Fire Risk Assessment

Broome House

Beaconview Road, West Bromwich, B71 3PN

Date Completed: 13/02/2026

Review Period: 12 months

Officer: L. Conway **Building Safety Manager**

Checked By: C. Hill **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

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 assessment has been completed as a Type 1 (Common Parts Only) Fire Risk Assessment and is non-intrusive in nature.

The document has been written in accordance with BS 9792:2025 and complies with the above legislation which is enforced locally by West Midlands Fire Service.

This review included

- consideration of the external wall construction and attachments.
- flat entrance doors from the common side
- means of escape,
- accessible compartmentation, passive and active fire protection measures
- accessible service risers and suspended ceilings (where practicable)
- roof voids (where accessible)

The assessment is based on visual evidence available at the time of inspection and any relevant documentation provided. Where elements were not accessible, limitations are recorded within the report. Further intrusive investigation or specialist external wall assessment may be recommended where appropriate.

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

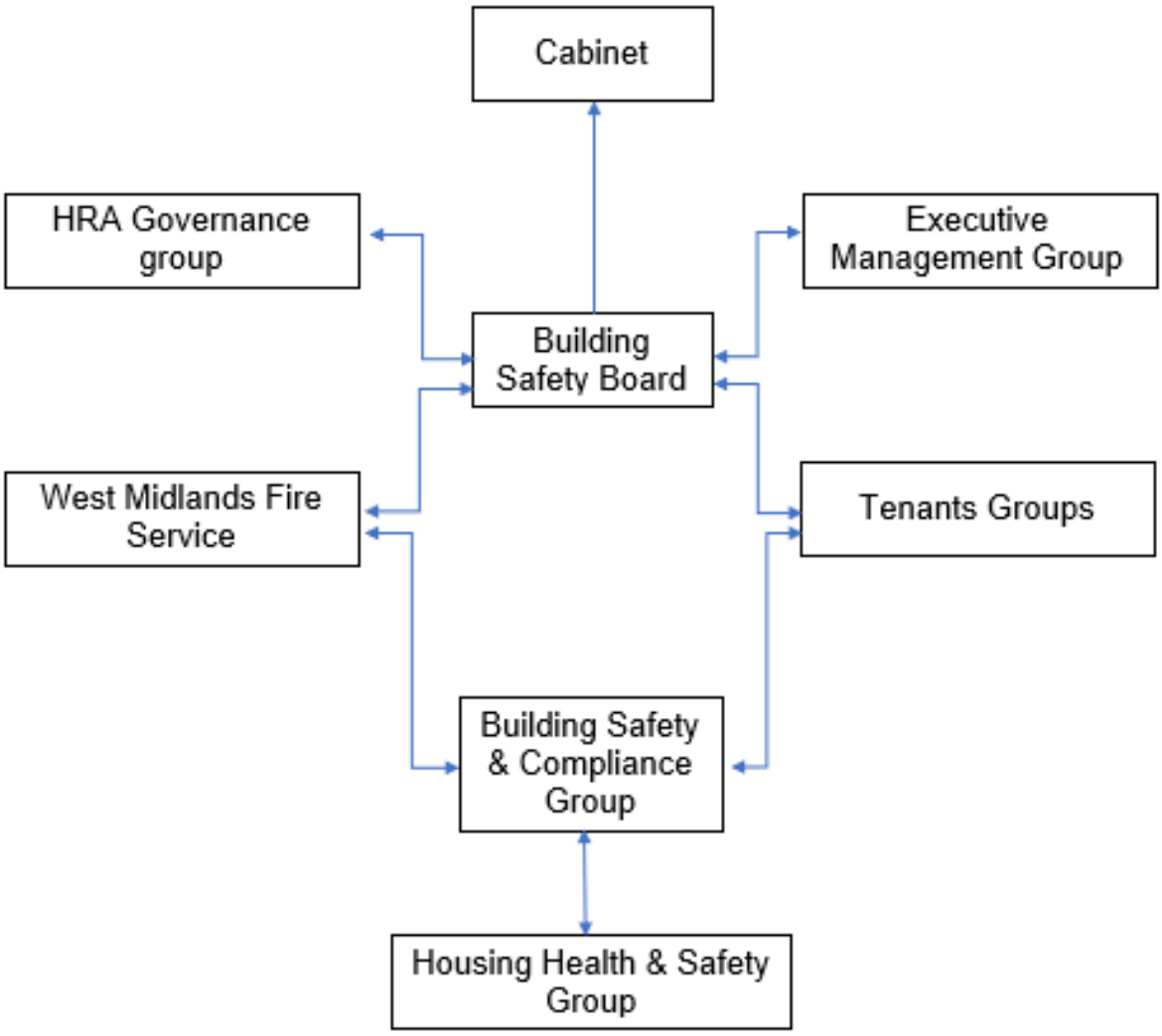
The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and 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 this type 1 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	**External Envelope** The block was constructed of concrete frame with masonry infill (Wates) last refurbished in 2015 with the addition of an external wall system. The external facade consists of high-density laminate board with Rockwool insulation (A1), rockwool insulated render. AOV, serves all floors of the block along the communal staircase and flat lobby areas. Gas supplies are external secured behind perforated panels running along the side elevations. External wall survey step 1 was completed on the 07/01/2025, with a following PAS9980 steps 2-5 completed on 14/01/2025 with the overall building representing a neutral outcome with no further actions required. 7th floor rear of the building balcony glass pane damaged.	Tolerable
Section 7	**Means of Escape from Fire** The communal landing / staircase is protected by use of self-closing 44mm nominal 30-minute timber fire doors with vision panels. All doors have combined intumescent strips / cold smoke seals. The site has a single protected stair that serves all floors of the block. Communal areas are well ventilated with the use of Automatic smoke ventilation to the	Tolerable

