Fire Risk Assessment

Beaconview Road 380-450



West Bromwich, Beaconview Road
B71 3PH.

Date Completed: 11/02/2026

Review Period: 12 months

Officer: C. Hudson **Fire Risk Assessor**

Checked By: A. Jones **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0 Introduction

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

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

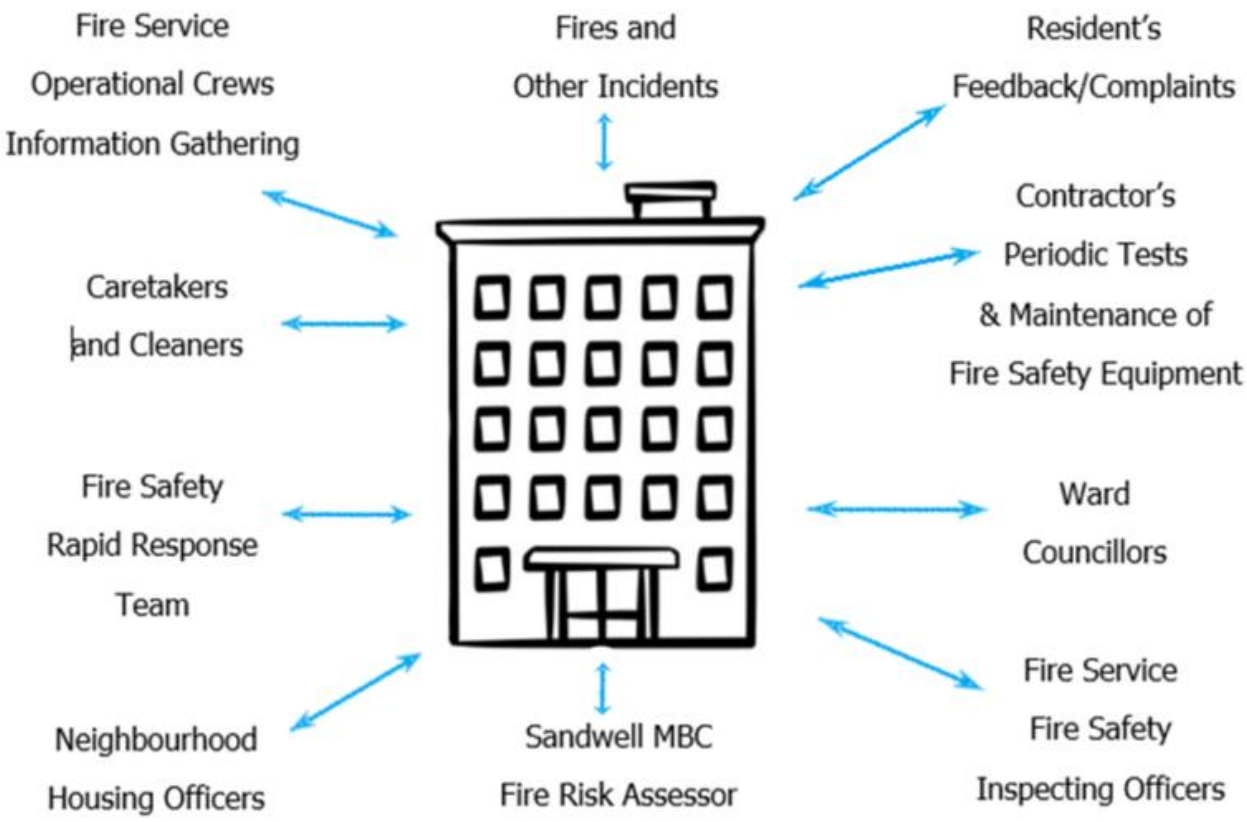
This type 1 Fire Risk Assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety.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

The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but the Council will as a minimum review:

