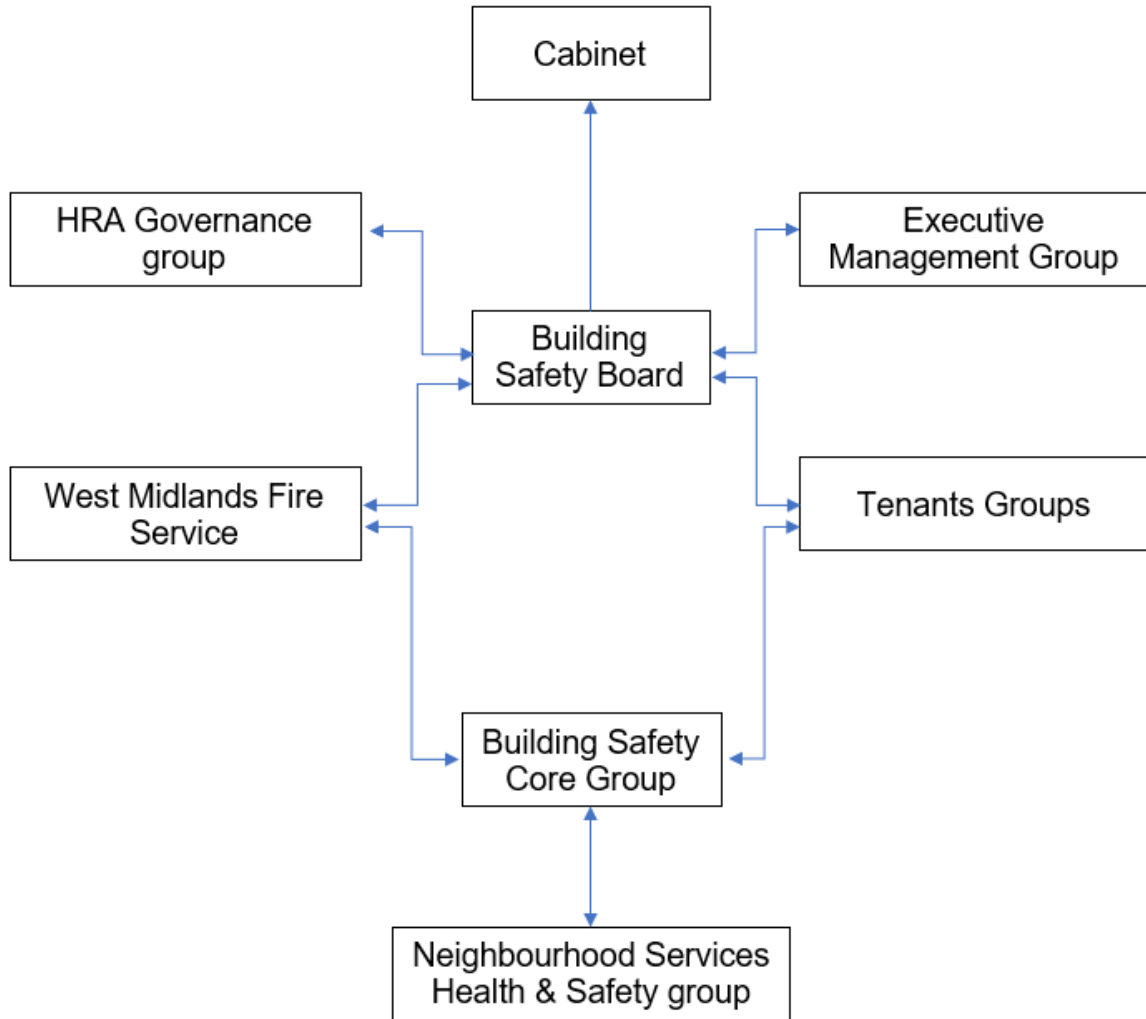
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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



The above processes and procedures are overseen by the Fire Safety, Facilities and Premises Manager who reports to the Business Manager -Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in [section 1](#). Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

Section

1

Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.

Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues.

A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring and review of the preventive and protective measures. These are shown in the introduction.

Significant findings

Include a brief summary of protective and preventative measures where relevant along with any issues found.

The escape strategy is '**Stay Put Unless**'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building, you should stay put unless you are affected by fire or smoke.