	staircase and lobby areas with natural ventilation within bin chute areas. Fire exit signage has been implemented on all floors. Chute rooms are naturally ventilated with the use of louvre vents. There are two final exits doors at the at each side elevation of the block. During the inspection of the external leaf of the doors one door Flat 32 had a missing letter plate.	
Section 8	**Fire Detection and Alarm Systems** Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats to a minimum of LD3 standard. The equipment is subjected to a cyclical test. Smoke detection present within communal areas although this is used for the operation of AOV's only.	Trivial
Section 9	**Emergency Lighting** The premises have a sufficient emergency lighting system in accordance with BS 5266.	Trivial
Section 10	**Compartmentation** The walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats, stairwells and lift shafts. Doors installed are a minimum of nominal 44mm, 30-minute	Trivial

	fire resistant, with intumescent strips & cold smoke seals with the majority of flats containing fire door sets. The premise has sufficient. compartmentation to limit the travel and effect of smoke and flame in event of a fire.	
Section 11	**Fire Fighting Equipment** Fire hydrant located at the main access point of the block. Dry riser inlet located on the ground floor with a riser that serves every floor of the block CO2 extinguisher within the lift motor room Deluge system located in the bin store. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.	Trivial
Section 12	**Fire Signage** Appropriate signage has been placed within the block including fire action notices, emergency escape signs and fire door keep shut signs. The block has Wayfinding Signage depicting floor level and flat numbers are fitted to the wall adjacent to lift, Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.	Trivial
Section 13	**Employee Training** All employees are encouraged to complete 'In the line of fire' training on an annual basis.	Trivial

Section 14	**Sources of Ignition** Smoking is prohibited in any communal areas. Next inspection date for the electrical installations was noted to be February 2027.	Trivial
Section 15	**Waste Control** There is a regular Cleaning Service to the premise, refuse hoppers are enclosed behind a nominal fire door and accessed on each floor of the rear staircase, regular checks by Caretakers minimise risk of waste accumulation.	Trivial
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** Restricted access to the premises by means of a door entry system, CCTV is in operation within the ground floor communal areas. there have been no reported fire incidents since the last FRA.	Trivial
Section 18	**Storage Arrangements** Residents have no access to storage cupboards within communal areas of the building. Cleaning cupboards are located on the first floor and kept locked with no flammable liquids are to be stored on site.	Trivial

Risk Level Indicator

The following risk Matrix 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

This type 1 Fire Risk Assessment covers comments on the external envelope, flat entrance doors, roof space and communal areas of this High-Rise residential block also utilising reports / surveys completed by third party verified contractors and considering previous Intrusive FRA's.

The block consists of 9 stories inclusive of the ground floor with each floor containing 4 number dwellings coming off a lift lobby. Communal areas are well protected with the use of nominal FD30s fire doors with a single protected ventilated staircase serving all floors.

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 this risk assessment.

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 sufficient compartmentation to include a minimum of nominal FD30s fire doors to flat entrances & Nominal doors to communal corridors / landings, and service cupboards alongside suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation on the staircase and lobby areas accompanied with a stay put unless policy for the premise.

Overall, due to no further actions being required the level of risk at the time of this FRA is **Tolerable.**

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:

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.

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.

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.
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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:

<table>
<tr><td colspan="3">Chief Executive
Shokat Lal</td></tr>
<tr><td colspan="3">Executive Director Asset Manager & Improvement
Alan Lunt</td></tr>
<tr><td colspan="3">Assistant Director Asset Management & Improvement
Sarah Agar</td></tr>
<tr><td colspan="3">Building & Fire Safety Manager
Tony Thompson</td></tr>
<tr><td colspan="3">Team Lead Fire Safety
Jason Blewitt</td></tr>
<tr><td colspan="3">Team Lead Building Safety
Anthony Smith</td></tr>
<tr><td colspan="3">Housing Office Manager
Lisa Ellis</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Louis Conway</td><td>Fire Risk Assessors
Craig Hudson
Mohammed Zafeer
Stuart Henley</td><td>Resident Engagement Officers – Fire Safety
Abdulmonim Khan
Ethan Somaiya
Hannah Russon</td></tr>
</table>

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

Broome House (1-36)
Beaconview Road
West Bromwich
B71 3PN

Description of the Property

The High-rise residential block was constructed in 1964 out of a concrete brick construction and was last refurbished in 2015 with the installation of an external wall system. The block consists of 9 stories inclusive of the ground floor with each floor containing 4 number dwellings coming off a lift lobby.