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

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

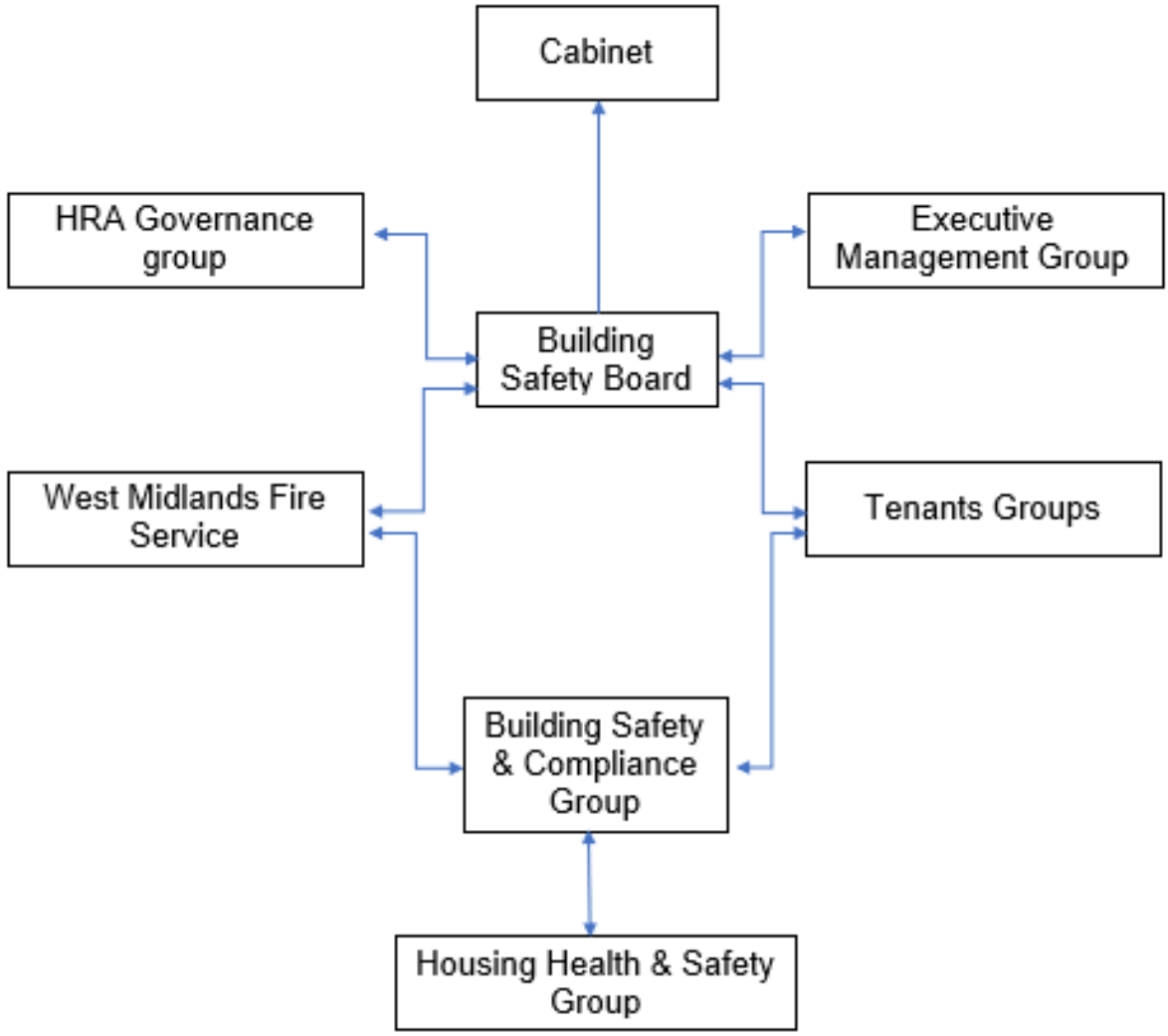
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

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

Section 1

Significant findings

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Brickwork from ground to 1ST floor. Fire classification A1. Rockwool Insulated render system 1st to 8th floor. Fire classification A2 Alphaton ceramic Tiles Fire classification A1. Exterior window frames are powdered coated aluminium. Third floor, at rear of building , flat 406 balcony glass has a form of covering, this requires removal. First floor, at front of building, flat 388 balcony glass with a form of covering, this requires removal.	Tolerable
Section 7	**Means of Escape from Fire** There are two protected staircases that provide sufficient means of escape. Detection for AOV present in lobbies and front and rear stairwell landings. All communal doors along the means of escape are self-closing notional fire doors upgraded with combined intumescent strips / cold smoke seals. There are 2 final exit doors from the common area. Flat 382 External letter plate is damaged.	Tolerable

Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a minimum of LD3 standard. Automatic opening vents are installed to the front and rear stairwells. A deluge system is provided to the bin store.	Trivial
Section 9	**Emergency Lighting** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266.	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 nominal 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. A number of communal landing doors require attention. see section 10. All service / storage cupboard doors are minimum 44mm 30-minute fire doors. Door to lift motor room is timber FD60s. Fire door in roof area is missing intumescent strip. Dry riser cupboard on 8th floor has expanding foam to fill hole. First floor electrical cupboard, inside inner cupboard cables exiting metal trunking not fire stopped.	Tolerable