Section number	Section Area	Individual Risk Level
Section 6	<p>External Envelope</p> <p>The building is predominantly brick cavity construction with uPVC doubled glazed units to the flats. uPVC soffits and fascia boards fitted. Concrete interlocking roof tiles are fitted on the roof.</p> <p>The floors above ground all have a concrete balcony with ironwork railings around.</p>	<p>Trivial</p>

<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There is a single central staircase in each block offering adequate means of escape with 3 exit doors leading to the outside, these are exited via a push button.</p> <p>All communal hallway floors are concrete.</p> <p>Some door deficiencies require rectification. See section 7/3</p> <p>A couple of the glazed units need repair these have been added to actions</p>	<p>Tolerable</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems</p> <p>Individual flats have a fire detection system fitted to a minimum of a LD3 standard.</p> <p>No detection in communal areas.</p>	<p>Trivial</p>
<p>Section 9</p>	<p>Emergency Lighting</p> <p>Emergency lighting is present within the premise. Some additional lighting can be obtained from the landing windows.</p> <p>One emergency light unit on the first floor is not working. Email sent to electrical team 01/05/2026</p>	<p>Tolerable</p>

<p>Section 10</p>	<p>Compartmentation</p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats.</p> <p>Doors are 30-minute notional fire doors, including those in 1-hour rated walls.</p> <p>Service cupboard door requires a timber splice to fill a gap in the frame, also expanding foam has been used within the cupboard, replace with appropriate fire stopping.</p>	<p>Tolerable</p>
<p>Section 11</p>	<p>Fire Fighting Equipment</p> <p>The premises have no provision for firefighting equipment.</p>	<p>Trivial</p>
<p>Section 12</p>	<p>Fire Signage</p> <p>There is sufficient Fire door keep shut signs in place.</p> <p>'No Smoking' signage required at 2 entrance doors</p>	<p>Tolerable</p>
<p>Section 13</p>	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
<p>Section 14</p>	<p>Sources of Ignition</p> <p>The fixed electrical installation should be tested every 5 years. Last EICR was carried out on the 01/10/2024 this was unsatisfactory, email sent to the electrical team 29/04/2026</p>	<p>Trivial</p>
<p>Section 15</p>	<p>Waste Control</p> <p>Caretakers undertake regular checks and bins are stored away from the building.</p>	<p>Trivial</p>

Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention The entrance/exit doors have door entry systems installed. The doors are to be kept shut at all times and this is highlighted to residents and visitors using 'Keep Door Shut' signage.	Trivial
Section 18	Storage Arrangements Each flat has access to a storage cupboard on the landing. Cupboards do not have fire rated doors but are kept locked. There are external brick-built storage cupboards detached from the main building. These are locked with resident's keys. Residents should not store fuel or LPG Cylinders in their home or storage facilities.	Trivial

Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low Medium High

In this context, a definition of the above terms is as follows:

Low

Unusually low likelihood of fire because of negligible potential sources of ignition.

Medium

Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High

Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm Moderate Harm Extreme Harm

In this context, a definition of the above terms is as follows:

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial Tolerable Moderate Substantial Intolerable

Comments

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021. The enforcing authority is West Midlands Fire Service.

A Type 1 Fire Risk Assessment of the premises at 13-24 Blue Rock Place has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards. Considering the use of the premises and the occupants within the block, the potential consequences for life safety in the event of a fire would be slight harm. This is because all flats appear to be fitted with FD30 rated fire doors, smoke/heat detection systems installed to a minimum of LD3 in all flats, three final exit doors, and a stay-put strategy unless a fire strategy is in place.

Access was gained to a sample of properties as part of the risk assessment. One properties fire door inspected requires fire safety furniture adding and items removing from the door, see section 7.

Overall, the risk level at the time of this FRA is considered tolerable.

Once the recommended actions have been completed, the overall risk rating for the building will be reduced to trivial, subject to the implementation of the suggested measures outlined in this fire risk assessment.

A suitable risk-based control plan (where applicable) should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

Section

2

People at Significant Risk of Fire

Persons at significant risk of fire does not just refer to those people with physical, sensory or mental health issues. It also includes those at risk due to the layout or features of the building such as inner rooms or dead-end conditions. Persons may also be at risk due to remote or lone working.

The RR(FS)O requires that these people are identified in any fire risk assessment.

Sandwell Council has a policy and procedure in place for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

When a PEEP is in place, the relevant information will be kept in the secure Premise Information Box (High Rise Buildings only), which is set up to help WMFS in an emergency. The data is classified as level 1, which means it complies with the General Data Protection Regulations.

**Section
3**

Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

The Chief Executive has put a structure in place to support the management of the site.

This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

The contact names to support the management of the site are as follows:

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Manager & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Prabha Patel		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway	Fire Risk Assessors Mohammed Zafeer Stuart Henley Craig Hudson	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya Hannah Russon

Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change.

