

Fire Risk Assessment

Braybrook House 356-422



**Moor street, West Bromwich,
B70 7AU.**

Date Completed: 6th January 2026

Review Period: 12 months.

Officer: C. Hill Building Safety Manager

Checked By: A. Jones Building Safety Manager

Current Risk Rating = Tolerable



Subsequent reviews

<u>Review date</u>	<u>Officer</u>	<u>Comments</u>
03/02/2026	C. Hill	The recommendation in section 10/21 will now be completed in conjunction with recommendation in section 10/20. FRA and action plan has been amended accordingly.

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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, but the Council will as a minimum review:

- High Risk Residential Buildings annually
- Other Buildings every 3 years

The council has procedures and policies in place that will trigger a review of the fire risk assessment. This 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.

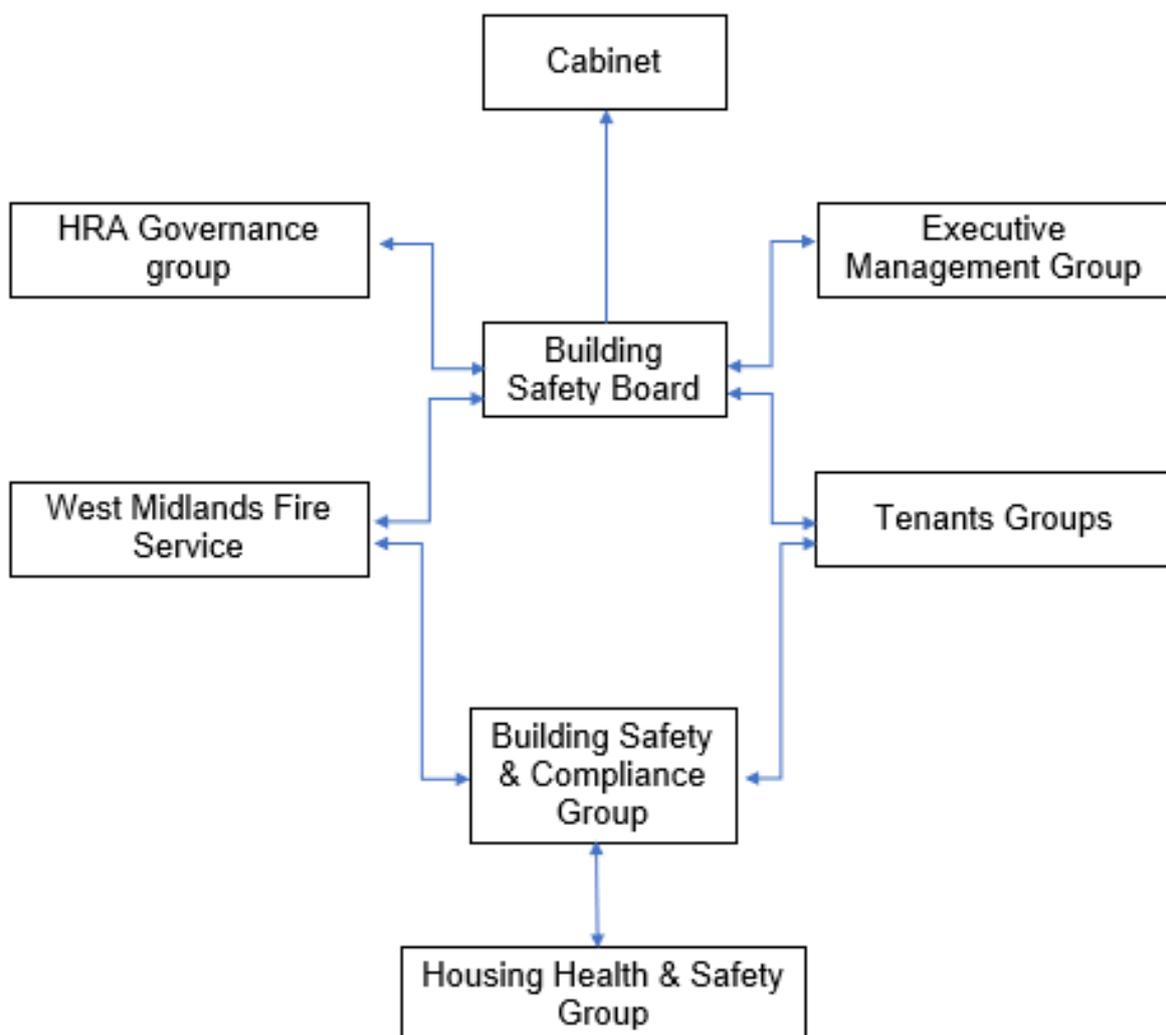
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

These managers attend the Building Safety and Compliance Group for scrutiny which is part of the governance structure below.

Governance Structure



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

Section

1

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, smoke or you have been advised by the emergency services to leave.

Section number	Section Area	Individual Risk Level
Section 6	<p>External Envelope</p> <p>Brickwork. Fire classification A1.</p> <p>Aluminium panels. Fire classification A1.</p> <p>FRAEW steps 2-5 was completed by Firntec on 19th February 2025 – Neutral outcome</p>	Trivial

<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There are two protected staircases that provide a sufficient means of escape.</p> <p>Automatic opening vents are provided to both staircases.</p> <p>Emergency lighting is provided to communal lobby, corridors and stairs.</p> <p>The communal landings and stairs are protected by nominal self-closing FD30S doors.</p> <p>Residents' personal items in communal areas to be removed.</p> <p>Pushchair to be removed from 7th floor service cupboard</p> <p>Plywood boards to be removed from 4th floor service cupboard</p>	<p>Tolerable</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within sampled flats is installed to a minimum LD3 standard.</p> <p>Smoke alarms installed in community room.</p> <p>A deluge system is provided to the bin store.</p>	<p>Trivial</p>
<p>Section 9</p>	<p>Emergency Lighting</p> <p>The premises has a sufficient emergency / escape lighting system.</p>	<p>Trivial</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 stairwells and lift shafts.</p> <p>Flat entrance doors are nominal 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> <p>All service / storage cupboard doors are nominal FD60s.</p> <p>All communal doors protecting the staircase are nominal FD30s with vision panels.</p> <p>3rd floor service cupboard intumescent mastic to removed / replaced.</p> <p>Fire stopping required above community room doors.</p> <p>Ground floor service cupboard has 2 x holes to be fire stopped.</p> <p>A number of fire stopped penetrations to be enhanced with ablative batt or other suitable product.</p> <p>Contractor / fire engineer to be appointed to assess suitability of fire curtains in roof void.</p> <p>Replace 6 x fire doors in roof void that have swollen.</p>	<p>Tolerable</p>
<p>Section 11</p>	<p>Fire Fighting Equipment</p> <p>Dry riser inlet located within ground floor dry riser cupboard.</p>	<p>Trivial</p>

	<p>The dry riser outlets serve floors 1 to 8.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguishers annually.</p> <p>There is a deluge system in the bin store.</p> <p>Fire extinguisher and fire blanket are located in community room.</p> <p>Fire extinguisher in lift motor room.</p>	
Section 12	<p>Fire Signage</p> <p>Escape signage is present.</p> <p>LPG cylinder warning signs displayed in lift.</p> <p>Wayfinding signage is present.</p>	Trivial
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition</p> <p>The last EICR was completed 06/06/2024.</p> <p>There are no service records available for the servicing and maintenance of Solar Equipment provided for this building.</p>	Tolerable
Section 15	<p>Waste Control</p> <p>Regular checks by Caretakers minimise risk of waste accumulation.</p>	Trivial

	Bins are stored securely in an internal store at the rear of the building.	
Section 16	<p>Control and Supervision of Contractors and Visitors</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention</p> <p>A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p>	Trivial
Section 18	<p>Storage Arrangements</p> <p>Residents instructed not to bring L.P.G cylinders into block.</p> <p>All items stored in the community room entrance hall to be removed.</p> <p>It appears a large number of personal items to include furniture; fabrics & home appliances have been introduced to the community room.</p>	Tolerable

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

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment to include.

