Fire Risk Assessment

Lissimore House

Maria Street, West Bromwich, B70 6DR.

Date Completed: 01/12/2025

Officer: A. Froggatt. **Building Safety Manager**

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

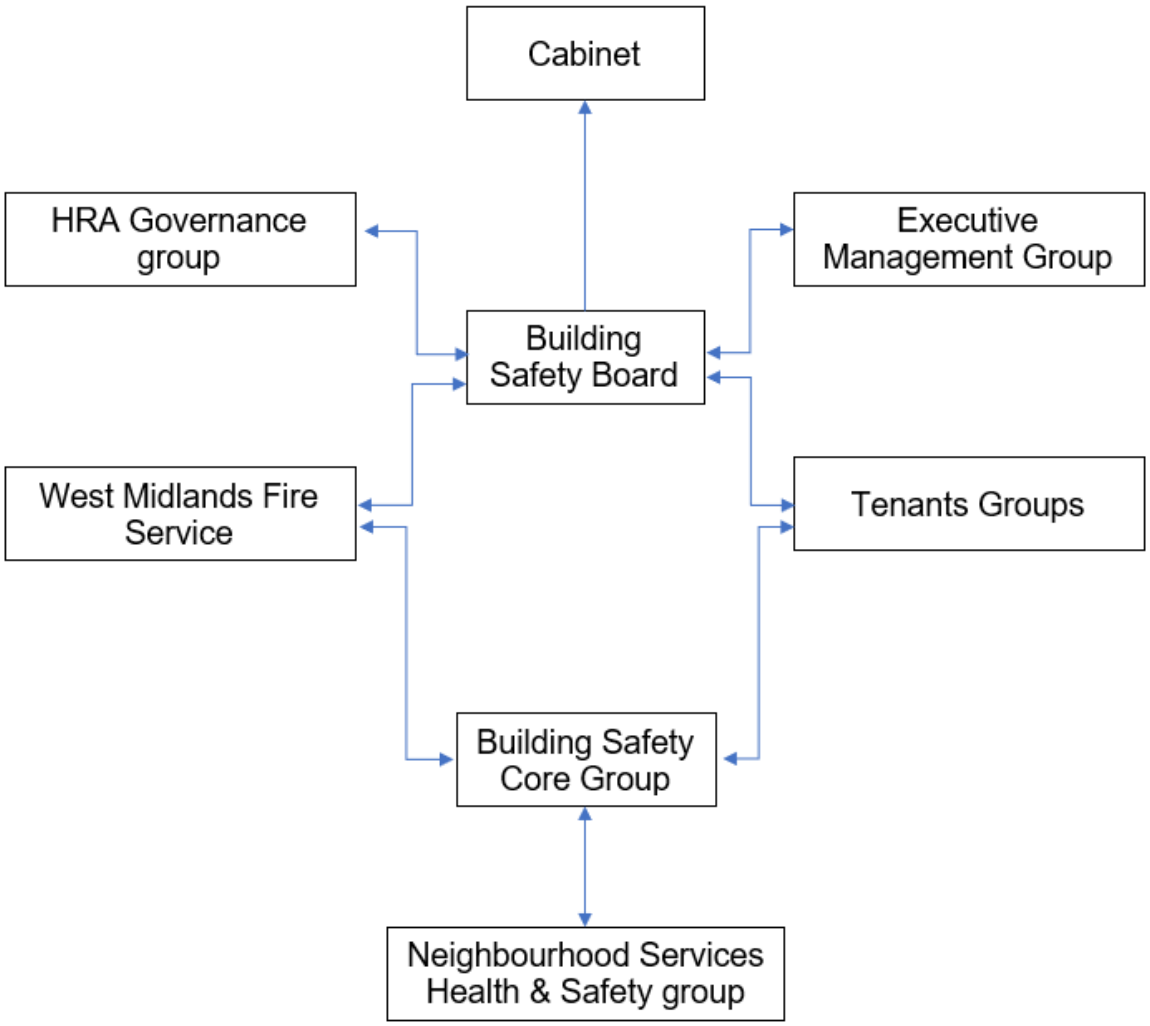
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment.

This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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

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

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



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire.

This is recorded here in section 1. Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring, and review of the preventative and protective measures. The information shown above is part of this requirement.