**Section
4**

Description of Premises

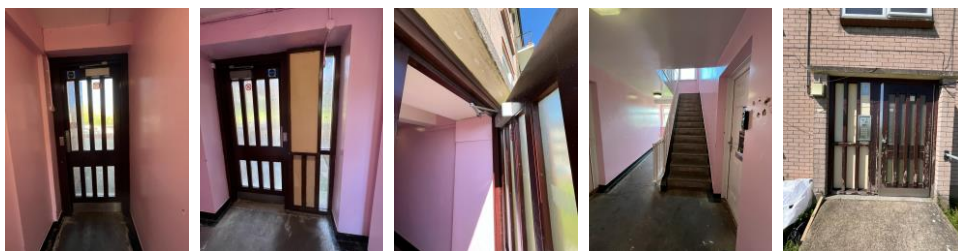
13-24
Blue Rock Place
Tividale
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The low-rise, four-storey block was constructed in 1965 using traditional brick cavity and concrete construction. The roofs are pitched and finished with concrete interlocking tiles. Around the roof line uPVC fascia boards are fitted with asbestos cement underclanking soffit boards. Each of the floors contains 3 dwellings.

Report	Block	Location	Area	Address	Designation	Extent	Risk	Category	Recommendation
13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale	13-24 Blue Rock Place, Tividale

The building is served by a dedicated central staircase that leads to the timber final exit doors, which are fitted with push buttons to facilitate easy evacuation. This arrangement provides adequate escape routes for occupants.



Fire Risk Assessment

There are three entrance doors to the block, these are accessible off Blue Rock Place and Falcon Place. Two of the entrances are fitted with an intercom door entry system, residents' key locks, and a firefighter override switch, the final entrance is accessed using a fob only.



Next to the one exit/entrance door is situated a bin storage room secured behind a timber door, within this room is a large waste bin serving the blocks bin chute.



The flats on the first, second and third floor each have a small balcony. The balconies consist of a concrete floor and are fitted with ironwork railings. Ground floor flats have an external door giving them another point of egress from the block.



A number of detached storage units are located externally within the grounds. These are used by tenants for personal storage and remain locked at all times, with access provided only through the residents' own keys.



The enforcing authority is West Midlands Fire Service.
The nearest fire station is Oldbury Community Fire Station, located approximately 1.8 miles away.

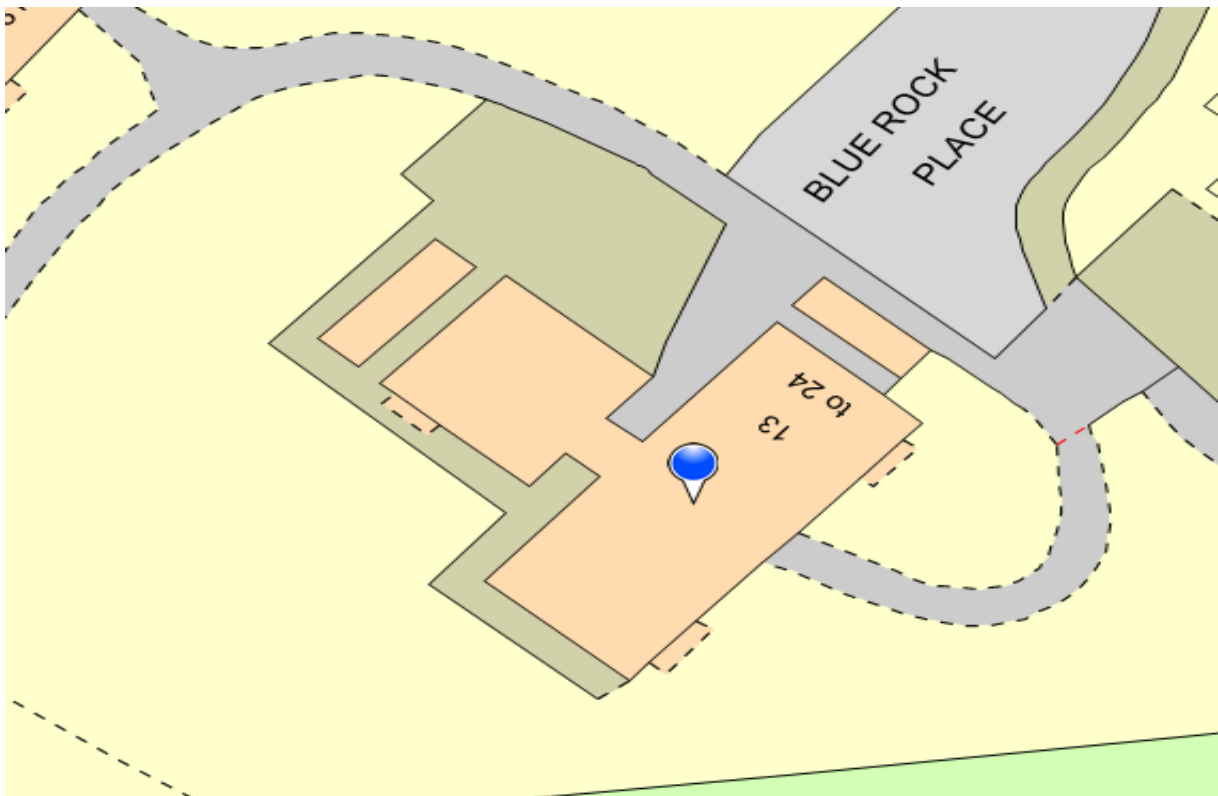
High/Low Rise	Low-Rise
Number of Floors	4 Storey
Date of Construction	1965
Construction Type	Traditional brick & concrete
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof void	Yes, loft hatch in communal area
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 12 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section
5