There is an entrance / exit to the left side elevation to the block with an additional entrance / exit to the right-side elevation (from the main road). The left side elevations entrance acts as the main access point to the block.


(Left side MAP)


(Right side)

Both entrances utilise fob access in order to gain enrty to the block with the main access point also having access to a firefighters overide system in the form of a drop latch switch. Both entry / exit points use a push to exit button.


The fire fighters' white box is located to the right-hand side of the left side elevation (MAP) The location of service isolation points for gas, electricity and water are detailed on a plan located in the PIB.

The block has a single protected staircase serving all floors of the block with floor identification numbers / Wayfinding signage on the wall of each floor. The staircase is protected using nominal 44mm FD30s doors with combined intumecent and smoke seals.

The block has lift access that serves from the ground to the 7th floor with the lift motor room being accessed via a full height nominal timber 54mm FD60s door secured with a pad lock and a suited lock.


Lift has a fire fighter control switch located on the ground floor near the lift car in the form of a drop latch system.

Residents have access to a bin chute system that serves every floor of the block secured behind nominal 44mm FD30s doors with combined intumecent and smoke seals and is naturally ventilated.



The bin chute leads to a bin store located on the ground floor accessed externally on the right side elevation near the additional entrance/exit to the block.

The fire hydrant can be located to the left hand side of the main access point of the block and can be found on the orientation plan located in the premise information box.

There is a dry riser that serves all floors of the block with a dry riser inlet cupboard located on the ground floor door that is adequately signed and secured, each floor of the block contains a dry riser protected via nominal 44mm FD30s doors with combined intumecent strip and smoke seals.

AOV’s are in operation on all floors within the corridor nearest the bin chute and within the protected staircase between 2/3, 4/5, 7/8 floors with the control panel on the ground floor nearest the main entrance.



There is a “viewing pod” located on the 1st floor this is secured with the use of nominal 44mm timber FD30s doors secured with a suited key.




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. Plans for Keys for WMFS will also be held within the PIB.

Surrounding the block is a car park located to the front and rear, a green space at the rear and is accessed via Beaconview road that is located at the front of the building. Stanton house is also neighbouring several other high rise residential buildings.

On arrival Information (for WMFS)

Address: Broome House, Beaconview Road, west Bromwich, B71 3PN	Survey date: 08/02/2023	ON ARRIVAL INFORMATION

BUILDING LAYOUT	
Size: Width, breadth and height	
Construction	Concrete construction, Brick to 1st floor level. The two gable elevations have predominantly Rockwool insulated render. The front and rear elevations have high density laminate board façade.
Number of floors	9 floors inclusive of the ground floor
Layout	Each of the floors contains 4 number dwellings apart from the ground floor which has 2 number dwellings due to there being a Janitorial Office facility / store and also a server room for the CCTV equipment. On the first floor there is a communal area that is secured with a type 138 suited mortice lock. The block has a main entrance to the front elevation and a further exit located on the rear elevation. There is a lift car that serves up to floor 7 with the lift motor room located on the 8th floor
Lifts	1
Types of entrance doors	Individual flat doors are FD30s rated Manse Masterdoor of composite construction.
Rubbish chutes/ bin rooms	Yes secured behind FD30s rated timber fire doors
Common voids	No
Access to roof/ service rooms	access is obtained via full height timber door on the 8th floor with a fixed steel ladder providing access to the upper level. Then a further fixed vertical steel ladder provides access up to a further upper level through a timber door leading in to the roof space. There is a vertical ladder and sky light leading out on the roof.
Occupants	Approx. 72 based on 2 occupants per flat (36 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 a hard wire or battery smoke alarms within each of the resident's flats. Each of the flats has a heat detector with a sounder / hush button installed which is located by the front door. No communal fire alarms.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building
FIREFIGHTING SYSTEMS	
Water supplies	Fire hydrant is located from the front entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the ground floor and can also be found on the floor plans.
Fire mains	There is a dry riser that serves the building. The outlets are contained within the dry riser cupboard that is secured with a type 54 suited mortice lock. The door has signage depicting dry riser.
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift A Firefighter control switch is located within the ground floor lobby
Smoke control vents	Automatic smoke ventilation is employed There is a master reset switch located within the lobby nearest the main access point to the building on the wall.
Sprinkler system	A water suppression system is provided to the refuse chute bin store
DANGEROUS SUBSTANCES	
Location, type, and quantity	COWLS/PIPES ON MAIN ROOF CEMENT UNSEALED 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	4 gas risers Gas isolation points located on the orientation plan