Section 1

Significant findings

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Blockwork from ground to 1st floor. Wetherby EWI render system class A2 rated 1st to 16th floor. Trespa Meteon HPL to the front & rear elevations class B,s1.d0. PPC Aluminium spandrel panels to front & rear. Rockwool insulation to external walls.	Trivial
Section 7	**Means of Escape from Fire** There is 1 protected staircase that provides a sufficient means of escape. All communal doors along the means of escape are self-closing 44mm notional fire doors with combined intumescent strips / cold smoke seals & vision panels. Automatic smoke ventilation is employed to the staircase on the 2nd, 8th, and 16th floors.	Trivial

Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to LD2 standard with smoke detectors to the hall / lounge and a heat detector within the kitchen. Smoke detection present within communal areas for the operation of AOV's. Detection is provided in the bin store, for actuation of the deluge system.	Trivial
Section 9	**Emergency Lighting** The premises have a sufficient emergency / escape lighting system which is tested frequently.	Trivial
Section 10	**Compartmentation** 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 communal & flat entrance doors are minimum 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. All service / storage cupboard doors are minimum 44mm 30-minute fire doors. Ground floor lobby service cupboard are 54mm 1-hour fire doors. A ground floor electrical cupboard requires fire stopping. See also Observations.	Tolerable

Section 11	**Fire Fighting Equipment** There is a fire hydrant adjacent the rear entrance. The dry riser outlets serve all floors from 1st to 16th. There is a C02 fire extinguisher within the lift motor room. There is a deluge system in the bin store.	Trivial
Section 12	**Fire Signage** Appropriate signage has been displayed within the block including fire action notices, emergency escape signage and fire door keep shut signs. The block has Wayfinding Signage depicting floor level and flat numbers in line with the Fires Safety England Regulations 2022.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 19/01/2022, gas is installed at the block and is external, smoking is prohibited in any communal areas.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	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** A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial
Section 18	**Storage Arrangements** Residents have no access to storage cupboards within communal areas of the building. Caretaker/ cleaning cupboards are kept locked, and no flammable liquids are to be stored on site.	Trivial

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

In conclusion, the likelihood of a fire is at a medium level due to the normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls.

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 (see actions below) to include FD30s rated fire doors to flat entrances, FD30s and FD60s communal fire doors, combined with suitable smoke detection to LD2 standard within sampled flats, an AOV system and a Stay Put – Unless policy.

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

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:

Risk level	Action and timescale
Trivial	No action is required; no detailed records need to be kept.
Tolerable	No 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 is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

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

Lissimore House
Maria Street
West Bromwich
B70 6DR

Description of the Property

This type 1 fire risk assessment encompasses Lissimore House. The block is 43.9m in height.

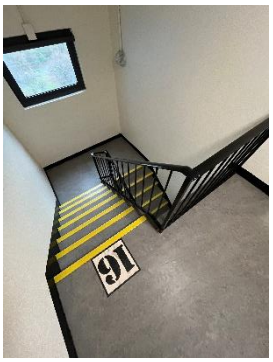
This high-rise block was constructed in 1965 of Waites concrete / brick construction with a flat roof construction. The external wall system to all elevations was installed during a refurbishment in 2010 and includes blockwork to 1st floor level, and a combination of Wetherby insulated EWI render system (class A2) from 1st to 16th floor levels and Trespa Meteon high pressure laminate cladding (Class B,s1,d0) to the balconies including the area between the balconies on both side elevations.



The block consists of 17 storeys with three dwellings to the ground floor (flats 65, 66 and 67) and 4 to each floor above, total of 67 flats.

The block has a main entrance/exit to the front elevation, and a further entrance/exit located on the rear elevation. The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front entrance only, has a firefighter override by use of a drop latch key.


All floors are served with one of two lift cars (odds & evens) and a single protected staircase with openable windows and automatic opening vents. There is a firefighter's lift override switch for each lift between the ground floor lift cars, operated by the drop latch key.

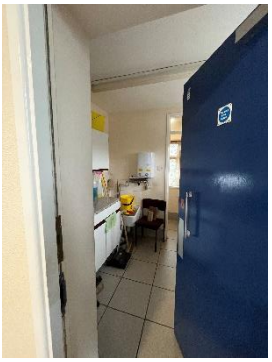



Automatic opening vents are installed to the 2nd, 9th and 16th floor stairwell. The indicating control panel is sited within the main entrance foyer.

Access to the lift motor room is obtained via a ceiling hatch with zip ladder from 16th floor lobby. The hatch & ladder are accessed via a suited key and padlock. The key is stored within the firefighter's white box.

Access to the exposed flat roof area is gained via a door from the lift motor room. The key is within the firefighter's white box.