Building Plan



Section 6

External envelope

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

Below is a breakdown of the materials used within the external envelope, it is deemed that the combination and application of these materials present an acceptable level of fire risk.

- 1) The external surface of the building is predominantly brick structure with uPVC soffits and fascia. The roof is pitched and fitted with concrete interlocking roof tiles are fitted on the roof.



- 2) uPVC double glazed units have been installed to each flat and communal stairway. Communal windows are Georgian wired glazed. Entrance doors (x3) are mainly timber and glass units, with two doors having a small section of spandrel panelling within the side frame.



- 3) The flats on the first, second and third floors each have a small balcony. Each balcony consists of a reinforced concrete floor slab supported by the main building structure. The outer edge is fitted with metal balustrade railings, which provide fall protection while maintaining an open, non-combustible boundary.



- 4) Externally, lighting units are fitted near the entrance doorways. These provide illumination for resident access and contribute to overall safety and security during hours of darkness.



- 5) There are a small number of external gas service pipes fixed to the façade, feeding the internal gas installations within the flats. The pipework is metallic and non-combustible, with no apparent defects noted at the time of inspection.



- 6) The bin room is accessible from outside through a timber door. This door is to be kept shut when not in use.



**Section
7**

Means of Escape from Fire

- 1) Each property is fitted with a minimum of an LD3 detection system within the flat. See Section 8
- 2) Individual flat doors appear to be a minimum of FD30 rated; there is a mixture of timber and composite doors sets.



Blue Rock Place 13-24 (O8 BL05792BL03	13 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	13-24 Blue Rock Place;Tower Road;Tivdale;;	Intentionally Blank	
Blue Rock Place 13-24 (O8 BL05792BL03	14 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	15 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	16 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	17 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	18 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	19 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	20 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	21 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	22 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	23 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Not Glazed
Blue Rock Place 13-24 (O8 BL05792BL03	24 Blue Rock Place;Tower Road;Tivdale;;	Timber Door FD30s	Glazed

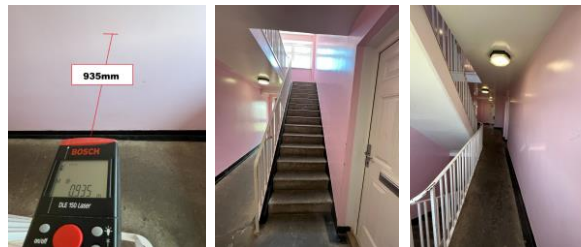
- 3) Access was attempted to a sample some of the properties as part of the risk assessment. This was to ensure the doors have not been tampered with by residents.
- a) Flat 13: No Answer
 - b) Flat 14: No answer
 - c) Flat 15: No answer
 - d) Flat 16: The flat entrance door is in good condition, fully operational, and fitted with all required safety furniture. All components function correctly at the time of the fire risk assessment.
 - e) Flat 17: No answer
 - f) Flat 18: No answer
 - g) Flat 19: No answer
 - h) Flat 20: At the time of the fire risk assessment, the flat entrance door was not fitted with a self-closing device. In addition, several non-standard items had been affixed to the internal face of the door, which may compromise its fire-resisting performance.**
 - i) Flat 21: No answer
 - j) Flat 22: No answer
 - k) Flat 23: No answer
 - l) Flat 24: No Answer



- 4) At a number of flat entrances door mats are present; the fire rating is not known on these door mats and are deemed to be low risk.



- 5) Within the block each floor is accessed via a single staircase that provides a means of escape and has a width of a minimum of 993mm between the handrails.