A number of personal items stored within communal areas on multiple floors outside flat entrance doors.

Further enhancement to firestopping around penetrations in service cupboards.

Replacement of all 6 fire doors within the roof void.

Procurement of a suitable contractor / fire engineer to assess the suitability of the fire curtains and front staircase apex panel in the roof void.

And there are no service records available for the servicing and maintenance of Solar Equipment provided for this building. It is recognised that a robust servicing and maintenance programme will take time to procure, therefore as an interim measure, an approved contractor should be appointed to service and inspect the equipment in the short term.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm.

This is due to there being good compartmentation to include nominal FD30s doors to flat entrances, nominal FD30s fire doors to stairwells, FD60 fire doors to service cupboards, suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation system to both stairwells and a Stay Put – Unless policy.

A suitable risk-based control plan 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:

Overall, the level of risk at the time of this FRA is tolerable, this will be lowered to trivial once recommended actions have been completed.

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 takes the health, safety and wellbeing of its colleagues, contractors, residents and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

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 Management & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Lisa Ellis		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway	Fire Risk Assessors Craig Hudson Mohammed Zafeer Stuart Henley	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

Braybrook House
Moor Street
West Bromwich
B70 7AU

Description of the Property

The high-rise block was constructed in approximately 1963. The block consists of 9 storeys (inclusive of the ground floor).

The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout. The concrete beams and columns are at regular centres and distributed evenly across the building.

Each of the floors contains 4 number dwellings apart from the ground floor which contains three dwellings and a community room.

The block has a main entrance to the front elevation, with a further entrance/exit located on the rear elevation. Both entrances have a door entry system with fob reader access. The front entrance also has a firefighter override facility by use of a drop latch key.



Each of the floors contains 4 number dwellings apart from the ground floor which contains 3 dwellings and a community room.



There's a protected stairwell to the front and rear of the building. Both serve all floors and benefit from automatic opening vents.

There's a single lift which serves to the 7th floor.

Solar panels have been installed to the roof to facilitate a solar thermal system. Associated equipment has been installed in the roof void.

On arrival Information (for WMFS)

The fire fighters' white box is located above and to the right of the front entrance and contains all keys for the building.

Access to the building is gained via the firefighter's door override switch (main entrance) using the drop latch key from the white box or fire appliance.

The nearest hydrant is adjacent the front entrance to the building.

The Dry Riser inlet valve is located in a cupboard within the ground floor lift lobby. The cupboard is accessed utilising the budget key from the firefighter's box.

The dry riser outlet valves are located in cupboards on all floors directly above. These cupboards are also accessed utilising the budget key from the firefighter's box.

There is a Secure Premise Information Box (PIB) located in the lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident.

The lift has a designated firefighter override switch.

The lift motor room is accessed from the 8th floor.

There is a ladder and ceiling hatch within the lift motor room that provides access to the roof void.

The roof void above the lift motor room has a solar thermal system installed. The PV panels are directly above on the outer roof.

Automatic opening vents (AOV) have been installed between the 1st / 2nd, 3rd / 4th, 5th / 6th & 7th / 8th floors. Smoke detectors linked to the vents are throughout the communal areas.

The AOV status panel and reset switch are in the main entrance lobby.

The bin store at the rear of the building is equipped with a fire suppression system and automatic refuse chute closer plate with manual override.

The incoming electrical supply is accessible from the ground floor lift lobby service cupboard.

Fire Risk Assessment

Address: Braybrook House, Moor Street, West Bromwich, B70 7AU		Survey date: 06/01/2026	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Height	21.6 metres for clarity, this is from the lowest adjoining ground level to the highest habitable floor level.		
Construction	<p>The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout.</p> <p>The majority of the façade is brick. There are solid aluminium panels to the enclosed balconies.</p>		
Number of floors	9 including ground floor. Also, roof void accessed via lift motor room.		
Layout	<p>The block has a main entrance/exit to the front and rear elevations of the block. Access to the rear carpark is via a barrier, code is 2580.</p> <p>The ground floor consists of 3 dwellings and a community room. All floors above consist of 4 dwellings. There is a total of 35 flats.</p> <p>There are two protected staircases that serve all floors.</p> <p>The single lift car serves to the 7th floor. Lift motor room is on the 8th floor.</p> <p>Solar Thermal equipment installed in the roof void.</p>		
Lifts	1		
Types of entrance doors	Flat entrance doors are nominal FD30s timber fire doors. All communal doors are nominal FD30s timber fire doors.		
Rubbish chutes/ bin rooms	Yes, secured behind nominal FD30s timber doors.		
Common voids	Yes, Solar Thermal equipment has been installed in roof void.		
Access to roof/ service rooms	Access to the enclosed roof voids via the lift motor room on 8 th floor which is a full height timber door. A vertical hoop ladder leads to two further full height doors to each side providing access to the enclosed roof void.		
Occupants	Approx. 72 based on 2 occupants per flat (35 flats)		
Evacuation strategy	Stay Put Unless- 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		
Fire alarm/ evacuation alarm	Early warning is achieved via hard wired or battery smoke alarms within each of the resident's flats and the community room. No communal fire alarm system.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant is to the right hand side of the front entrance.		
Fire mains	The dry riser inlet cupboard is accessed from the ground floor lift lobby. Riser outlets are on all floors above. Suited 54 key to access all riser cupboards..		
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter control switch is located beside the ground floor lift car.		
Smoke control vents	Automatic smoke ventilation is employed in both stairwells between floors 1/2, 3/4, 5/6, 7/8. There is a master reset switch located within the foyer of the main access point towards the left-hand side on the wall.		
Sprinkler system	A water suppression system is provided to the refuse chute bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	ELECTRIC CUPBOARD FLOOR TILES ON 1ST, 4TH AND 7TH FLOORS, THERMOPLASTIC, SEALED, PRESUMED, CHRYSOTILE		
SERVICES			
Electricity	Electric cupboards are FD30s rated, secured with type 138 suited mortice locks. Residents have been provided with a key for access to their electricity meters		
Gas	Gas isolation points located on the orientation plan.		

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

The enforcing authority is West Midlands Fire Service.

High/Low Rise	High Rise
Number of Floors	9
Date of Construction	Circa 1963
Construction Type	Concrete frame, walls / columns, slabs.
Last Refurbished	2000
External Cladding	Brickwork (Fire Classification A1). Aluminium panel (Fire Classification A1).
Number of Lifts	One
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	Yes, to each staircase.
Fire Alarm System	No communal system
Refuse Chute	Yes
Access to Roof	Access is obtained to the enclosed roof voids via the lift motor room on 8 th floor which is a full height timber door. A vertical hoop ladder leads to two further full height doors to each side providing access to the enclosed roof space.
Equipment on roof (e.g., mobile phone station etc)	Yes, solar panels for a solar thermal system.

Persons at Risk

Residents / Occupants of 35 number of flats.