High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1964
Construction Type	Wates
Last Refurbished	2015
External Cladding	Brick to 1st floor level. The two gable elevations have predominantly Rockwool insulated render. The front and rear elevations have high density laminate board façade.
Number of Lifts	One
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access to motor room via full height door from 8th floor landing, with a further fixed steel ladder through a timber door leading in to the roof space. There is a vertical ladder and sky light leading out on the roof.
Equipment on roof (e.g. mobile phone station etc)	No

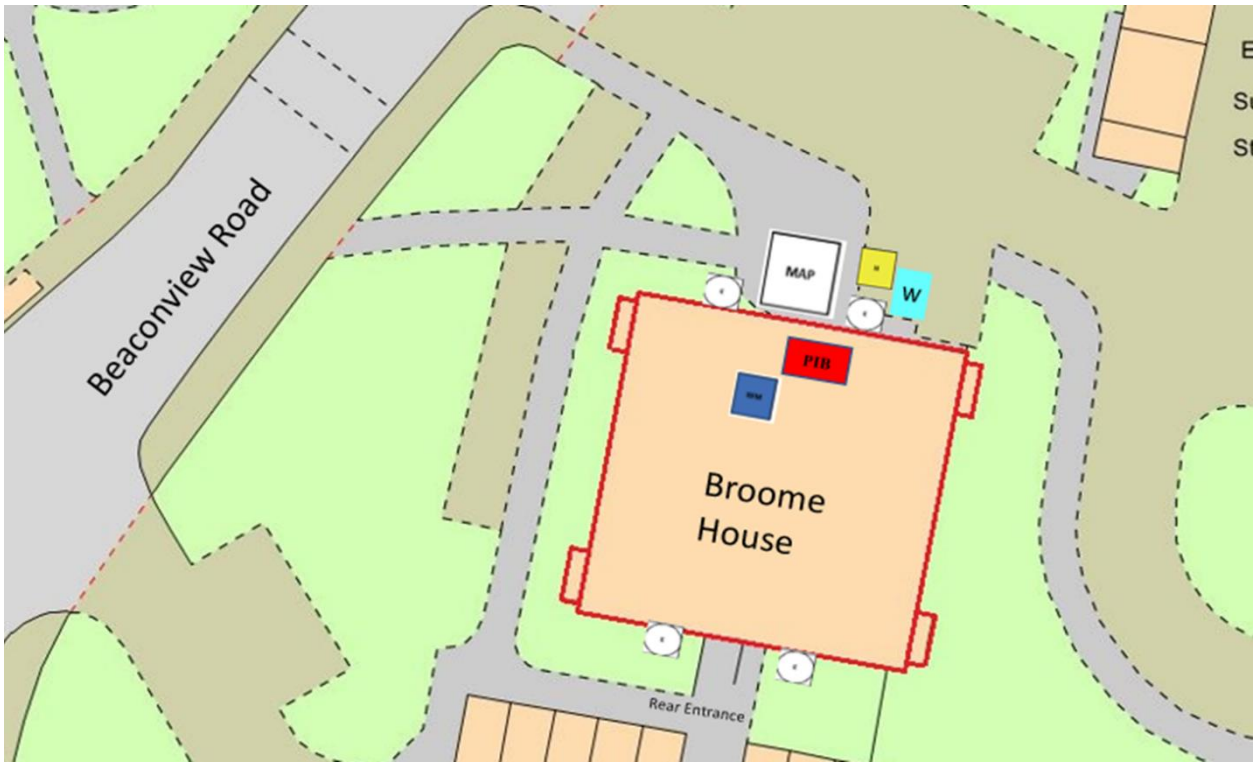
Persons at Risk

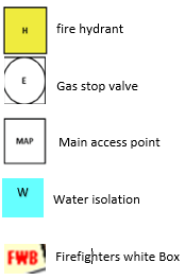
Residents / Occupants of 36 number of flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

Building Plan

A typical floor layout showing horizontal lines of compartmentation, and AOVs and orientation plan is attached.
The plans have been shared with WMFS electronically via their portal.





Ground Floor

5th Floor

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.

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

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. An External wall survey (PAS9980 step1) was completed on the 07/01/2025 This FRAEW was undertaken by Firntec Building Compliance and is suggested to be reviewed on the 07/01/2030. Following the survey an intrusive fire risk appraisal (PAS9980 steps 2-5) was conducted on the 14/01/2025 with suggested review date of 14/01/1030. The findings of the survey deemed the overall risk of the building to be medium with no recommendations.

9 areas were inspected to gain data about the building's wall constructions. The table below outlines the ratings of the various wall systems and constructions to the property. This has been extracted form the available PAS9980 reports.