The ground floor lobby area contains a small kitchen and welfare room for staff only. This room is for cold food preparation and reheating only. The room is secured behind a 44mm 30-minute notional fire door upgraded with combined intumescent strip and smoke seal. This room also includes electrical equipment that has been PAT tested and is in date.



The ground floor lobby area also contains an electrical service riser cupboard, bin chute room and water supply cabinet. In the rear ground floor stairwell lobby the dry riser inlet, a small under stairs storeroom and electrical switchgear room are situated.



In the rear ground floor stairwell lobby the dry riser inlet, a small under stairs storeroom and electrical switchgear room are situated.



The communal landings are protected by self-closing FD30s fire doors with vision panels. The bin chutes are behind FD30s fire doors. The lobby between the lift lobby and the protected stairwell is open on the external wall side, with ventilation to fresh air via steel grills. The bin store is accessed via roller shutter adjacent the rear entrance.



The service cupboards on all floors are 44mm, 30-minute, nominal fire doors with combined intumescent strips & cold smoke seals for electric meters and dry riser outlets, locked with a suited key.

There is a Secure Information Box (SIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The SIB 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 (PEEP).

The dry riser inlet is internal and situated in the ground floor stairwell lobby. It is accessed utilising a suited fire service bridge door padlock. Dry riser outlets are available on each floor lobby. Each outlet is within a riser cupboard accessed with a suited 54 key.

The nearest fire hydrant is immediately outside the rear entrance.

There is a firefighter's white box externally to the right-hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock.

Externally accessed, a service cupboard with electrical switchgear is situated to the left-hand side of the rear entrance.

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.

On arrival Information (for WMFS)

Address: Lissimore House, Maria Street, B70 6DR	Survey date: 07/03/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT		
Height;	43.9m for clarity, this is from the lowest adjoining ground level to the highest habitable floor level.	
Construction	Waites, Concrete brick construction - Brickwork to 1st floor. The gable walls are insulated Rockwool render. The balcony details to the front and rear elevations have high density laminate board.	
Number of floors	17	
Layout	The block consists of 17 storeys (inclusive of the ground floor) Each of the floors contains 4 number dwellings accept the ground floor which has 3 . The ground floor consists of large main entrance/ lobby area, 3 dwellings, lift access/lobby area . The block has 2 exits from communal areas. 2 lifts that serve alternating floors one serving odd floors and the other serving even floors. Stairwell is protected with good compartmentation provided with windows on each floor and natural ventilation to each floor of the block. Smoke vents located on floors 2, 9 and 16	
Lifts	2 lifts that serve alternating floors one serving odd floors and the other serving even floors. Both lifts can be accessed from the ground floor lift lobby.	
Types of entrance doors	Flat entrance doors are composite Permadoor	
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors	
Common voids	No	
Access to roof/ service rooms	Access via a metal trap door on 16th floor up a metal zip ladder into the lift motor room. A full height timber door then allows access onto the main roof.	
Occupants	Approx. 134 based on an average of 2 occupants per flats (67 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	The building consisting of Early warning limited to hard wire or battery smoke alarms within each of the resident's flats.	
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.	
FIREFIGHTING SYSTEMS		
Water supplies	Fire hydrant is located 1m from the buildings rear access point fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located in the rear exit of the building under the stairs. The dry riser can also be located on the floor plan the floor .	
Fire mains	The dry riser inlet (twin valve) is located on the ground floor of the block towards the rear entrance under the staircase secured with bin store padlock with adequate signage	
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block.	
Smoke control vents	Automatic smoke ventilation is employed. There are master reset key switches located on the ground floor nearest main access point next to the fire alarm panel.	
Sprinkler system	A drenching system is provided to the refuse chute bin store	
DANGEROUS SUBSTANCES		
Location, type, and quantity	LIFT MOTOR ROOM INTERNAL WALL TO ROOF - ACCESS – BOARD - SEALED - AMOSITE ALL COMMNUNAL AND STAIRWELL CEILINGS - TEXTURED COAT – SEALED – PRESUMED - CHRYSOTILE DRY RISER CUPBOARD TRANSOM PANELS – CEMENT – SEALED – PRESUMED - CHRYSOTILE	
SERVICES		
Electricity	Electric meter cupboards located on each floor of the block and can be seen on the floor plans for the block	
Gas	Gas isolation points located on the orientation plan	