Visitors,

Sandwell MBC employees,

Contractors,

Service providers (e.g., meter readers, delivery people etc)

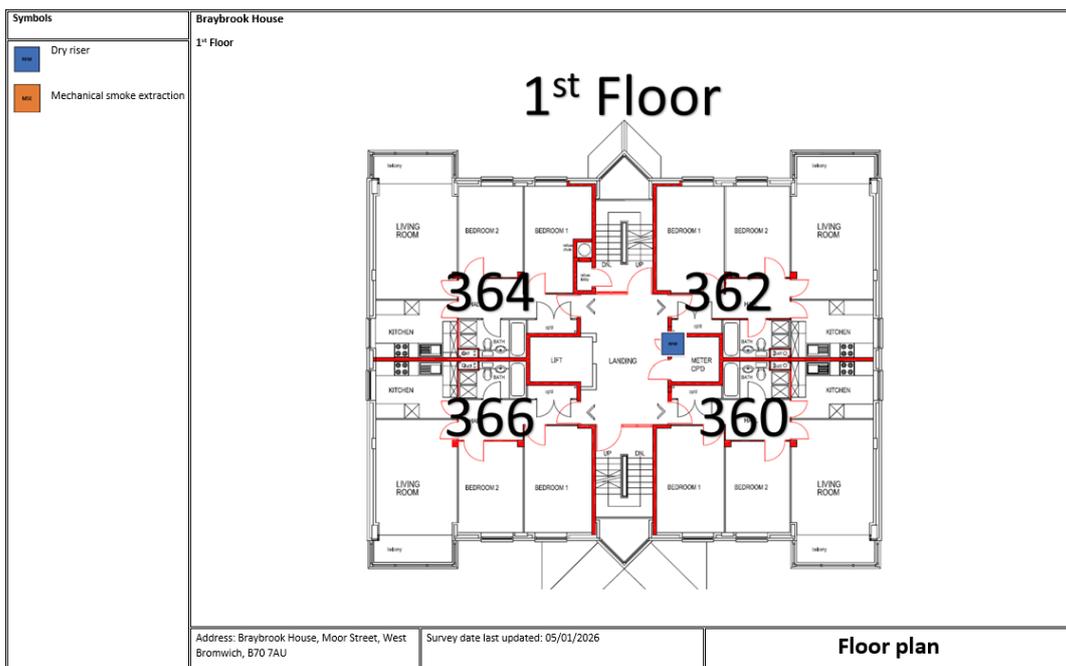
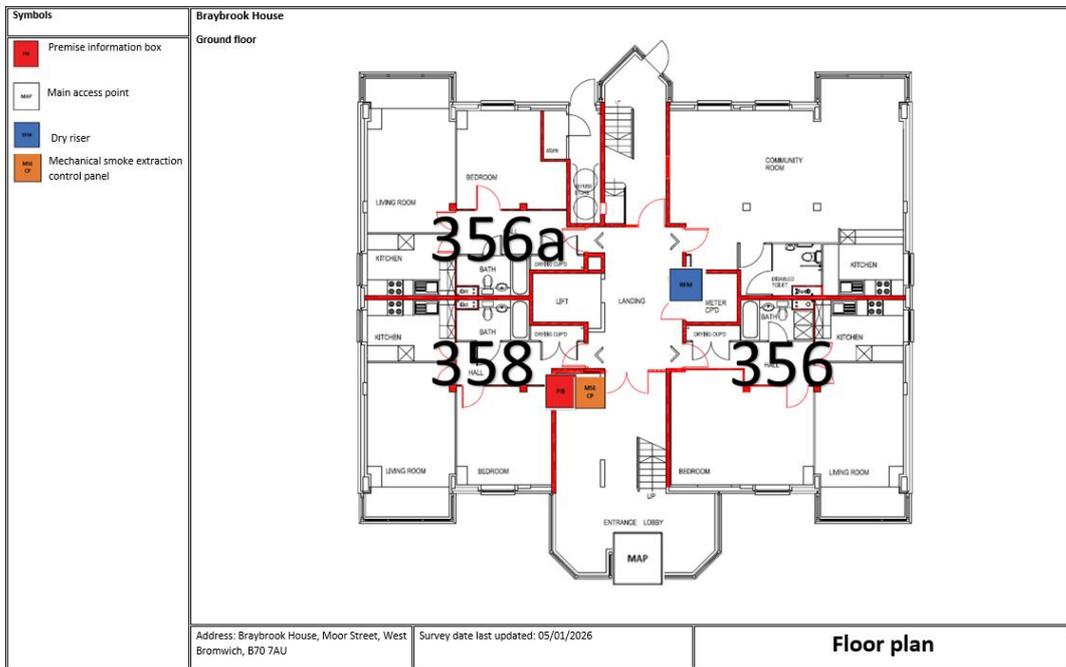
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

Section 5

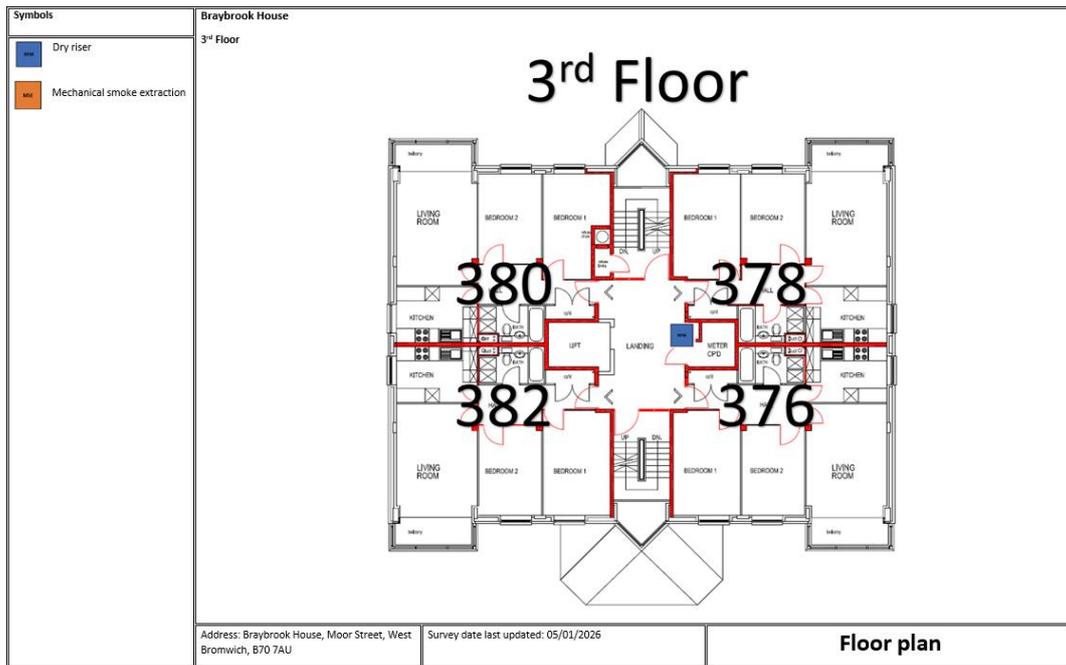
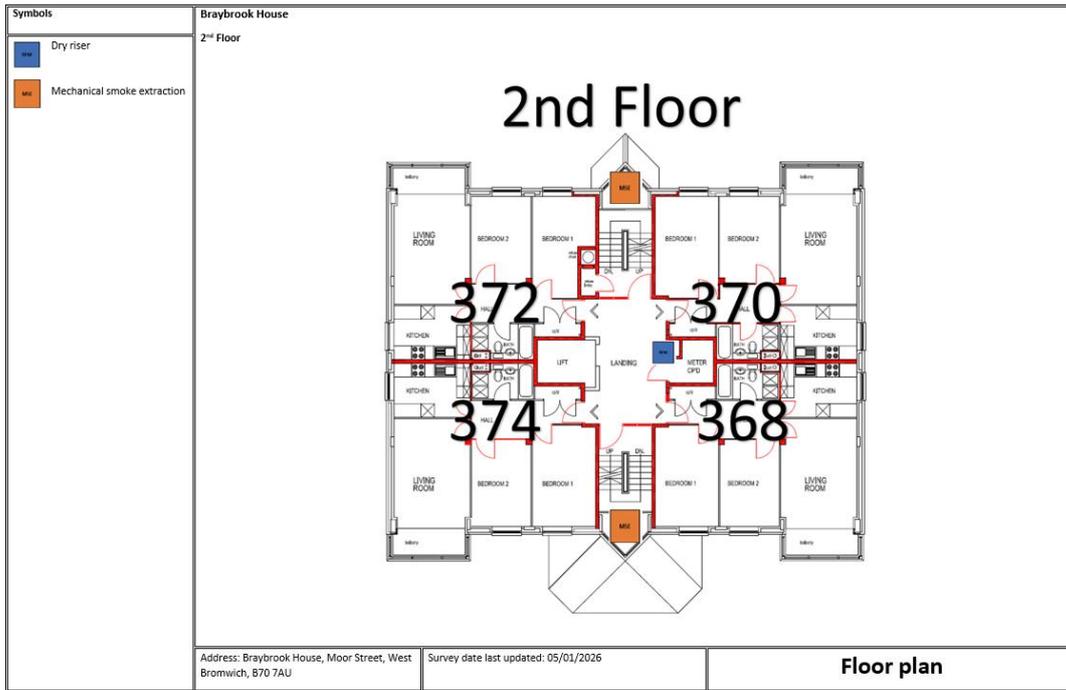
Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