9 Items	Effect	Risk
Wall Construction Brick finish (9Q1NMF)	Neutral	Low
Wall Construction Render (61N97E)	Neutral	Low
Wall Construction Curtain wall - Aluminium Cladding - window infill sections (ZVGUHZ)	Neutral	Low
Wall Construction Potential HPL Sections (FDJZ92)	Neutral	Medium
Attachment Bolt-On Balcony (YE5S26)	Neutral	Low
Attachment Cantilever Balcony (8HLMSI)	Neutral	Low
External Window Top, Mid, Side Hung Casements (IFPKDC)		
External Window Top, Mid, Side Hung Casements (G3MTRU)	Neutral	Low
External Door Single Leaf Entrance Doors (276MCR)	Neutral	Low

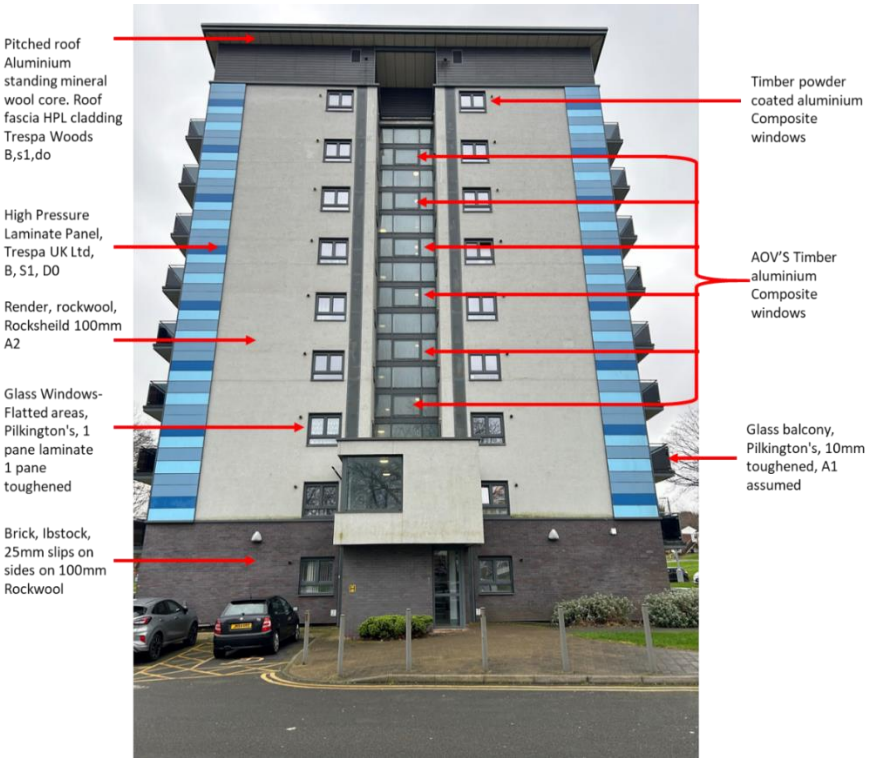
In accordance with the PAS 9980 Guidance, any items of construction which are considered as "**Medium Risk**" should be subject to periodic review, to ensure that conditions do not change, such that the risk may be upgraded to high, prompting the requirement for remediation.

Overall Building Risk Rating

Medium

The professional opinion of Firntec Building Compliance who carried out the PASS9980 is that the building represents a neutral outcome and no further recommendations were made.

Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA.



1) The block was constructed of concrete frame with masonry infill (Wates) last refurbished in 2015 with the addition of an external wall system the external facade consists of high-density laminate board with Rockwool insulation (A1), rockwool insulated render.

2) The external wall system/ façade consists of 6% Brick, 33% Render, 35% Glass (windows and balconies), 7% Brick slips. 19% High pressure laminate.

3) Front and rear entrance/exit is constructed of an aluminium door and frame with double glazing.


4) Residents have balcony access coming from their individual flats on the front and rear elevations of the block.

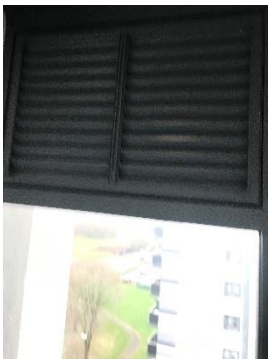

5) Bin store located at the side elevation to the block near the secondary entrance/ exit to the building, this is secured with a steal shutter.

6) It was noted that some balconies may have had combustible materials in the form of hanging washing this is deemed acceptable risk due to the likelihood of a fire starting in this area being low and combined with the temporary nature of the activity.

Under no circumstances should netting or screening be attached to balconies as they can support fire spread across the external of the building. Other options should be explored

7) Aluminium faced timber composite windows to resident's flat windows/balcony doors and communal windows.

8) Natural ventilation to the bin chutes in the form of louvre vents.