High/Low Rise	High
Number of Floors	17
Date of Construction	1965
Construction Type	Insitu concrete frame with masonry infill (Wates) construction
Last Refurbished	2009/10
External Cladding	Brickwork to 1st floor. The gable walls are insulated rockwool render. High pressure laminate to the balconies and between the balconies Class B,s1,d0
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes, to stairwell.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access via a metal trap door on 16th floor up a metal zip ladder into the lift motor room. A full height door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 67 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

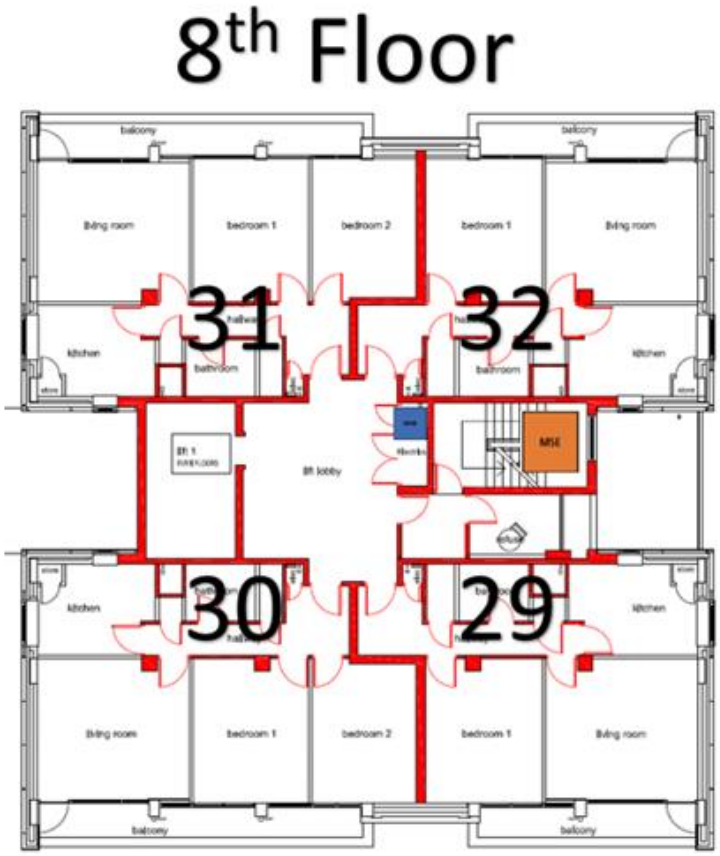
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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

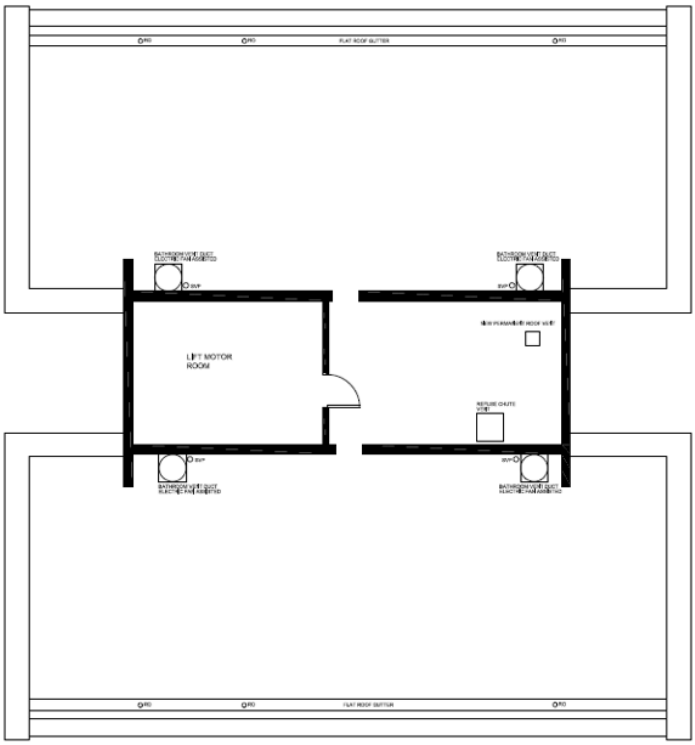
- premise information box
- main access point
- dry riser
- mechanical smoke extraction
- mechanical smoke extraction control panel

Ground Floor

Typical upper floor.



Roof.



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 known 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. This FRAEW was undertaken by Firntec Building Compliance in August 2024. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

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, and with limited onsite resources.

It is deemed that the combination and application of these materials present an acceptable level of fire risk.