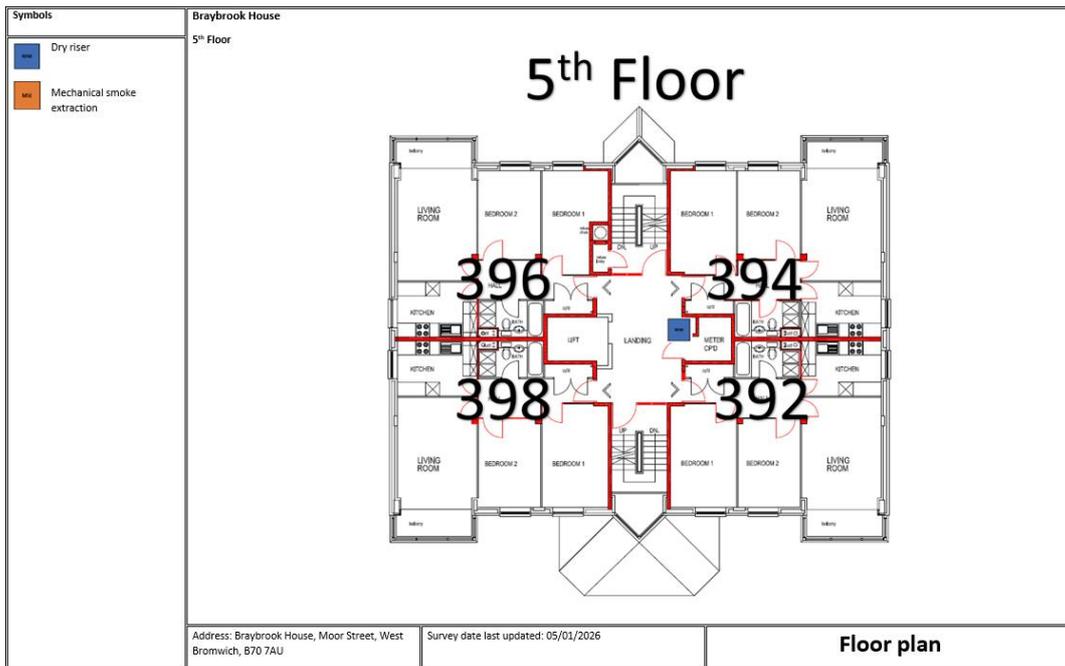
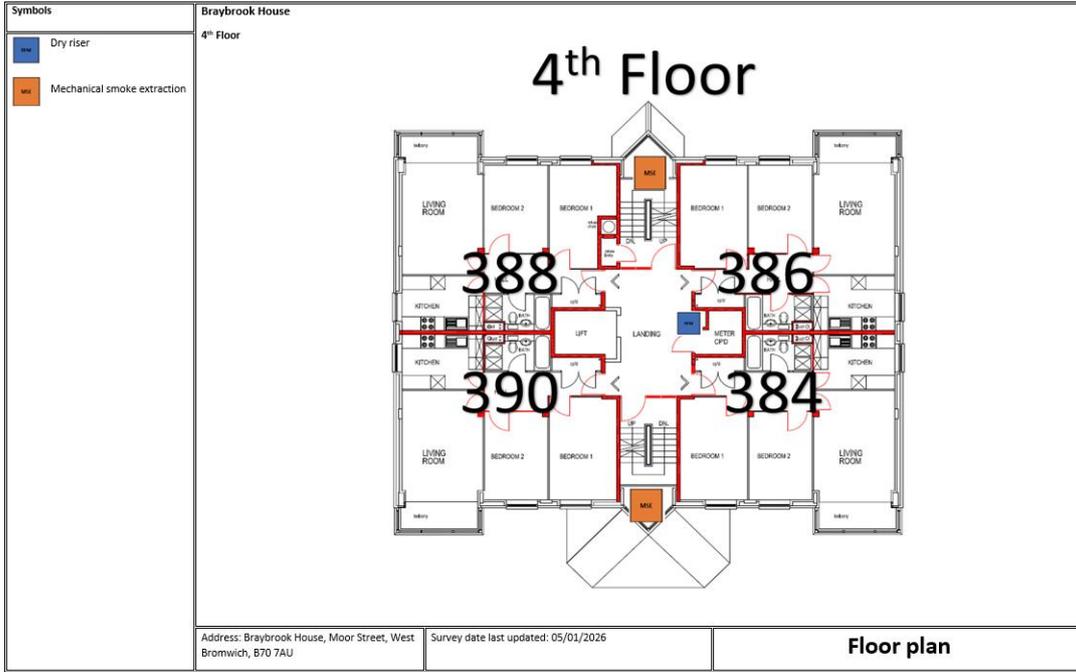
The plans have been shared with WMFS electronically via their portal.



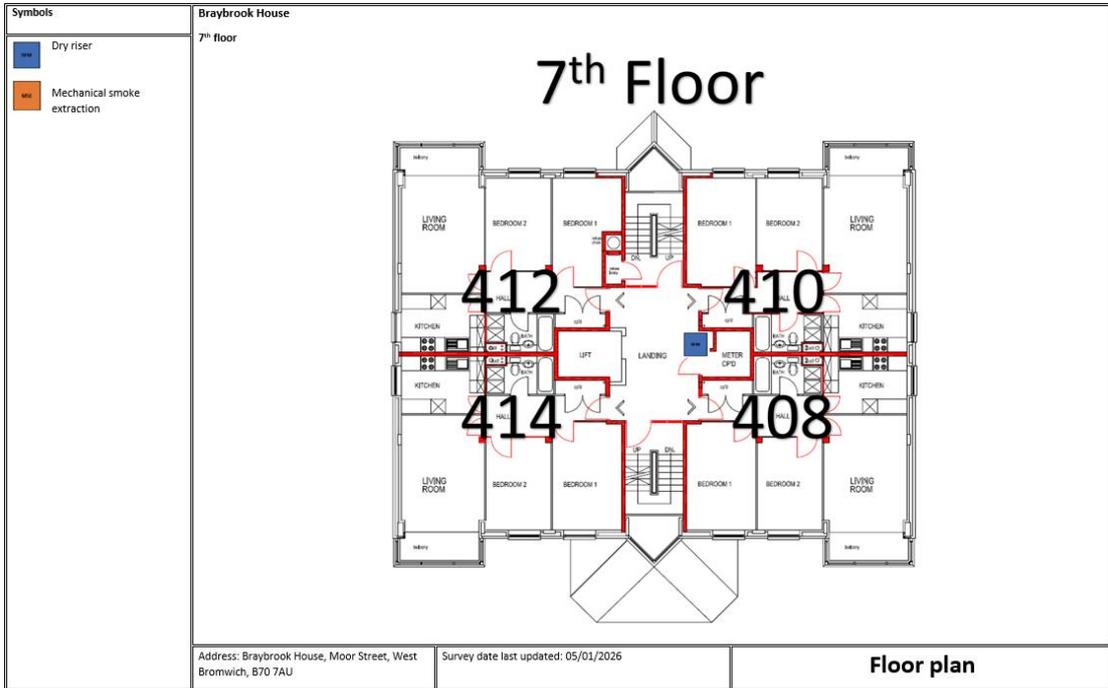
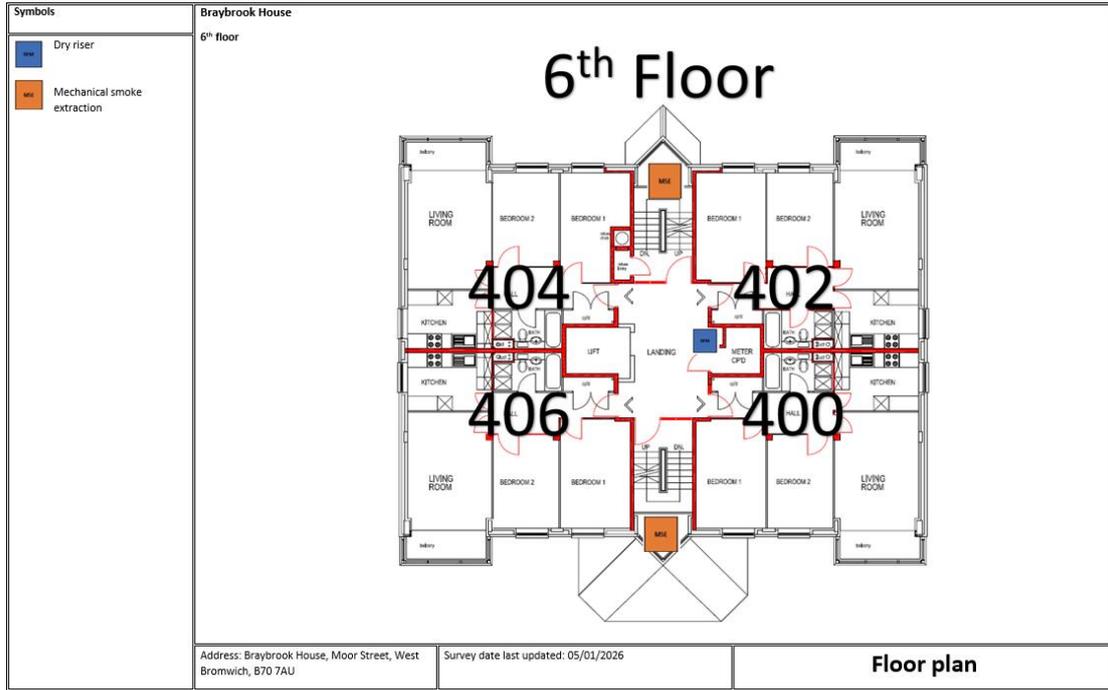
Fire Risk Assessment