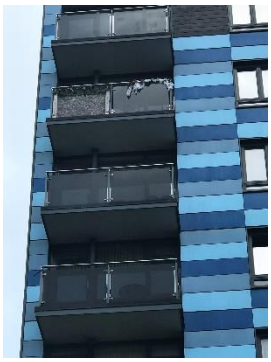


9) AOV's serving all floors run along the side elevations of the building.

10) Gas was noted to be external, secured behind corrugated panelling, with gas isolation points located on the orientation plan.


11) There is a communal viewing Pod on the first floor above the Main access point to the block.

12)Any additional screening attached to balconies will not be tolerated on balconies as this could potentially support the surface spread of flame in those areas which is an unnecessary risk. **Damaged balcony glazing to the rear of the building on the on the 7th floor flat.**



Section 7

Means of Escape from Fire

1) The means of escape within the building are appropriately protected to prevent the spread of fire and smoke. This is achieved through the installation of FD30s fire door sets (flat entrance), as well as nominal FD30s doors, all within walls and floors that provide a minimum of 1-hour fire resistance. These measures include compartmentation from individual flats and the communal areas creating a protected staircase.

   The building is equipped with sufficient passive fire protection measures to ensure effective compartmentation, supporting a 'Stay Put-Unless' policy. Under this policy, residents are advised to remain in their flats unless the fire directly affects them. In the event that evacuation is required, the means of escape are deemed suitable and sufficient to facilitate a safe and efficient exit from the flats to a relative/ ultimate place of safety.

2) Access was not gained to a sample of properties as part of the fire risk assessment due to the Fire Rapid Response team scheduled to conduct a full non-invasive fire door inspection, however condition of the external leaf of each door was assessed to ensure no damage or faults to the majority of the flat entrance doors. The fire risk assessment draws on information taken from the previous fire risk assessments, information kept on file (JM) and previous fire door inspections conducted by Firntec on 22/01/2025. All actions created from the fire door inspections will be dealt without outside of this fire risk assessment.

   During the inspection of the external leaf of the door one door Flat 32 had a missing letter plate.

3) There are dead end corridors on all floors from the 1st to 8th. The dead-end corridors are between the lift lobbies and the chute room. All are minimum 1050mm wide, and benefit from an Automatic Opening Vent therefore are deemed acceptable. Travel distance from the furthest flat entrance to a storey exit / relative place of safety (stairwell) is 5.1m. The maximum travel distance (7.5m) for escape in one direction only, is not exceeded.

4) The lift lobby, communal landing, and staircase are protected by use of nominal timber 44mm FD30s fire doors with vision panels.

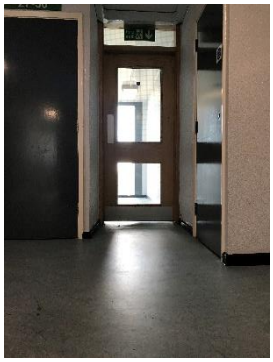
5) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

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

7) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

   It was identified that a number of communal fire doors within the block exhibit larger than expected gaps at the threshold. It is noted that the floor finish within these areas is marginally sloped, which appears to contribute to the variation with the gaps under the door The doors are nominal FD30s timber door sets and, aside from the increased threshold gap, no other significant deficiencies were observed at the time of inspection. The building benefits from daily presence and oversight by caretaking, cleaning, and council staff, and the communal fire doors are subject to a formal 12-weekly inspection regime.

   In the context of the existing management controls, regular staff presence, and routine fire door inspections, the current level of risk is considered tolerable. It is recommended that the doors continue to be monitored as part of the established inspection programme, and when available the addition of drop seals be added.



8) Automatic smoke ventilation is employed within the protected stair and flat lobby area. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.

9) The chute room has natural louvre vent / screen allowing ventilation to the chute rooms. These areas are secured behind a 44mm nominal FD30s timber door with vision panels intumescent strips and cold smoke seals.

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) Damaged wall on the 4th floor exposing brickwork email will be sent to repairs.

12) Communal windows (flat lobby, Staircase) cannot be manually opened and can only be opened by operating the AOV's.

13) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.

14) The site has a single staircase that provides a means of escape which is of sufficient width and is well ventilated by the use of AOV's between the 2/3, 4/5, 7/8 floors.

15) Communal viewing pod located on the first floor secured with a 44mm timber nominal door with intumescent strips, cold smoke seals and vision panels is secured with a type 38 mortice lock that residents have access to this room remains relatively sterile with the cleaners cupboard also being within this area noted the cleaners cupboard is missing the addition of combined intumescent strips and smoke seals as this is a nominal door and the area being regularly accessed by cleaning / caretaking teams the element of risk is tolerable however with future improvements to the block it should be considered that this door is upgraded to a FD30s.

16) The final exit doors have door entry 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.