- 6) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.



- 7) The furthest travel distance from the flat entrance door to the stairway is approximately 10 m. The guidance in Fire Safety in Purpose-Built Blocks of Flats recommends that, where travel is in a single direction, the distance between a flat entrance door and the stairway (or lobby) should ideally be limited to 7.5 m.

Although the measured distance exceeds this benchmark, it was acceptable at the time of the building's original construction. The communal area is maintained in a sterile condition, with items routinely removed by the caretaker, ensuring that the escape route remains unobstructed. Given these management controls and the low-rise nature of the building, the 10 m travel distance is considered low risk.

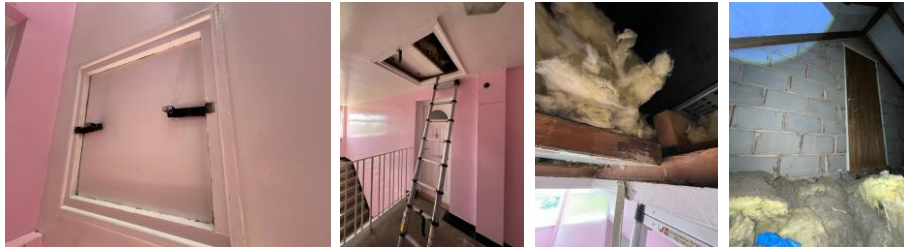


- 8) The means of escape are designed to remain protected in order to prevent the spread of fire and smoke. During inspection, several issues were identified on each floor along the escape route that require remedial action. These items will be added to the Fire Risk Assessment action plan and/or included as recommendations. On all upper floors, the escape route includes one double window and one single window, both fitted with opening mechanisms and glazed with Georgian wired glass. Additionally, each upper floor contains a bin chute hopper used for the disposal of refuse waste. This feature must be appropriately maintained and managed to ensure it does not compromise the integrity of the protected escape route or contribute to fire loading.

- a)** Third Floor: Installed upon the floor is a double and a single unit fitted with top and bottom openers. All the units were fully working at the time of the fire risk assessment.



- b) Third Floor:** Access to the roof void is located on the third floor and is provided via a solid timber loft hatch secured with two padlocks. This area was inspected during the Fire Risk Assessment and was found to be fully fire-stopped, incorporating dividing block walls and timber fire doors installed within those partitions. The compartmentation appeared consistent with the requirements for maintaining the integrity of the protected escape route.



- c) Third Floor:** The bin chute hopper located adjacent to Flat 24 was inspected and found to be operating correctly at the time of the assessment. All seals were intact, and no defects were observed. Ongoing maintenance and regular checks are essential to ensure the hopper continues to function effectively and does not compromise fire safety within the protected escape route.



- d) Second Floor:** On the second floor, the double unit was inspected, and all sections were operable except for the bottom right-hand unit, which is missing its handle. As a result, this unit cannot be closed. A replacement handle is required to ensure the ventilation can be properly secured when necessary. *Email sent to asset management and maintenance 29/04/2026*



- e) Second Floor: The bin chute hopper located adjacent to Flat 21 was inspected and found to be operating correctly at the time of the assessment. All seals were intact, and no defects were observed. Ongoing maintenance and regular checks are essential to ensure the hopper continues to function effectively and does not compromise fire safety within the protected escape route.



- f) **First Floor: On the second floor, the double unit was inspected, and all sections were operable except for the bottom left-hand unit, which is missing its handle. As a result, this unit cannot be closed. A replacement handle is required to ensure the ventilation can be properly secured when necessary. Email sent to asset management and maintenance 29/04/2026**



- g) First Floor: The bin chute hopper located adjacent to Flat 18 was inspected and found to be operating correctly at the time of the assessment. All seals were intact, and no defects were observed. Ongoing maintenance and regular checks are essential to ensure the hopper continues to function effectively and does not compromise fire safety within the protected escape route.

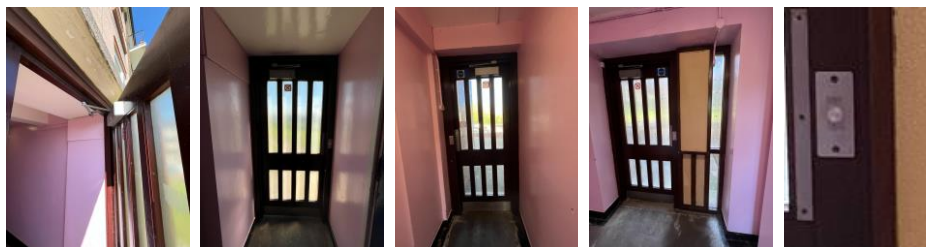


- h)** Ground Floor: At ground-floor level, cabling has been routed above the metal pipework and is currently secured to the ceiling using plastic cable clips. It is recommended that this cabling be enclosed within metal trunking during future refurbishment works to ensure it remains adequately supported and compliant in the event of a fire.