	Grond Floor bin chute hopper seal is worn.	
Section 11	**Fire Fighting Equipment** There is a fire hydrant in the grass verge directly in front of the building. The dry riser outlets serve all floors from 1st to 8th. There is a C02 fire extinguisher within the lift motor room. The bin store is fitted with a fire suppression system. 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 displayed throughout the building.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electric tests should be undertaken every 5 years, last test date: 24/04/2025. Cigarette butts found in communal stair well on top of AOV. 6TH floor electrical service cupboard light not working. Requires repair or replacement. 4TH floor electrical service cupboard light not working.	Tolerable

	2nd floor electrical service cupboard light not working.	
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store. 1ST Floor electrical cupboard, the inner cupboard has various pieces of timber and boarding stored, these need to be removed.	Tolerable
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** There are no storage facilities available for residents within the communal areas. Residents instructed not to bring L.P.G cylinders into block.	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

This type 1 Fire Risk Assessment covers the external envelope, Flat entrance doors, communal areas.

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

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

Section 2 People at Significant Risk of Fire

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

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

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

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.
With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

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

Section 3 Contact Details

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

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

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

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

<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">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>
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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

Beaconview Road (380-450)
Beaconview Road,
West Bromwich,
B71 3PH

Description of the Property

The high-rise block was constructed in 1962 out of a concrete brick construction and was last refurbished in 2011 with the installation of an external wall system, The block consists of 9 storeys (inclusive of the ground floor) with each of the floors containing 4 number dwellings coming off a lift lobby.





The block has a main entrance/exit to the front elevation, and a further entrance/exit located on the rear elevation.

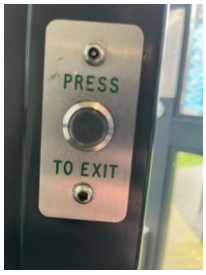




Both entrances utilise fob access in order to gain entry to the block with the main access point also having access to a firefighters overide system in the form of a drop latch switch. Both entry/exit points use a push to exit button.





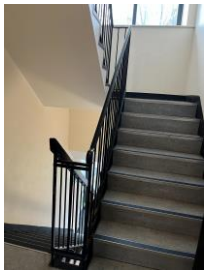
The fire fighters' white box is located above and to the left of the rear entrance. The box will contain a drop latch key.



There is a Secure Premise Information Box (SIB/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 (PEEP). Keys for WMFS will also be held within the PIB.



The Block benefits form two protected staircases serving all floors of the block allowing for two-way directional travel from flats. Floor identification (wayfinding) signage on the wall of each floor and lift lobby areas are present. The staircase is protected using notional 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 on the 8th floor via a full height nominal timber 54mm FD60s door secured with lock.





Access to the roof space is via a steel cat ladder in the lift motor room and through a half-sized fire door.



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





Service cupboards containing resident's electricity meters are on each landing. These are locked using a suited key.




The building safety notice is displayed in the ground floor lobby.



Residents have access to a bin chute system that serves every floor of the block located in one of the staircases. The bin chute leads to a bin store located on the ground floor accessed externally to the right of the rear exit. Key is stored in the firefighter's white box.





The bin store is protected by an automatic fire suppression system (drencher). The system is actuated upon the detection of smoke. The red beacon above the bin store roller shutter will illuminate when the system has actuated.

The bin chute is protected by an automatic closure plate. The system will operate following activation of the fusible link. The plate can be manually closed.

The nearest hydrant is located at the front of the building in the grass verge.




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




Surrounding the block is a car park located to the side of the block with garage spaces, and bollards protecting the block. Several high-rise accommodations are also nearby.

Automatic opening vents are installed in the staircase on both sides of the block. The detection is situated on both sides of the block.