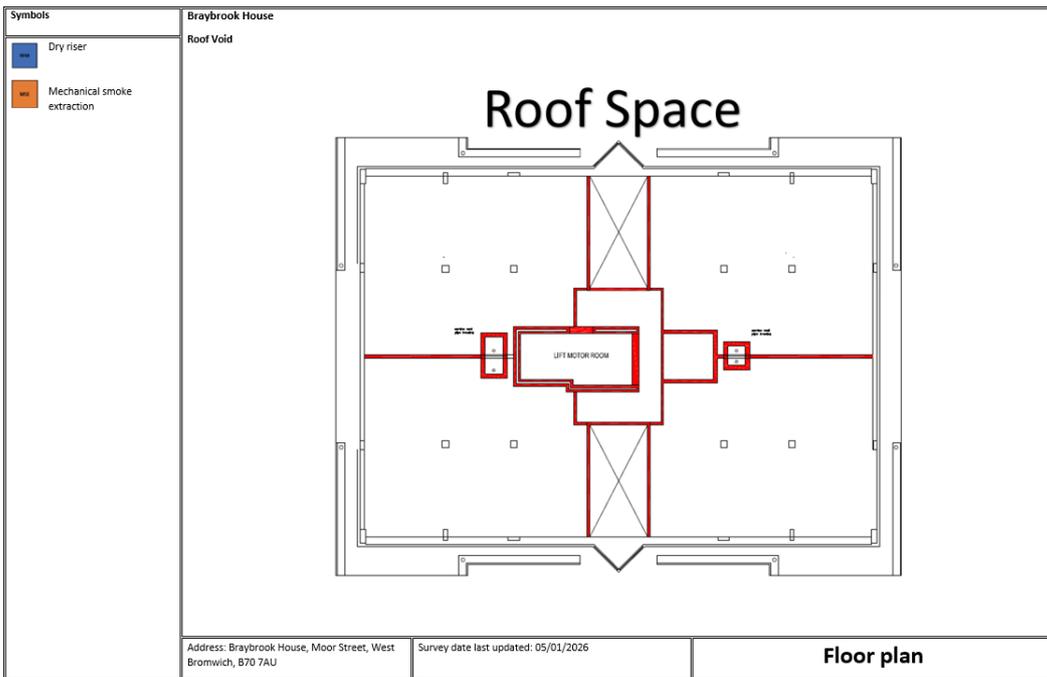
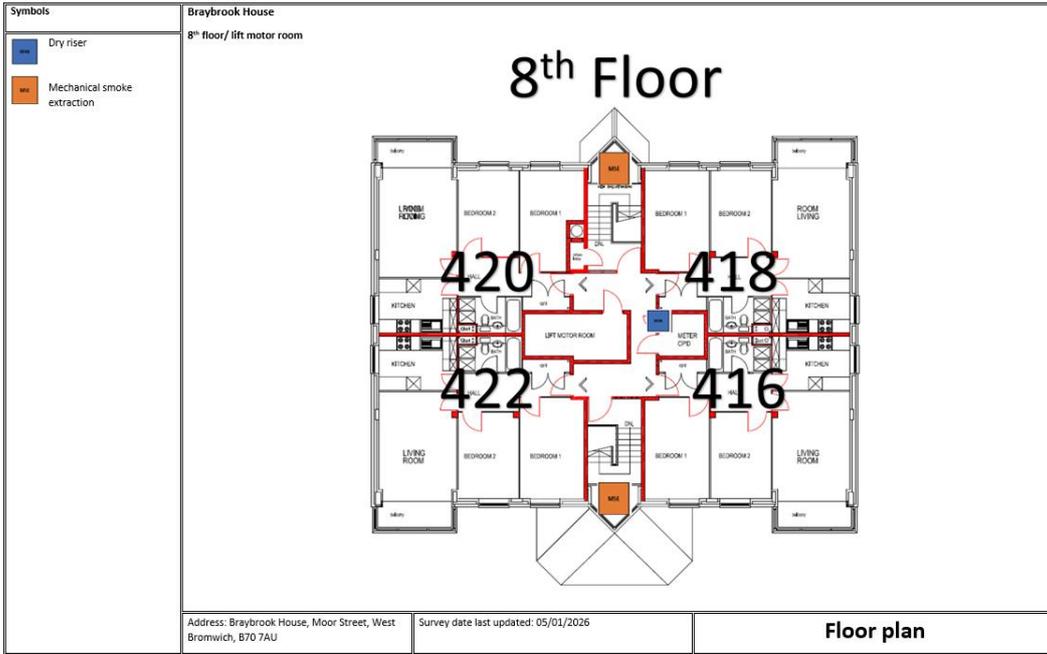
Fire Risk Assessment



Fire Risk Assessment



Fire Risk Assessment



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.

Firntec Building Compliance were appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings (FRAEW).

An FRAEW steps 2-5 was completed by Firntec on 19th February 2025. Based on the available evidence, the building presents an overall medium risk rating (neutral outcome). Comments on the presence of extraction vents were included as per the recommendations in the previous FRA. There are no recommended remedial actions within the report.

Details of the external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022.

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system of Braybrook House.



Section 7

Means of Escape from Fire

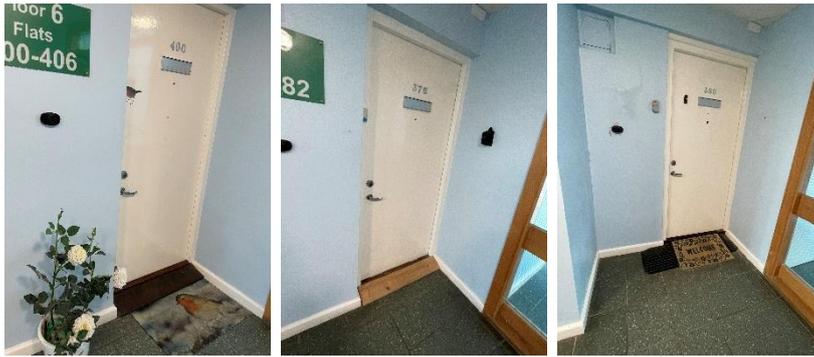
- 1) Individual flat entrance doors are predominately nominal FD30S timber fire doors. Door 414 is a composite door.