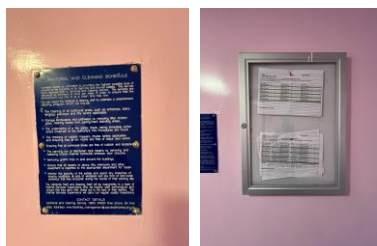


- i)** Ground Floor: Service cupboard door requires a repair; full details are listed within section 10.

- 9) The final exit doors (x3) are fitted with automatic closing devices. To exit the doors, you do so by using a push button. These are checked on a regular basis by caretaking teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s). These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



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



- 11) Emergency lighting is provided to communal landings and stairs.
[\(Refer to section 9\)](#)
-

Definitions Fire Doors.

Notional fire door - A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

Upgraded notional fire door - A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

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

Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats the equipment is subjected to a cyclical test.

A sample of properties was accessed during the Fire Risk Assessment to check the presence and type of smoke detection installed. The majority of properties could not be accessed at the time of the assessment; however, the following information was obtained from the SMBC JM system.

- Flat 13: Leaseholder, unsure on detection
- Flat 14: LD3 installed, information from JM
- Flat 15: LD2 installed, information from JM
- Flat 16: LD1 installed
- Flat 17: LD2 installed, information from JM
- Flat 18: LD3 installed, information from JM
- Flat 19: LD3 installed, information from JM
- Flat 20: LD2 installed, information from JM
- Flat 21: LD3 installed, information from JM
- Flat 22: LD3 installed, information from JM
- Flat 23: LD3 installed, information from JM
- Flat 24: LD2 installed, information from JM

For information

LD1 all rooms except wet rooms

LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.

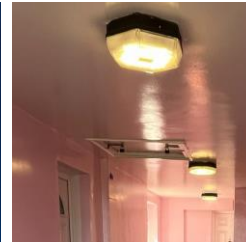
LD3 Hallway only

- 2) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this is:
- I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place
-

Section 9

Emergency Lighting

- 1) These premises have emergency lighting fitted on each floor. Three emergency light units are fitted on each floor. All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



- a) **One emergency light unit on the first floor was not working at the time of the Fire Risk Assessment.**



- 2) There is also borrowed lighting from the landing windows to assist in lighting the communal areas from outside

Section 10

Compartmentation

This section should be read in conjunction with Section 4

- 1) A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The inspection did not reveal any breaches in compartmentation.

The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

- 2) The building is designed to provide as a minimum 1-hour vertical and vertical fire resistance.
- 3) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
- 4) The existing fire-stopping measures are fit for purpose, and a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary.
- 5) A variety of methods / materials have been used to achieve fire-stopping such as intumescent mastic around penetrations.
- 6) The service cupboard on the ground floor in the communal area is a notional timber FD30 rated and lockable with 138 locks and include a "Fire door Keep locked" and electrical warning signage is displayed on the door.
 - a) **The service door frame requires a timber splice to address the gap at the point where the deadbolt engages.**



- b) Within the service cupboard that is situated on the ground floor, in the upper right-hand side of the second room, expanding foam has been used as fire-stopping. This material is not suitable for this purpose and must be removed and replaced with appropriate, compliant fire-stopping measures.**