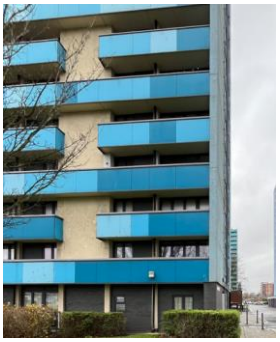
1) The block is constructed of a insitu concrete frame with masonry infill (Wates) construction, last refurbished in 2010 with the addition of a external wall system. The external facde consists of brick, aluminium panels, mineral wool insulated render (class A2) & High-Density Laminate Panels (Class B,s1,d0).



2) The external facade is made up of four materials 1% brick, 53% render, 28% Glass, and 18% balcony cladding (high density laminate).

3) The front and rear entrance/exits are constructed of an aluminium door and frame with double glazing.


4) Residents have access to balconies, Trespa over cladding to a concrete panel between balconies with 100mm rockwool insulation by approved aluminium cladding.



5) The bin store, located at the rear elevation of the block, is secured with a roller shutter door.

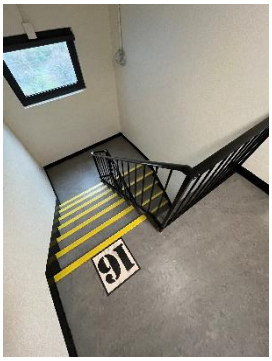
6) It was noted that some balconies had combustible materials in the form of hanging washing, this is deemed an acceptable risk due to the likelihood of a fire starting in this area being low combined with the temporary nature of the activity.

7) Fenestration consists of aluminium faced timber composite for resident's flat windows/balcony doors and communal windows.

Section 7

Means of Escape from Fire

1) The site has a single protected staircase that provides a sufficient means of escape. Each staircase in width is 980 mm from handrail to wall.



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

3) None of the corridors that form part of the means of escape from the flats are dead ends.

4) The communal landing / staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with intumescent strips / cold smoke seals.

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

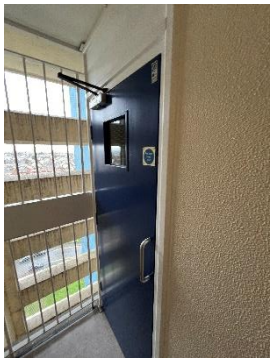
7) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.

8) Automatic smoke ventilation is employed in the staircase. 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).

9) AOV have been installed to the stairwell between the 2nd, 9th and the 16th floors. Smoke detectors for AOV actuation are installed to the lobby, stairwell landing & stairwell lobby / stairwell & chute room doors on floors 1 to 16. The control panel and override switch has been installed to the ground floor lift lobby. With an alternative override switch has been installed to the 16th floor stairwell landing.

10) A ventilation grill was noted to the head of the staircase.

11) The waste disposal chute room doors on each floor are 44mm notional 30-minute fire doors with combined intumescent strips & cold smoke seals and overhead self-closing devices.

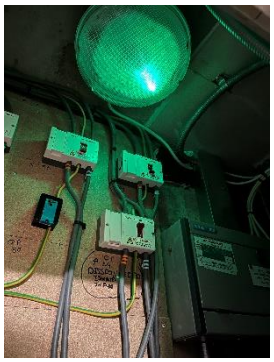


12) Communal windows in the stairwell are unopenable.

13) 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.

15) Emergency lighting is provided to communal lobbies and stairs. Checks are done monthly by Sandwell MBC in house electrical team or approved contractor.

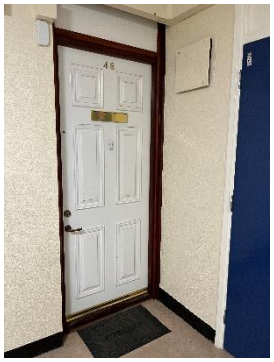


16) All dry riser outlet cupboards are notional 44mm, 30-minute fire doors with combined intumescent strips & cold smoke seals throughout the block. Service/electrical cupboards within lobby areas are notional 44mm 30-minute double fire doors, secured with type 54 suited mortice locks.

17) A suspended ceiling tile was noted to be missing in the ground floor lift lobby. This tile is required to be replaced. Missing ceiling panels may slow down smoke getting to an AOV detector head. See action 7/17

18) The surface coatings to the communal areas are Euro Class B-s3, d2 rated.

19) Individual floor mats were noted outside some flats. Fire rating of the mats is unknown but deemed to be of low risk.