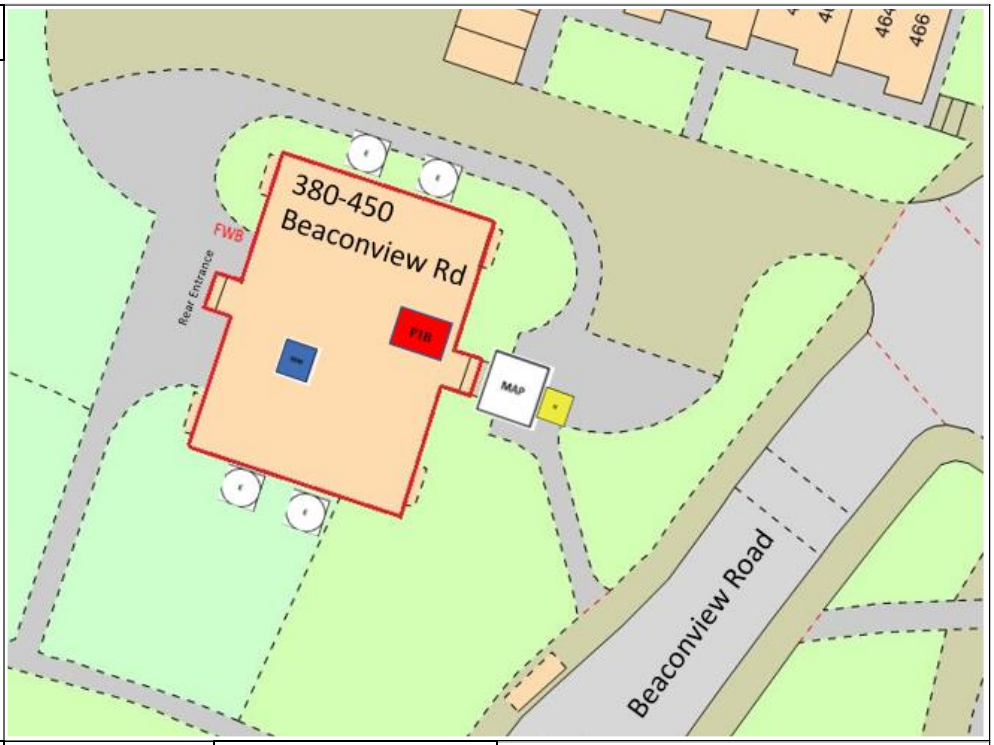
The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The nearest fire station is West Bromwich fire station approximately 1.1 miles away.

The enforcing authority is West Midlands Fire Service.

Orientation Plan

The location of service isolation points for gas, electricity and water are detailed on a plan located in the PIB.

Symbols			
H fire hydrant RIM Dry Riser Inlet MAP Main access point PIB Premise Information Box FWB Firefighters white box E Gas Stop Valve			
Orientation plan	**380 - 450 Beaconview Road, west Bromwich B71 3NR**	**Survey date last updated: 08/02/2023**	**UPRN – 000032105834** **BSR Registration Number - HRB04487N4H2**

On arrival Information (for WMFS)

Address: 380 - 450 Beaconview Road, west Bromwich B71 3NR	Survey date: 16/12/2025	ON ARRIVAL INFORMATION

BUILDING LAYOUT	
Height	21.6 metres, for clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout. Brick to 1st floor level then all elevations have Moedling Alphaton tiles (A1) installed and Structherm insulated mineral wool render (A2).
Number of floors	9 including ground floor
Layout	The block has a main entrance / exit to the front of the building and a further entrance/ exit to the rear of the building. The block consists of 9 floors (inclusive of the ground floor with each floor containing 4 dwellings. There are two protected staircases serving all floors. There is a lift that serves up to floor 7th floor with the lift motor room located on the 8th floor. Access to the roof is via the lift motor room.
Lifts	1
Types of entrance doors	Individual flat doors are FD30s rated Permadoor of composite construction. Communal doors within the block are timber FD30s doors.
Rubbish chutes/ bin rooms	Rubbish chutes on each floor in rear stairwell. Bin room accessed externally adjacent rear entrance.
Common voids	No
Access to roof	Via the lift motor room located on the 8th floor, with a further fixed steel ladder through a half size timber door leading in to the enclosed roof space. There is a vertical ladder and sky light leading out on the roof.
Occupants	Approx. 72 based on an average of 2 occupants per flats (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 limited to hard wire or battery smoke alarms within each of the resident's flats. No communal fire alarms.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.
FIREFIGHTING SYSTEMS	
Water supplies	Fire hydrant is located at the front entrance of the building. See orientation plan.
Fire mains	The dry riser inlet is located within the ground floor dry riser cupboard (twin valve). Riser outlets are in cupboards on all floors above. Suited 54 key to open all riser cupboards.
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter control override switch is located next to the ground floor lift car.
Smoke control vents	Automatic smoke ventilation is employed in both stairwells between floors 1/2, 4/5 and 7/8. Louvre vents installed to head of each staircase. Indication panel & override switch located on the ground floor front entrance lobby.
Sprinkler system	A fire suppression system (water) protects the bin store at the rear of the building. An automatic closure plate activated by fusible link or manual override protects the refuse chute.
DANGEROUS SUBSTANCES	
Location, type, and quantity	Presumed asbestos textured coating (Crocidolite), to plaster, to concrete and plasterboard walls.
SERVICES	
Electricity	Electric meter cupboards located in lift lobby on each floor of the block.
Gas	There are 4 gas risers, 2 per side elevation.