- 2) All flat entrance doors at Braybrook House are scheduled for an annual inspection in January 2026, on a best endeavour basis. The inspections and were necessary any subsequent repairs or adjustments will be carried out by SMBC inhouse fire door inspectors / Fire Safety Rapid Response Team.
- 3) A number of flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be sufficiently low risk.



- 4) Ramps were noted outside flats 400, 376, 364. The ramps have been installed by the tenants who rely on mobility aids to assist passage over the threshold. It is deemed the ramps represent a sufficient low risk.
-



- 5) The means of escape are protected to prevent the spread of fire and smoke.
- 6) Emergency lighting is provided to the communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.
- 7) None of the corridors that form part of the means of escape are dead ends.
- 8) Surface coatings to the communal areas are presumed Class 0 rated.
- 9) All corridors are of adequate width and will be maintained clear.



- 10) The communal lobbies and staircases are protected by use of nominal self-closing FD30s fire doors.



- 11) All communal doors are fitted with automatic closing devices that 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).
- 12) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 13) There are two staircases both equipped with automatic opening vents and approximately 1000mm wide. Both provide a sufficient means of escape and facilitate two way travel.



- 14) The maximum travel distance from any flat to the nearest protected stairwell is 2.5 metres.
- 15) The automatic smoke vents are located in both stairwells between the 1st / 2nd , 3rd / 4th , 5th / 6th , and 7th / 8th floors. The system status panel is located in the main entrance foyer.

These systems are inspected, serviced, and maintained by a competent procured contractor in accordance with the relevant British Standards, BS 7346.



- 16) Glazing noted within 1.8m of staircase. Sprinkler roll out programme should therefore be considered as part of future refurbishments. (Recommended in section 19 Observations)



- 17) The final exit doors at the bottom of each stairwell have door entry & exit systems installed. 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.



- 18) Communal areas should be 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.

Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

19) 8th floor lift lobby – Ornaments displayed on floor outside flat 420.



20) 7th floor – pushchair stored in service cupboard between flats 410 & 414.



21) 7th floor lift lobby – Metal rack stored outside flat 414 could potentially be used to store combustible items.



22) 6th floor lift lobby – Table with vase and artificial plant displayed outside flat 404 in lift lobby.



- 23) 6th floor lift lobby – Artificial plants in pot displayed outside flat 402. Also, there's a small rug which potentially could cause a trip hazard during evacuation or firefighting procedures. It is recommended that the rug should be replaced with a suitable door mat. A small Christmas wreath was also noted attached to the flat door; it presumed this item will be removed by the tenant following the festive period.



- 24) 6th floor lift lobby - Artificial plant in pot displayed outside flat 400.



- 25) 5th floor lift lobby – A shoe rack & artificial flowers displayed in wreaths outside flat 398.



26) 4th floor lift lobby – Artwork in frame and two artificial flower arrangements displayed outside flat 384.



27) Ply wood boards stored in 4th floor service cupboard to be removed.



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 and the community room. The equipment is subjected to a cyclical test.
- 2) Smoke detectors within the means of escape are to operate the Automatic Opening Vents in the stairwells.
- 3) Based on a sample of properties via SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. The detectors are checked and records updated annually during annual the gas service.

Flat 410 - Detectors in Hall, Bedrooms, Lounge, Kitchen. (LD1)

Flat 400 - Detector in Hall. (LD3)

Flat 386 - Detector in Hall. (LD3)

Flat 358 - Detector in Hall, Lounge, Kitchen. (LD2)

For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 4) There is no effective means for detecting an outbreak of fire to the residential communal areas. The reason for this is:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place.
 - 5) A fire suppression system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.
-

**Section
9**

Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs and corridor.



- 3) 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.



Section 10

Compartmentation

This section should be read in conjunction with Section 4

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
- 3) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 4) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 5) **Two small holes in the ground floor service cupboard left hand wall require firestopping.**



- 6) Fire stopping is required above the community room fire doors.



- 7) Intumescent mastic applied to a 3rd floor service cupboard penetration has moved and will need to be reapplied.



- 8) A variety of methods / materials have been used to achieve fire-stopping including intumescent mastic, intumescent sponge and mineral wool. **It is recommended that all fire stopped penetrations in service cupboards on all floors are, where possible, enhanced further with ablative batt, installed as per the manufacturer's application instructions.**



- 9) All communal doors are fitted with automatic closing devices that 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).
-

- 10) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 11) Access panels to stop taps are fixed to masonry and bedded on Intumescent foam.
- 12) A new fixed Georgian wired window and frame has been installed between the community room and rear staircase to provide 60 minutes fire resistance, following recommendations made in the previous FRA. The new installation is in addition of the original which still remains.



- 13) Communal fire doors within the means of escape are nominal FD30s doors with vision panels.



- 14) The double doors in the front ground floor stairwell require adjustment to close the between the doors.



- 15) The dry riser cupboards are secured with locked nominal FD60s fire doors.



- 16) The service cupboards in this building are secured by locked nominal FD60s fire doors.



- 17) The doors to chute rooms are nominal FD60s.



- 18) Individual flat entrance doors are predominately nominal FD30S timber fire doors. Door 414 is a composite door.



19) Individual flat entrance doors were inspected in January 2026 by SMBC's Fire Rapid Response team. A total of 18 doors passed the inspection and 8 failed. Access was gained to a total of 26 flats including the community room entrance door. The occupiers of the remaining 10 flats that require door inspections have been written to, requesting access. Repairs will be completed by the Fire Rapid Response. An approved contractor will install any replacement FD30s doors that are required.

The inspections have been completed on a best endeavour basis in line with The Fire Safety England Regulations 2022.

20) A steel frame pitched roof was added to the building during extensive refurbishment works in 2000. The steel frame is fixed to perimeter blockwork and steels. Compartment lines continue up into the roof void in the form of fire curtains fixed to timber studwork. The fire curtains are not fixed to both sides of the studwork leaving exposed timber. **It is has been discussed with the Team Lead for Building Safety that a qualified fire engineer should be appointed to assess the suitability of the installation.**



21) Nominal fire doors have been installed within the fire curtain walls to the roof void. All 6 doors fit poorly; lipping's have come away and appear to have swollen. It is likely they have been affected by fluctuations in temperature and moisture due to exposure to direct sunlight and heat from the installed solar thermal system. **Therefore, all 6 doors should be replaced with external grade FD30s timber fire doors with self-closing devices and mandatory signage. Door stops should be considered for those which foul on pipework. Update 03/02/26 This work will be completed in conjunction with the recommendation detailed in 10/20.**



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 have not been awarded the official certification of doors manufactured and tested 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. The door assembly must be installed by a competent person.

Section

11

Fire Fighting Equipment

- 1) There is a dry riser that serves the building. The dry riser inlet is located within the ground floor lift lobby / dry riser cupboard. This is secured with a budget key. The doors have signage depicting dry riser.



- 2) The dry riser outlets that serve the building are located on each floor above ground within cupboards secured by a budget lock. The doors have signage illustrating a dry riser. The dry risers are checked regularly as part of the Caretakers duties.



- 3) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
- 4) Portable fire extinguishers are in place, a (CO2) extinguisher is provided to the lift motor room, a water extinguisher is provided to the community room. The frequency for the maintenance checks is once (October) of each calendar year.

5) A fire blanket has been provided to the community room kitchen.



6) The fire extinguisher in the community room entrance is not easily accessible due to the storage of chairs. This has been raised as an action in [section 18](#).