20) Individual flat doors are predominantly nominal FD30s fire door sets except for some nominal timber door sets.

21) Flat front door inspections were not carried out by the fire risk assessor as the SMBC Fire rapid response team now undertake surveys of flat entrance doors.

Section 8

Fire Detection and Alarm Systems

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

2) Based on the sample of properties assessed during the previous fire risk assessment, the assessor confirmed that smoke alarms are installed to a LD1 or LD2 Standard. Flats assessed were: -

Flat 30 – LD2, Lounge, Hallway & heat detector in kitchen.
Flat 38 - LD2, Lounge, Hallway & heat detector in kitchen.
Flat 39 - LD2, Lounge, Hallway & heat detector in kitchen.
Flat 50 - LD2, Lounge, Hallway & heat detector in kitchen.
Flat 51 - LD2, Lounge, Hallway & heat detector in kitchen.
Flat 61 – LD2, Lounge, Hallway & heat detector in kitchen.

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 the remaining communal areas. Automatic fire alarm systems are not usually required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.

4) Smoke detectors linked to the Automatic Opening Vent have been installed on stairwell and landing lobbies. The vent will automatically open when smoke has been detected.

5) A deluge system is provided to the refuse chute bin store. Detectors for actuation are sited within the bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October).

Section 9

Emergency Lighting

1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points located within electrical cupboards.

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

3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.

Section 10 Compartmentation

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 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 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.

2) 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) The design of the naturally ventilated shaft serving the single escape corridor presents a breach of compartmentation throughout the height of the building from the 1st floor upwards. The potential therefore does exist for smoke logging on all floors within an escape route. This situation is further affected by the proximity of flat windows to the ventilated shaft. Current measures are in place to help mitigate the risk such as the stay put policy, smoke detection within resident's flats to an LD2 standard, notional FD30s doors providing protection from the landing to the flat lobby and protected staircase. The external wall next to shaft has a fire classification of Euro class A2 (NON combustible can be used above 18m). Fire Safety Meetings have taken place to discuss said issue, resulting in the opinion of the Fire Safety manager and the Team Lead Building Safety stating the risk was low. It is the opinion of the fire risk assessor that to reduce the risk even further when future improvement works next take place, consideration should be given to improving fire stopping/ compartmentation at floor level and/or adopt the design currently present within Mountford House (use of fire rated door and frames separating the bin chute lobby and

landing/corridor area within the means of escape). See Observations.



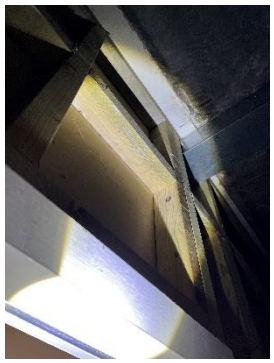
4) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.

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).

5) All service cupboards to communal landings have notional fire doors with a minimum of 30 minutes fire resistance, upgraded with smoke and intumescent seals and locked with suited mortice locks.

6) **The electrical service cupboard on the ground floor lift lobby has two FD60 doors, secured with 54 key mortice locks. This cupboard is of timber construction. It is required that the inside of the service cupboard is lined with fire resistant plasterboard and fire rated jointing compound to improve the fire resistance of this service cupboard. See action 10/6 and note in Observations.**

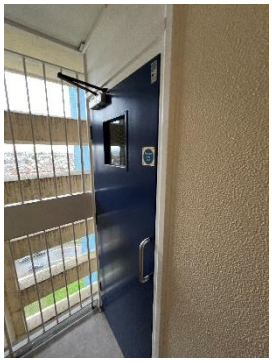





7) Individual flat doors are predominantly nominal FD30s fire door sets except for some nominal timber door sets.


8) Dry riser outlets on lobbies are housed in secured service cupboards (suited 54 mortice lock) with 54mm nominal 60-minute fire doors with intumescent strips and cold smoke seals.

9) The communal landing, staircases & chute rooms are protected by notional self-closing 44mm 30-minute timber fire doors with vision panels & 25mm stops.

10) Access panels to service pipework are Supalux and bedded on intumescent mastic.

Section 11

Fire Fighting Equipment

1) The dry riser inlet is located within the ground floor lift lobby, inside a cupboard secured with a fire service bridge door padlock.

2) There is a dry riser outlet on each floor lift lobby, secured within a riser cupboard, the cupboards are locked with a suited 54 key.

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) A 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 is once (October) of each calendar year. The CO2 extinguisher is missing its information notice; a suitable CO2 extinguisher information notice is required to be fitted. See action 11/5.