High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1962
Construction Type	Wates
Last Refurbished	2011
External Cladding	Brick to 1st floor level (Fire classification A1) then all elevations have tiles (Fire classification A1) and an insulated Rockwool render (Fire classification A2).
Number of Lifts	One
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	Yes, both staircases' floors 2, 5 and 7.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access through lift motor room via full height door from 8th floor landing, with a further fixed steel ladder through a half size timber door leading into the enclosed 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

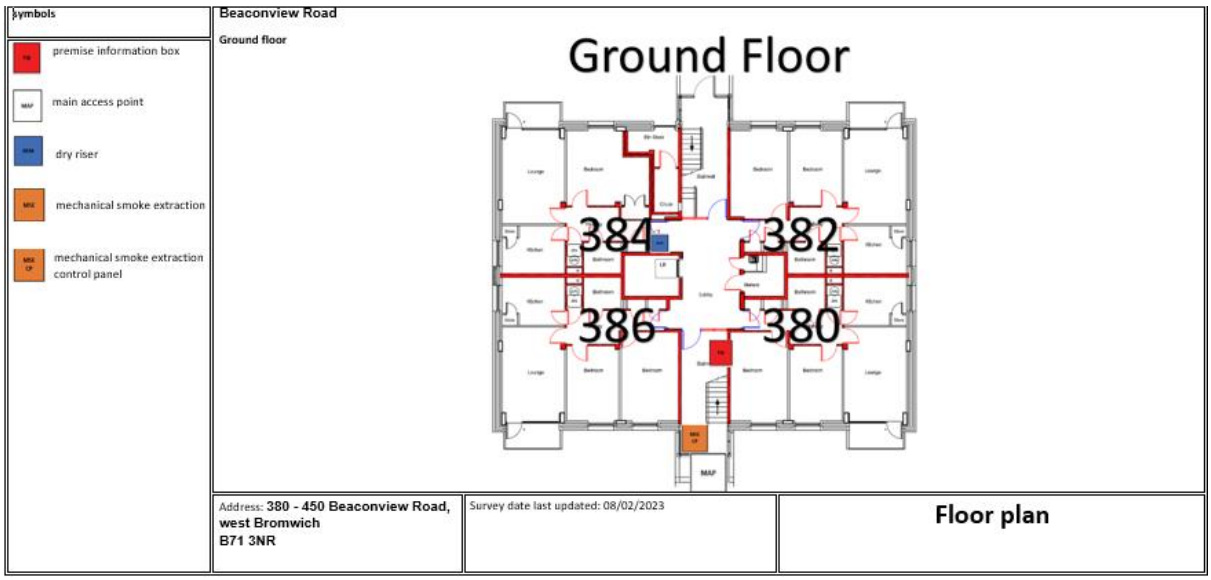
Residents / Occupants of 36 number of flats.
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