Section 8 Fire Detection and Alarm Systems

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

2) Access was not gained into a sample of resident's flats. Based on the samples taken in previous FRA's and information collated from in house teams (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

   Flats accessed in the previous FRA (2025).
   Flat 35 – LD2, Hallway, Kitchen, and Lounge
   Flat 26 – LD2, hallway, Kitchen and Lounge
   Flat 22 – LD2, Hallway, Kitchen, and Lounge
   Flt 16 – LD1, All risk rooms
   Flat 9 – LD2 Hallway, Kitchen, and Lounge
   Flat 8 – LD2 Hallway, Kitchen, and Lounge
   Flat 6 – LD2, Hallway, Kitchen, and Lounge

   For information
   LD1 all rooms except wet rooms
   LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.
   LD3 Hallway only

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

4) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. The control panel can be found in the cupboard under the stairs.

Section 9

Emergency Lighting

1) The premises has a sufficient emergency lighting in accordance with BS 5266 and has test points strategically located.

2) The units are provided to the communal landings, stairs and lift motor room.

3) Emergency power is supplied from a central battery unit located in the roof void.

4) 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

The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building. 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 survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building. From a visual inspection carried out at the time of the inspection, there were no breaches in compartmentation evident between the communal areas and the residential accommodation.

1) The walls and floors are 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 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 as not been compromised by third parties and where applicable enhance the fire stopping.

3) 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).

4) All communal fire doors are subject to a 12 week check by the Fire Safety Rapid Response Team.

5) All service cupboards to communal landings are lockable. Keys are held centrally unless containing resident’s meters

6) The fire stopping / compartmentation is subject to a 12 week check by the Fire Safety Rapid Response Team

7) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.

8) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.

9) Individual flat doors are a combination of 44mm nominal FD30s composite/timber fire door construction.

10) Corridors / staircases are protected by use of FD30s fire doors with vision panels.

11) Cupboard doors within the communal areas such as residents meter cupboards/ electrical risers' cupboards are nominal 54mm FD60 timber fire door sets with intumescent strips, cold smoke seals.

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 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.

12) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.

13) It was noted that metal trunking had been utilised to house cabling in communal areas

Section 11

Fire Fighting Equipment

1) The dry riser inlet cupboard is located in the ground floor lift lobby and is appropriately signed

2) The riser outlets are available on each floor lobby (ground – 8th) these are protected via nominal 44mm 30-minute fire doors secured by suited 54 key & mortice locks.

3) The dry riser is checked regularly as part of the Caretakers duties.

4) 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.

5) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once of each calendar year last check was conducted October 2024

6) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly, the control panel is stored under the stairs, 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

PASSED

7) Fire hydrant is located at the side elevation nearest the main access point to the building.

Section 12

Fire Signage

1) All fire doors display “Fire Door Keep Shut” or “Fire Door Keep Locked 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.

5) Wayfinding Signage depicting floor level and flat numbers are fitted to the wall adjacent to lift. They meet the requirements set out in the Fire Safety (England) Regulations 2022

6) Wayfinding Signage depicting floor level and flat numbers are fitted to wall of each floor on the communal staircase(s). They meet the requirements set out in the Fire Safety (England) Regulations 2022

7) The fire escape routes use directional fire signage

8) Premise information box is signed appropriately.

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. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.

4) Staff undertaking Fire Risk Assessments on high-rise buildings have achieved a Level 4 Diploma in Fire Risk Assessment.

5) Fire safety information has been provided as part of tenancy pack.

6) Building safety and evacuation notices are displayed in common areas and lift cars.

7) Information regarding use of fire doors is provided to residents


IMPORTANT NOTICE

FIRE DOORS

Fire doors are crucial life safety devices, designed to restrict the spread of smoke and fire for a substantial period of time.

You must ensure:
- Fire doors are kept shut when not in use.
- Residents and visitors do not tamper with doors or self-closing devices.
- Any faults or damage is reported immediately to the Contact Centre using the details below.

You must NOT:
- Alter or change your flat front door or internal doors without prior consent from Sandwell Council.

We will:
- Ensure caretakers check communal fire doors.
- Carry out an audit of communal fire doors every 12 weeks.
- Check your flat entrance fire door every year.

ANY UNAUTHORISED MODIFICATIONS MAY PUT LIVES AT RISK

This information is provided in line with the Fire Safety (England) Regulations 2022 to ensure the safety of residents and building users is not negatively impacted by the modification / misuse of fire doors.

PLEASE REPORT ANY DEFECTS OR CONCERNS WITH FIRE DOORS TO:
Name: Contact Centre
Phone: 0121 569 6000
Email: customer_services@sandwell.gov.uk
On-line: My Sandwell Account

Sandwell

Use QR Code to access Fire Safety Advice

8) Information regarding the Stay Put unless fire evacuation strategy is provided to residents.

Fire safety advice

Sandwell

We are committed to educating residents about fire safety and what you should do in the event of a fire in your own home or another part of the building.

What to do if a fire breaks out in your flat

1. Leave the room where the fire is and close the door.
2. Alert anyone else in the property that there is a fire and leave the flat, closing all doors behind you. Do not stay to put out the fire.
3. Use the staircase to exit the building. Do not use the lift.
4. Dial 999 and wait for the fire service to arrive. Do not re-enter the building.