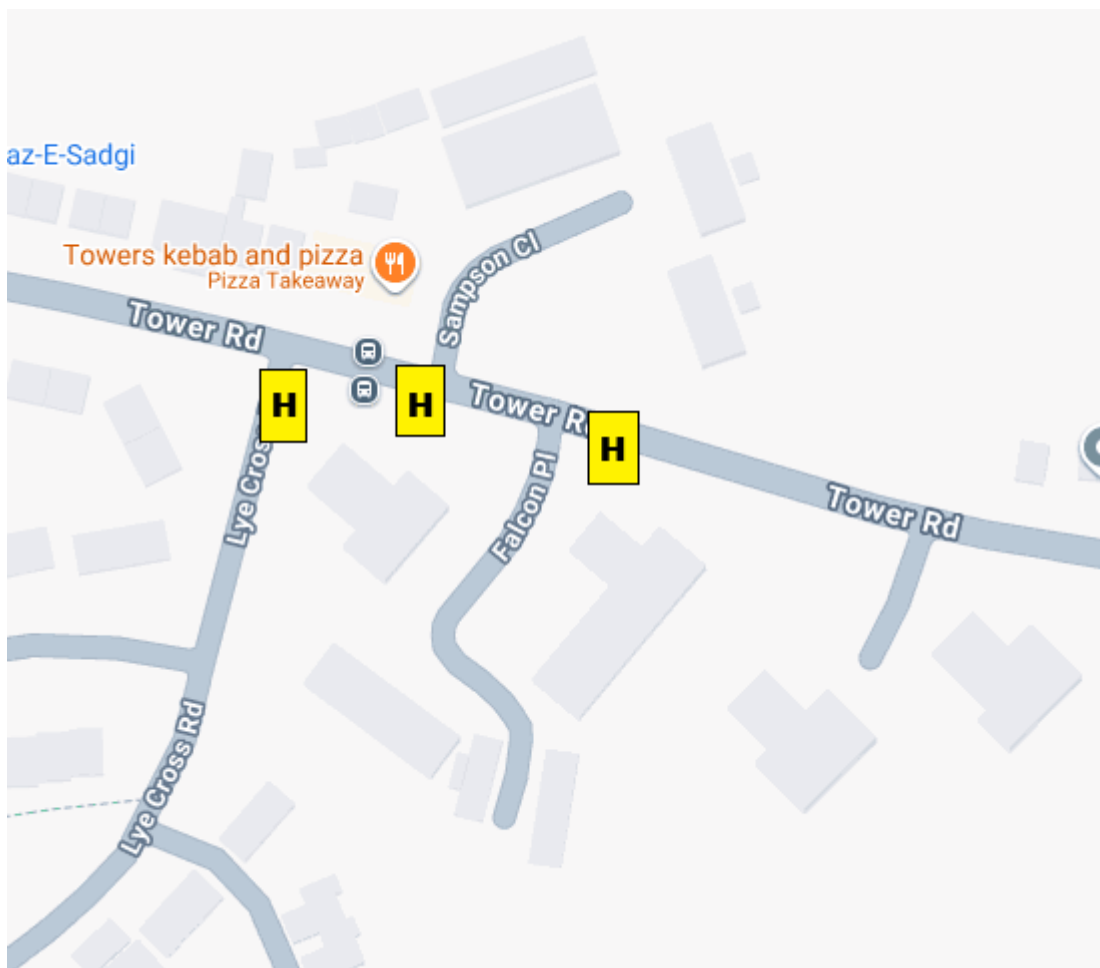
- 7) Individual flat doors appear to be FD30 doors sets. See section 7/2
- 8) On the top floor, access to the loft space is provided via a solid timber loft hatch. The fire rating of this hatch is unknown, and it is recommended that it be upgraded during future refurbishment works. Given that the communal area is maintained as a sterile zone, the current arrangement presents a low level of risk. The loft hatch must remain padlocked at all times. During the Fire Risk Assessment, the loft areas were inspected and found to have appropriate fire-stopping in place throughout the space.



Section 11

Fire Fighting Equipment

- 1) There is no firefighting equipment on this premises.
- 2) Nearest fire hydrant is indicated within the attached plan.
Information from <https://dataservices.riscauthority.co.uk/map/index>



The enforcing authority is West Midlands Fire Service.
The nearest fire station is Oldbury Community Fire Station, located approximately 1.8 miles away.

Section 12

Fire Signage

- 1) The service cupboard displays “Fire Door Keep locked” also an electrical warning sign.



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

- a) **Couple of No Smoking signs require replacement due to fading and damage. The two locations needing new signage are positioned outside the double entrance doors.**



- 3) Directional fire signage is not displayed throughout the building. The absence of such signage is not necessarily due to the building not having a complex layout.

**Section
13**

**Employee & Resident
Training/Provision of Information**

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
 - 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
 - 3) Caretaking teams are not currently trained in the effective use of fire extinguishers.
 - 4) Fire safety has been provided as part of tenancy pack.
 - 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.
-

Section 14

Sources of Ignition

- 1) Smoking is prohibited on entrance and within any communal parts of the building in line with Smoke Free England legislation.
- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager.
- 4) The fixed electrical installation shall be tested every 5 years. The date of the last EICR was 01/10/2024 and was unsatisfactory. *Email sent to electrical team 29/04/2026 to chase up the C2s and FI.*



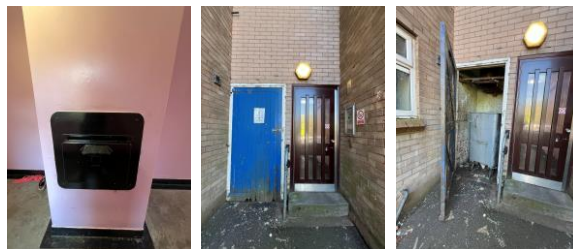
- 5) Portable heaters are not allowed in any common parts of the premises.
- 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. There are external gas risers on the property.



section
15

Waste Control

- 1) There is a regular Cleaning Service to the premises.
- 2) The blocks refuse is deposited via a bin chute accessed on all of the upper floors via the hopper door. Ground floor flats can place their bags directly into the bin via the bin room that is accessed from at the rear of the block.