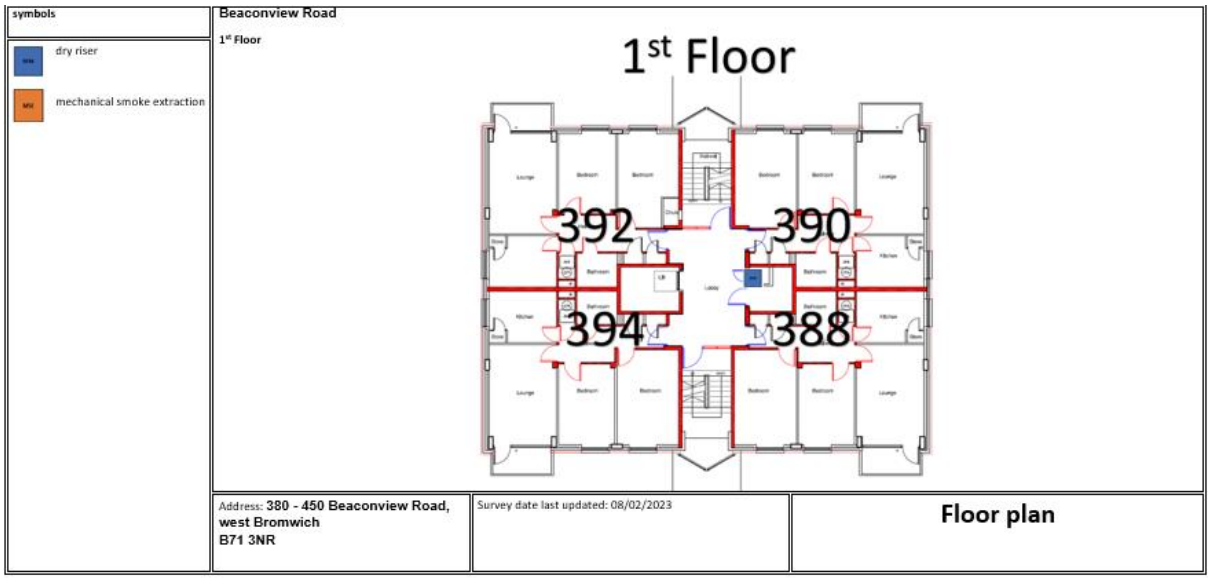
Section 5

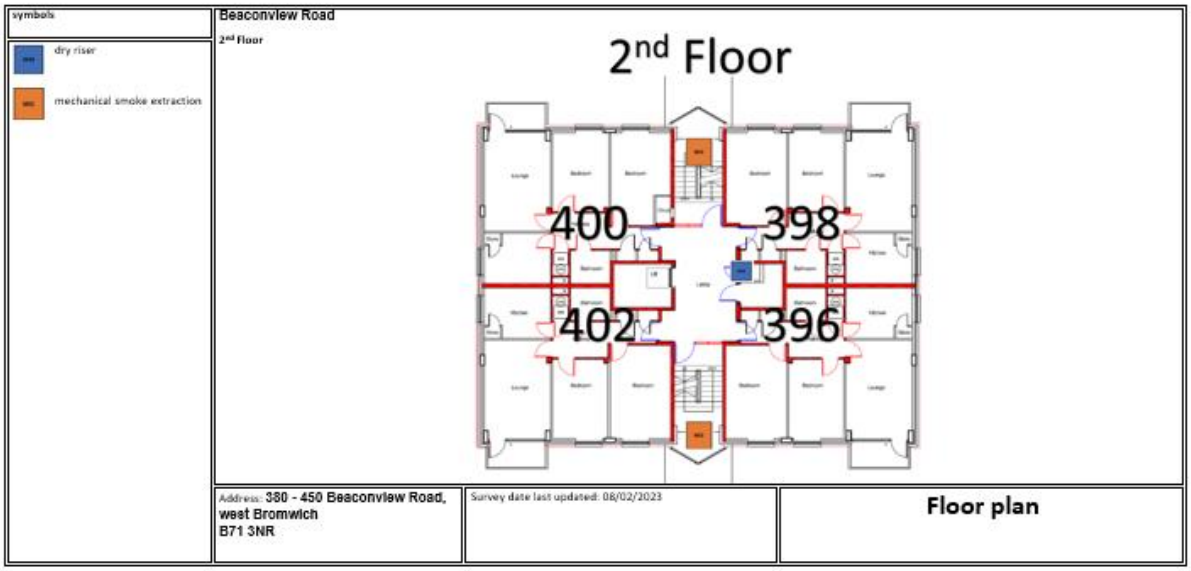
Building Plan

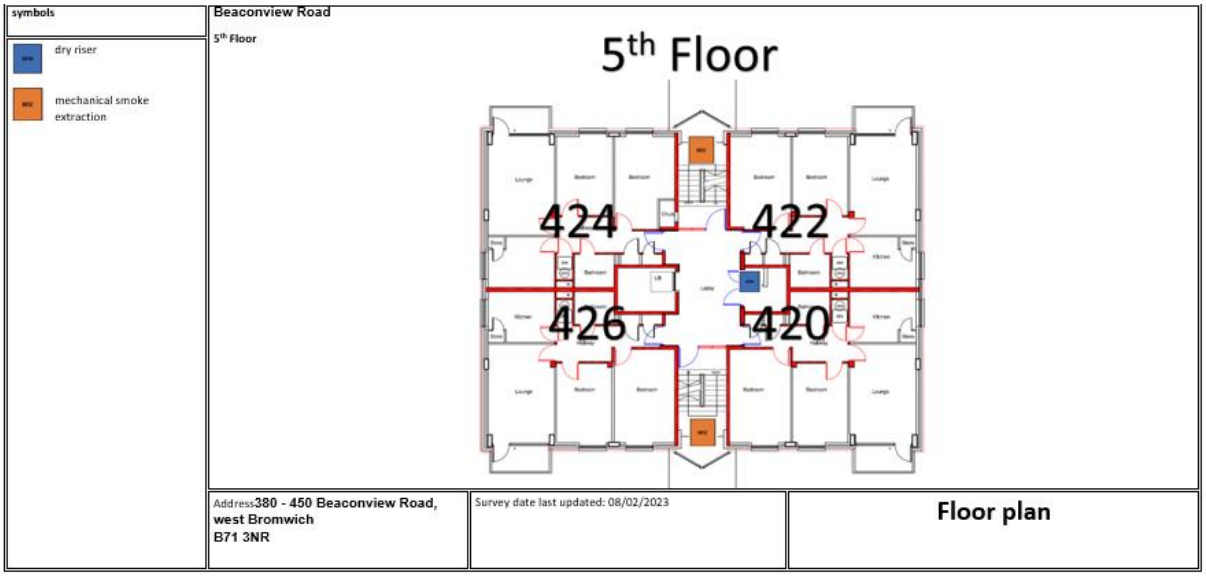
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