7) Bin room is protected by suppression/sprinkler system and serviced 6- monthly.



8) The bin chute is protected by an automatic chute closure plate operated by fusible link. This is serviced 6-monthly.

Engineering Report

Prestige Protec Systems Limited
 17, Farnborough
 100, Lymington
 100, Southampton
 100, Bournemouth
 100, Exeter
 100, Plymouth
 100, Bristol
 100, London
 100, Manchester
 100, Birmingham
 100, Liverpool
 100, Cardiff
 100, Belfast
 100, Dublin
 100, Glasgow
 100, Edinburgh
 100, Leeds
 100, Newcastle
 100, Nottingham
 100, Oxford
 100, Perth
 100, Reading
 100, Sheffield
 100, Stoke Newington
 100, Swansea
 100, Telford
 100, Torquay
 100, Walsley
 100, Warrington
 100, Wolverhampton

Prestige Protec Systems
 THE NATIONAL FIRE PROTECTION ASSOCIATION

SAFE
 FIRE PROTECTION

Site ID:	000100000000	Client/Ref:	000100000000
Site Name:	000100000000	Contract Reference:	000100000000
Address:	000100000000	System Reference:	000100000000
	000100000000	Reason:	000100000000
	000100000000	Status:	000100000000
	000100000000	Notes:	000100000000

Contract: 000100000000
 System Type: 000100000000
 Call No: 000100000000
 Description: 000100000000
 Status: 000100000000
 Remarks: 000100000000

CONFORMANCE COMPLETION CERTIFICATE

Having the equipment inspected, inspected, or inspected by myself, I certify that the equipment is in good order and ready for use. I have been responsible for the safety of the equipment and shall not be responsible for any damage or injury to the equipment or the property of the client or the public.

Inspector: 000100000000
 Date: 000100000000

Section 12

Fire Signage

- 1) All fire doors display “Fire Door Keep Shut” where appropriate.



- 2) Fire Action Notices are displayed throughout the building.



- 3) Yellow LPG warning signs are displayed within the lift car.



- 4) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



BRAYBROOK HOUSE			
FLOORS			
GROUND	356	356, 358	
FIRST	360	362 364 366	
SECOND	368	370 372 374	
THIRD	376	378 380 382	
FOURTH	384	386 388 390	
FIFTH	392	394 396 398	
SIXTH	400	402 404 406	
SEVENTH	408	410 412 414	
EIGHTH	416	418 420 422	

- 5) Photoluminescent wayfinding signage depicting floor level and flat numbers are fitted to the walls on all floors adjacent the lift car's and to the wall of each landing on the communal staircase. Signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022



- 6) The fire escape routes generally do not use directional fire signage due to simplicity of 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) Staff undertaking fire risk assessments on High Rise buildings are qualified to Level 4 Diploma in Fire Risk Assessment.
- 4) Fire safety information has been provided as part of tenancy pack.
- 5) Building safety and evacuation notices are displayed in common areas and lift cars.



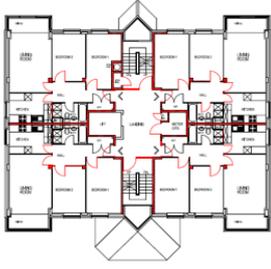
- 6) Information regarding use of fire doors is provided to residents.



7) Information regarding the Stay Put Unless fire evacuation strategy is provided to residents.



8) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION	 BRAYBROOK HOUSE	FIRE SAFETY INFORMATION	
TO KEEP YOU SAFE WE DO THIS <small>(green background)</small>	TO KEEP YOURSELF AND OTHERS SAFE, DO THIS <small>(blue background)</small>	SAVE LIVES, DON'T DO THIS <small>(red background)</small>	
 Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE, IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE	 Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005	
 Gas supply tested annually		 Stairs and corridors are escape routes and must be kept clear	
 Water supplies checked in line with water hygiene regulations		 Emergency lighting comes on in the event of power failure and is checked monthly	
 There is a 4 yearly check of the structural condition		 Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance	
 An asbestos survey has been completed and available on request		Flat doors are fire rated to protect the escape route, DO NOT REMOVE THE DOOR CLOSERS	
 This building has protection against lightning strikes. The system is checked annually		THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <i>UNLESS</i> AFFECTED BY FIRE OR SMOKE.	 Smoke and heat detector/alarms are in resident's flats and the community room.
 There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.		 Smoke detectors in stairs are to open automatic vents and not to raise the alarm.	
 The external façade is brickwork, with aluminium panels to the enclosed balcony areas.		 Further information available at www.Sandwell.gov.uk , your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 Abdulmonim_Khan@sandwell.gov.uk Resident Engagement Officer carl_hill@sandwell.gov.uk Building Safety Manager	 Bin rooms have sprinkler protection activated by smoke alarms

Section
14

Sources of Ignition

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



- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was recorded as satisfactory and completed 06/06/2024.



- 5) The electrical installation i.e., risers are contained within dedicated service cupboards that are secure and protected by means of a nominal FD60S door.



6) There is lightning protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.

7) **There are no service records available for the servicing and maintenance of Solar Equipment provided for this building.** This testing falls under several British Standards. For example: -

BS 7671 - This standard provides the overall framework for electrical installations in the UK and includes guidance on solar panel installations.

BS EN IEC 62446-2 - This standard specifically addresses the maintenance, testing, and documentation of grid-connected solar PV systems, including inspections and testing.

IEC 61215 - This standard is used by the Microgeneration Certification Scheme (MCS) to validate the performance and quality of solar modules.

Please note these are not inclusive.

8) Portable heaters are not allowed in any common parts of the premises.

9) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is internal.

**Section
15**

Waste Control

- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse containers emptied regularly.



- 3) Regular checks by Caretakers minimise risk of waste accumulation.
 - 4) '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 Investments office @ Roway Lane. 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 door entry system.
 - 3) There is no current evidence of arson.
 - 4) The perimeter of the premises is well illuminated.
 - 5) 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) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) All store cupboards are kept locked.
- 5) There are no flammable liquids or gas cylinders stored on site.
- 6) Items stored within the entrance hall of the community room are restricting access to a portable fire extinguisher. **All items stored here should be removed to ensure the portable fire extinguisher is accessible and a sterile means of escape is maintained.**