6) 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 is twice per year (April and October) of each calendar year.

Section 12 Fire Signage

1) Fire doors display suitable signage where appropriate.

2) No smoking (Smoke Free England) signage is displayed throughout the premises.

3) Fire Action Notices are displayed throughout the building.

4) Yellow LPG warning signs are displayed within the lift cars.

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

6) Photoluminescent wayfinding signage depicting floor level and flat numbers and directional fire escape signage has been installed. The signage meets the requirement the Fire Safety (England) Regulations 2022.

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

5) Staff undertaking fire risk assessments in high rise buildings are qualified to a Level 4 Diploma in Fire Risk Assessment.

6) Fire safety has been provided as part of tenancy pack. This includes information about Fire Doors.

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

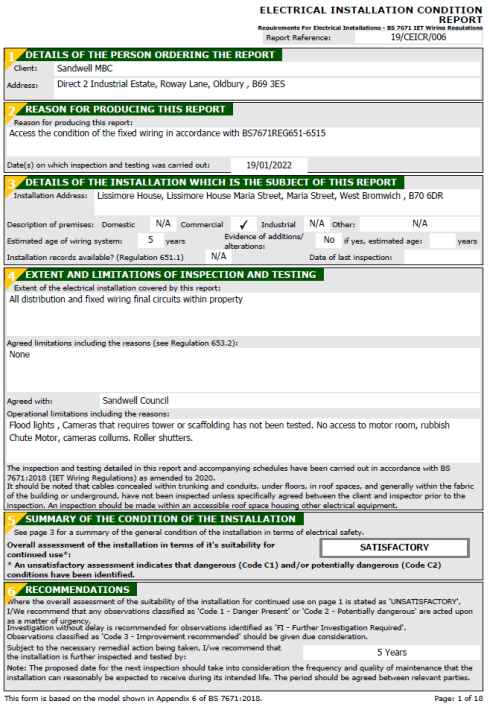
Section 14

Sources of Ignition

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

2) Hot works are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

3) The electrical installation shall be tested every 5 years. The last inspection was 19/01/2022 and recorded as Satisfactory.



ELECTRICAL INSTALLATION CONDITION REPORT

Requirements For Electrical Installations - BS 7671 IET Wiring Regulations

Report Reference: 19/CEICR/006

1 DETAILS OF THE PERSON ORDERING THE REPORT

Client: Sandwell MBC

Address: Direct 2 Industrial Estate, Roway Lane, Oldbury , B69 3ES

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

Access the condition of the fixed wiring in accordance with BS7671REG651-6515

Date(s) on which inspection and testing was carried out: 19/01/2022

3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: Lissimore House, Lissimore House Maria Street, Maria Street, West Bromwich , B70 6DR

Description of premises: Domestic N/A Commercial ✓ Industrial N/A Other: N/A

Estimated age of wiring system: 5 years Evidence of additions/ alterations: No if yes, estimated age: years

Installation records available? (Regulation 651.1) N/A Date of last inspection:

4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

All distribution and fixed wiring final circuits within property

Agreed limitations including the reasons (see Regulation 653.2):

None

Agreed with: Sandwell Council

Operational limitations including the reasons:

Flood lights , Cameras that requires tower or scaffolding has not been tested. No access to motor room, rubbish Chute Motor, cameras collums. Roller shutters.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020.
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: SATISFACTORY

* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

6 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 5 Years

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

This form is based on the model shown in Appendix 6 of BS 7671:2018. Page: 1 of 18

4) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a notional 44mm 30-minute double door to majority of the building apart from the ground floor which utilises 54mm 60-minute notional doors. Also, there is further electrical switchgear contained in a service cupboard accessed externally via a steel double door.

5) There is a lightning protection system installed to the building. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.

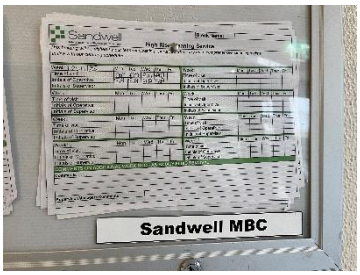
6) Portable heaters are not allowed in any common parts of the premises.

7) 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 supply pipework is internal to the building.

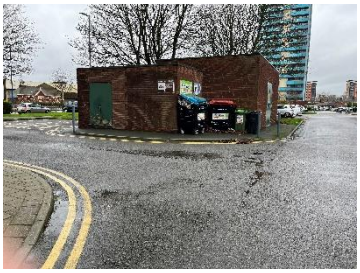
8) Electrical appliances within the kitchen/ welfare room have been subject to PAT testing and noted down as being in date 06/25.