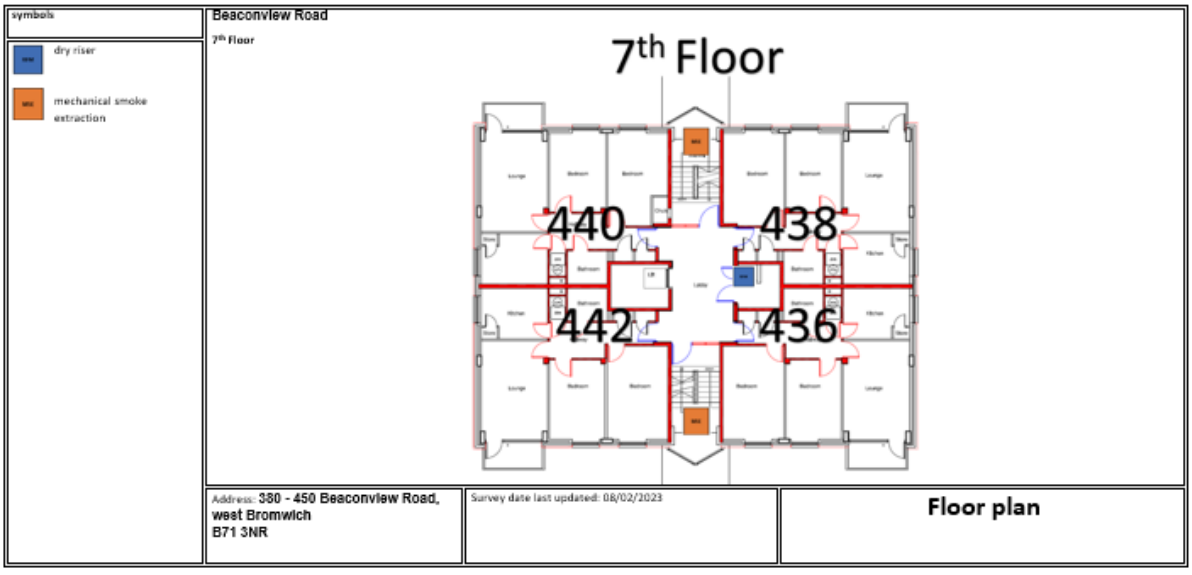
The plans have been shared with WMFS electronically via their portal.