- 3) The bin room is accessible from outside through a timber door.



- 4) Regular checks are carried out by Caretakers to minimise risk of waste accumulation.



- 5) 'Out of Hours' service is in place to remove bulk items.
-

**Section
16**

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site Security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
 - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
 - d) Final Contractor review on completion of works undertaken
-

Section
17

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
 - 2) Restricted access to the premises by means of a key and door entry system to the front and the rear.
 - 3) There is no current evidence of arson.
 - 4) There have been no reported fire incidents since the last FRA.
-

**Section
18**

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
- 3) Residents should not store flammable liquids or gas cylinders on site.
- 4) No Flammable liquids stored on site by Caretakers / Cleaners.
- 5) Residents have individual storage cupboard externally which they keep secured by means of own keys.



Section
19

Additional Control Measures.
Fire Risk Assessment - Action Plan

Significant Findings.

Action Plan

It is considered that the following recommendations should be implemented to reduce fire risk to, or maintain it at, the following level:

Trivial Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

P2 Arrange and complete within 1-3 Months of assessment date

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Action Plan



Name of Premises or Location:

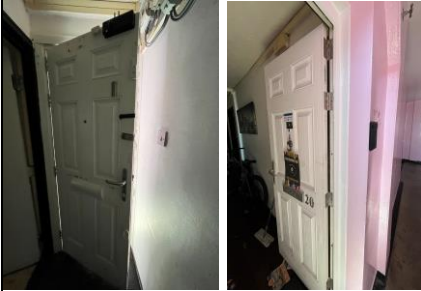
Blue Rock Place 13-24

Date of Action Plan:




18/05/2026

Review Date:




<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/3h	<p>Flat 20: Self closer to be installed to the door. Also, all non compliant items need to be removed from the door and fire stopping on the fittings holes carried out where possible.</p>		P2	<p>Within 1-3 months Fire Rapid Response</p>	

Fire Risk Assessment

7/8d	Second floor: Replace missing handle from bottom right hand unit, of the double window unit		P3	Within 3-6 months Repairs	
7/8f	First floor: Replace missing handle from bottom left hand unit, of the double window unit		P3	Within 3-6 months Repairs	
9/1a	First floor: Emergency light unit not working on the first floor.		P2	Within 1-3 months Electrical	



Fire Risk Assessment

<p>10/6a</p>	<p>Ground Floor service room: The service door frame requires a timber splice to address the gap at the point where the deadbolt engages.</p>		<p>P2</p>	<p>Within 1-3 months Fire Rapid Response</p>	<p>Completed</p>
<p>10/6b</p>	<p>Ground Floor service cupboard: Foam been used within the service cupboard for fire stopping, remove and replace compliant fire stopping</p>		<p>P2</p>	<p>Within 1-3 months Fire Rapid Response</p>	<p>Completed</p>
<p>12/2a</p>	<p>Entrance doors (external area): Replace 2 No Smoking signs, one has faded and the other damaged. At 2 separate doors</p>		<p>P2</p>	<p>Within 1-3 months Fire Rapid Response</p>	<p>Completed</p>

Observations/Recommendations

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

Signed

	Fire Risk Assessor	Date: 18/05/2026
	Team Lead Fire Safety	Date: 18/05/2026

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

Name of property: Blue Rock Place 13-24

Premise Manager: Prabha Patel

Tel. No.: 0121 569 2975

Hazard	Location	Information/Comments
An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Tel:- 0121 569 5077).		




Report No.: J412723
Nature of Work: Management Survey
Issue Date: 13/11/2025
Client Name: Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN: BL05792BL03 3
Site Address: 13-24 Blue Rock Place, Oldbury, B69 1PB



Order Placed By: Jon Hemming
Site Contact: Communal
Date(s) of Work: 01/05/2025
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor(s): Not Applicable
Lead Surveyor:

Authorised Signatory:


 Jack Baldwin
 Asbestos Surveyor


 Joe Beddall
 Deputy Technical Manager
 13/11/2025

Non-accredited activities are present within this report.

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