What to do if you see or hear a fire in another flat or part of the building

1. It will normally be safest for you to remain in your flat and stay put unless the heat or smoke from the fire is affecting you. If your safety is compromised, then you should leave the building following the guidance as if the fire was in your flat.
2. If you are instructed to leave by a member of the emergency services, you should do so immediately.
3. In either case, use the staircase to exit the building. Do not use the lift.

"Stay Put/Unless" is an evacuation strategy used in purpose-built blocks of flats. It is in place to keep people safe when they are not in an area directly affected by fire.

If you notice any fire doors within the building that are damaged or wedged open, or have any other concerns, please call us on 0121 569 6000.

9) 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	Sandwell Metropolitan Borough Council BROOME HOUSE	FIRE SAFETY INFORMATION
TO KEEP YOU SAFE WE DO THIS (green background)	TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)	SAVE LIVES, DON'T DO THIS (red background)
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 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 ***STAY SAFE*** POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT ***UNLESS*** AFFECTED BY FIRE OR SMOKE.	Smoke and heat detector/alarms are in resident's flats only
There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.		Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
The external façade is brick, rockwool insulated render (class A2), & high-pressure laminate panels (class B,s1,d0). It is deemed that the combination and application of these materials present an acceptable level of risk.	Fire safety advice 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 Sandwell FRAs	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 next inspection date is due February 2027

5) The electrical installation on the ground floor i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD60S doors.

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

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

8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supplies are external secured behind corrugated panels.


Section 15

Waste Control

1) There is a regular Cleaning Service to the premises.

2) Refuse hoppers are accessed on each floor secured behind its own dedicated nominal 44mm 30-minute door with combined intumescent and cold smoke seals.

3) Refuse containers regularly emptied, bin store located at the side elevation near the additional exit/entrance to the building.

4) Regular checks by Caretakers minimise risk of waste accumulation.

5) ‘Out of Hours’ service 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 CCTV system in place that covers the external perimeter, ground floor and lift car

4) There is no current evidence of arson within the block.

5) The perimeter of the premises is well illuminated with external lighting and street lighting.

6) 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. (Notice displayed in lifts see point 9-3)

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) Cleaners’ cupboard located within the viewing pod on the first floor secured with a suited 54 lock.

Section 19 Additional Control Measures; Fire Risk Assessment - Action Plan

Significant Findings

Action Plan
It is considered that there are no required actions following this Type 1 Fire Risk Assessment. The risk level is deemed Trivial. Observations have been listed below.

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

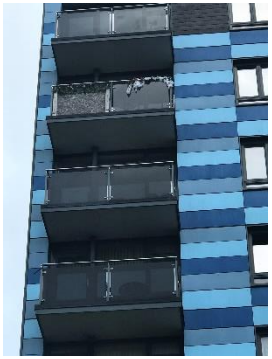
P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment
Action Plan

Name of Premises or Location: Broome House

Date of Action Plan: 25/02/2026

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/12	Damaged balcony glazing to the rear of the building on the on the 7th floor flat.		P4	Programmed works Glazing Repairs	

07/02	During the inspection of the external leaf of the door one door Flat 32 had a missing letter plate.		**P2**	1-3 months Fire Rapid Response	

Observations 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).	
It was identified that a number of communal fire doors within the block exhibit larger than expected gaps at the threshold. It is noted that the floor finish within these areas is marginally sloped, which appears to contribute to the variation with the gaps under the door The doors are nominal FD30s timber door sets and, aside from the increased threshold gap, no other significant deficiencies were observed at the time of inspection. The building benefits from daily presence and oversight by caretaking, cleaning, and council staff, and the communal fire doors are subject to a formal 12-weekly inspection regime.	Current measures provide a tolerable level of risk

Signed

	Building Safety Manager	Date: 25/02/2026
	Quality Assurance Check	Date: 03/03/2026

Appendix 1

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

Name of property: Broome House

Updated:

Premise Manager: Tony Thompson **Tel. No.: 0121 569 2975**

Hazard	Information/Comments
Asbestos *(Crocidolite - Presumed by analysis of sampling various areas).*	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell.

Report No.:	J420955
Nature of Work:	Management Survey
Issue Date:	23/07/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL03680BR31 8
Site Address:	Broome House 1-34 (O&E), West Bromwich, B71 3PN

Order Placed By:	Jon Hemming
Site Contact:	Communal
Date(s) of Work:	02/07/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Oliver Burt
Asbestos Surveyor

Authorised Signatory:

Paul Walters
Technical Review Officer
23/07/2025

Non-accredited activities are present within this report.

Head Office:
20 Stourbridge Road,
Halesowen, West Midlands
B63 3US
Tel: 0121 550 0224
Email: sales@bradley-enviro.co.uk