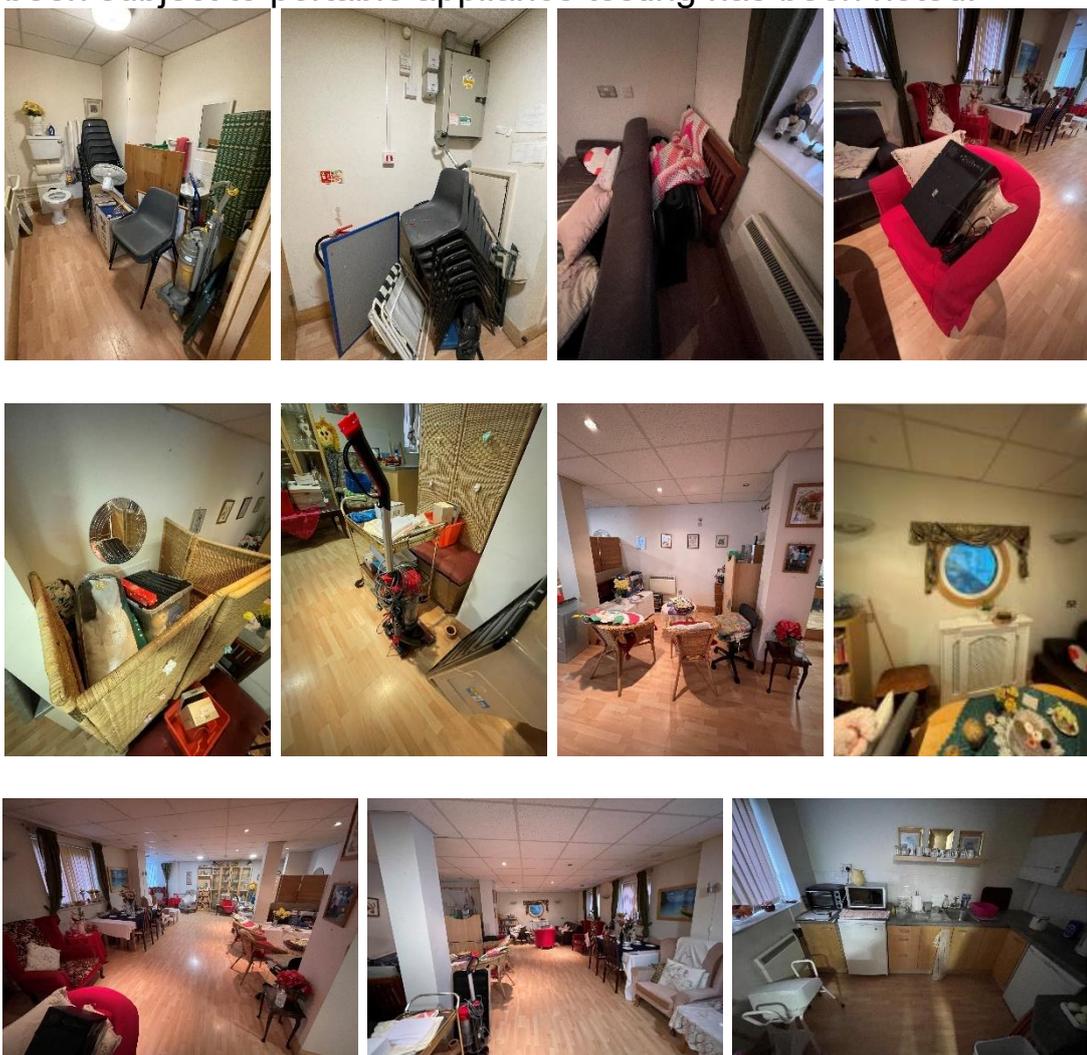


- 7) It appears a large number of personal items to include furniture; fabrics & home appliances have been introduced to the community room. Because the safety, ignitability and combustibility of such items is unknown, there's the potential for excessive fire loading.

All upholstered furniture, curtains, cushions and other soft furnishings, should be fire-retardant, or have been treated with a fire-retardant treatment designed to enhance their fire performance.

It is recommended that the Housing Officer, Resident Engagement Officer (fire) and Building Safety Manager, consult with residents to reduce & remove the storage of unnecessary items specifically any soft furnishings that do not conform to the relevant British Standards (BS7176). This recommendation has been recorded in observations and brought to the attention of key stakeholders.

Hard wired smoke alarms and evidence some appliances have been subject to portable appliance testing has been noted.



**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:

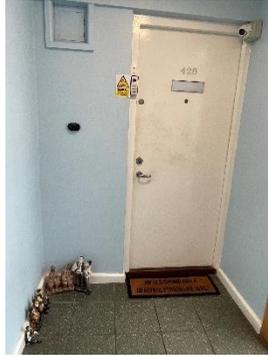
Braybrook House

Date of Action Plan:

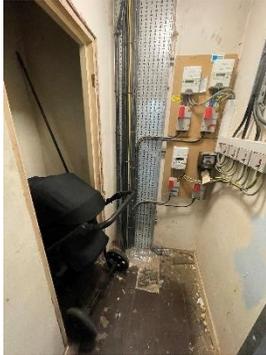
21/01/2026

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/19	Flat 420, remove ornaments from communal area.	 A photograph showing a white door in a communal area. The door has a small sign above it with the number '420'. On the floor in front of the door, there are several small, decorative ornaments or figurines.	P3	Within 3-6 Months Housing Manager	

Fire Risk Assessment

7/20	Remove pushchair from 7 th floor service cupboard adjacent flats 408, 410, 412, 414.		P3	Within 3-6 Months Housing Manager	23/01/2026
7/21	Remove metal rack from outside flat 414 communal area.		P3	Within 3-6 Months Housing Manager	
7/22	Remove table, vase & artificial plant from outside flat 404 communal area		P3	Within 3-6 Months Housing Manager	

Fire Risk Assessment

7/23	Remove artificial plant and small rug (<i>door mat acceptable</i>) from outside flat 402 communal area.		P3	Within 3-6 Months Housing Manager	
7/24	Remove artificial plant from outside flat 400 communal area.		P3	Within 3-6 Months Housing Manager	
7/25	Remove wreaths and shoe rack from outside flat 398 communal area.		P3	Within 3-6 Months Housing Manager	

Fire Risk Assessment

<p>7/26</p>	<p>Remove 2 x artificial flower arrangements and artwork displayed outside flat 384 communal area.</p>		<p>P3</p>	<p>Within 3-6 Months Housing Manager</p>	
<p>7/27</p>	<p>4th floor service cupboard – remove plywood boards</p>		<p>P2</p>	<p>Within 1-3 months Caretakers</p>	<p>23/01/2026</p>
<p>10/5</p>	<p>Ground floor service cupboard – fire stop 2 small holes in left hand wall.</p>		<p>P2</p>	<p>Within 1-3 months Rapid Fire Team JM18694781</p>	<p>27/01/2026</p>

Fire Risk Assessment

10/6	Firestop above fire door in community room using suitable products and method.		P2	Within 1-3 months Rapid Fire Team JM18694941	27/01/2026
10/7	3 rd floor service cupboard. Remove and replace intumescent mastic which has moved.		P2	Within 1-3 months Rapid Fire Team JM18695007	27/01/2026
10/8	Where possible enhance all fire stopped penetrations in all service cupboards with ablative batt or other suitable product.		P3	Within 1-3 months Rapid Fire Team	

Fire Risk Assessment

10/14	Ground floor doors / front staircase – reduce gap between doors.		P2	Within 1-3 months Rapid Fire Team JM18695201	27/01/2026
10/20	Appoint a suitable contractor / fire engineer to assess the fire curtains and exposed studwork forming compartment lines in roof void.		P4	Programmed Work Head of Building Safety & Compliance	
10/21	Replace all 6 fire doors installed in roof void fire curtain wall with external grade self-closing FD30s <i>(Where necessary install door stops)</i>		P4	Programmed Work Head of Building Safety & Compliance	

Fire Risk Assessment

14/7	There are no service records available for the servicing and maintenance of Solar Equipment provided for this building. A robust servicing and maintenance programme should be implemented for this equipment.		P4	Programmed Work Electrical Compliance Manager.	
18/6	All items to be cleared from community room entrance hall which form the means of escape.		P2	Within 1-3 Months Housing Manager	

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).

Observations	
<p>Due to proximity of flat glazing to staircase glazing a sprinkler installation should be considered to the flats as part of a future works programme.</p>	
<p>It is recommended that the Housing Officer, Resident Engagement Officer (fire) and Building Safety Manager, consult with residents to reduce & remove the storage of unnecessary items specifically any soft furnishings that do not conform to the relevant British Standards (BS7176). This recommendation has been recorded in observations and brought to the attention of key stakeholders.</p>	

Signed

	<p>Building Safety Manager.</p>	<p>Date: 21/01/2026</p>
	<p>Quality Assurance Check</p>	<p>Date: 21/01/2026</p>

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

Name of property: Braybrook House.

Updated: 01/07/2025

Premise Tony Thompson:

Tel. No.: 0121 569 2975

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 5077 . <i>Include survey</i>



Report No.: J421079
Nature of Work: Management Survey
Issue Date: 16/07/2025
Client Name: Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN: BL33360BR05 8
Site Address: 356-422 Braybrook House, West Bromwich, B70 7AU



Order Placed By: Jon Hemming
Site Contact: Site Manager
Date(s) of Work: 01/07/2025
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor(s): Not Applicable
Lead Surveyor: **Authorised Signatory:**


 Oliver Burt
 Asbestos Surveyor


 Paul Walters
 Technical Review Officer
 16/07/2025

Non-accredited activities are present within this report.

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