Section 15 Waste Control

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



2) Refuse & recycling containers are emptied regularly. Refuse containers are in the bin store which is at the rear of the block. There is also a recycling project currently being undertaken at the block, recycling bins are stored at a suitable distance away from the block within the car park.



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

4) ‘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 – 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) CCTV has been installed to the ground floor lobby, each entrance and around the building.

4) There is no current evidence of arson

5) The perimeter of the premises is well illuminated.

6) There have been no reported fire incidents since the previous FRA in December 2024.

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) There are no flammable liquids or gas cylinders stored on site.

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:	Lissimore House
Date of Action Plan:	04/12/2025
Review Date:	

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/17	A suspended ceiling tile was noted to be missing in the ground floor lift lobby. This tile is required to be replaced.		P3	Fire Rapid Response 3 – 6 months.	
10/6	It is required that the inside of the service cupboard is lined with fire resistant plasterboard, joined with fire rated jointing compound, to improve the fire resistance of this service cupboard.		P3	Fire Rapid Response 3 – 6 months.	

11/5	The CO2 extinguisher in the lift motor room is missing its information notice; a suitable CO2 extinguisher information notice is required to be fitted.		P3	Asset Management 3 – 6 months.	

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.	
The design of the naturally ventilated shaft serving the single escape corridor presents a breach of compartmentation throughout the height of the building from the 1st floor up. The potential exists for smoke logging on all floors within an escape route. It is the opinion of the fire risk assessor, to reduce the risk, future improvement works should be carried out to improve fire stopping/ compartmentation at floor level and/or adopt the design currently present within Mountford House (use of fire rated door and frames separating the bin chute lobby and landing/corridor area within the means of escape).	  
The electrical service cupboard on the ground floor lift lobby is of timber construction. It is required that this timber service cupboard is replaced with a masonry constructed structure, offering 60 minutes of fire resistance. This work will form part of a future work programme.	

Some communal notional fire doors show signs of wear and tear due to age. Consideration should be given to upgrade these doors with certified FD30s door sets & combination frames as part of any future work programme.	

Signed

	Building Safety Manager	Date: 04/12/2025.
	Quality Assurance Check	Date: 08/12/2025

Appendix 1

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

Name of property: Lissimore House.

Updated: 10.06.22.

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

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

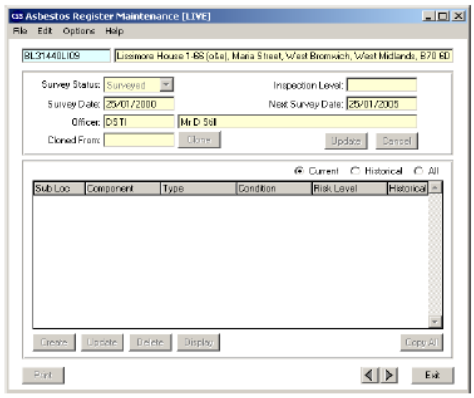
Asbestos Survey	Property Address	Lissimore House 1-64, West Bromwich B70 6DR		✓ Office use
Surveyed by	Danny Hulse	Date	25/02/2014	Checked by	DEREK STILL	Desktop Check		Site Check	
				Date	14/07/2014				

Reason for request		HSG 264 - Survey Report Type	
Investment Void		Refurbishment Survey	
Investment Tenanted		Management Survey	✓
R & M Void		SHAPE Interrogated.	✓
R & M Tenanted		No Existing SHAPE Data.	✓
Medical / Emergency - Heating Works		Existing SHAPE Data.	
Communal Areas	✓	Refurb Surveys Interrogated ?	

Property Description

Lissimore House 17 floor Tower Block

Year Built



Notes / including details of similar property surveys completed.

No Access To tenant store cupboards on communal corridors.
If any work to be carried out to Communal walls or Stairwell Walls request a Survey.
Revised by S.Harrison on 04/02/2016.


No visible debris above communal area ceiling tiles.
Revised by G.Carrington – 14/12/21

Reviewed by G.Carrington – 10/06/2022
all front door sealants to flats silicon

Building Surveyors
0121 569 5077

Asset Team – Investment Division
Operations & Development Centre
Roway Lane
Oldbury
B69 3ES

Sandwell Metropolitan Borough Council

IF IN DOUBT CONTACT THE BUILDING SURVEYING TEAM