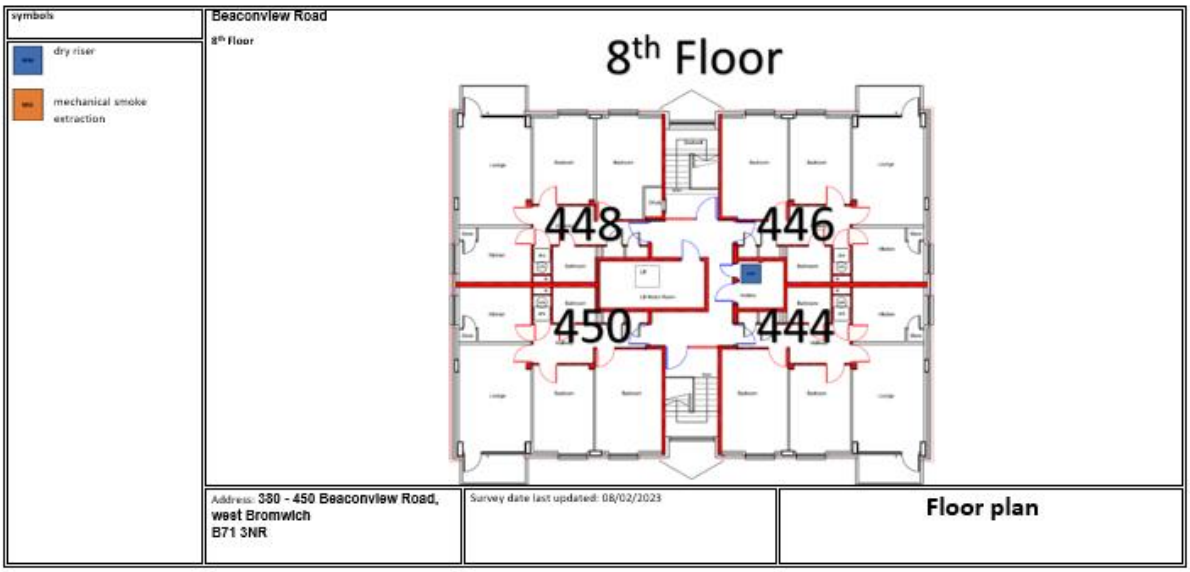


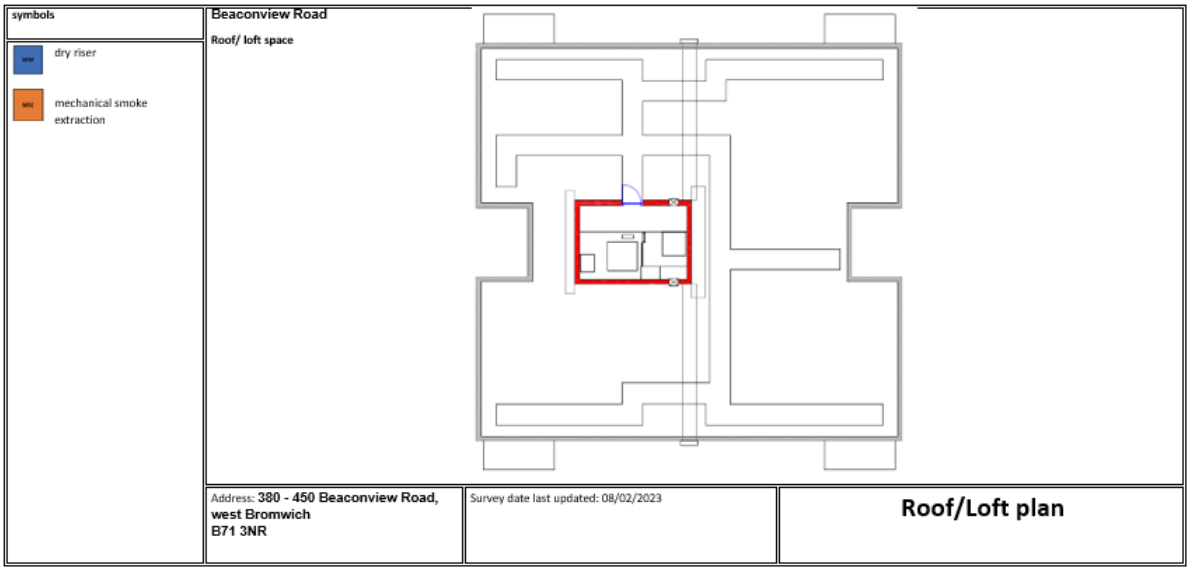



symbols
dry riser
mechanical smoke extraction
Beaconview Road
2nd Floor
2nd Floor
400
398
402
396
Address: 380 - 450 Beaconview Road, west Bromwich B71 3NR
Survey date last updated: 08/02/2023
Floor plan


symbols
dry riser
mechanical smoke extraction
Beaconview Road
5th Floor
5th Floor
424
422
426
420
Address380 - 450 Beaconview Road, west Bromwich B71 3NR
Survey date last updated: 08/02/2023
Floor plan


symbols
dry riser
mechanical smoke extraction
Beaconview Road
7th Floor
7th Floor
440
438
442
436
Address: 380 - 450 Beaconview Road, west Bromwich B71 3NR
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Floor plan


symbols
dry riser
mechanical smoke extraction
Beaconview Road
8th Floor
8th Floor
448
446
450
444
Address: 380 - 450 Beaconview Road, west Bromwich B71 3NR
Survey date last updated: 08/02/2023
Floor plan


symbols
dry riser
mechanical smoke extraction
Beaconview Road
Roof/ loft space
Address: 380 - 450 Beaconview Road, west Bromwich B71 3NR
Survey date last updated: 08/02/2023
Roof/Loft plan

Section 6

External envelope

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

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

Regarding the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council.

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 January 2025 and recorded as a low risk. Review date recommended for 30/01/2030.

The combination of the materials to the external wall system do present an acceptable level of fire risk.

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

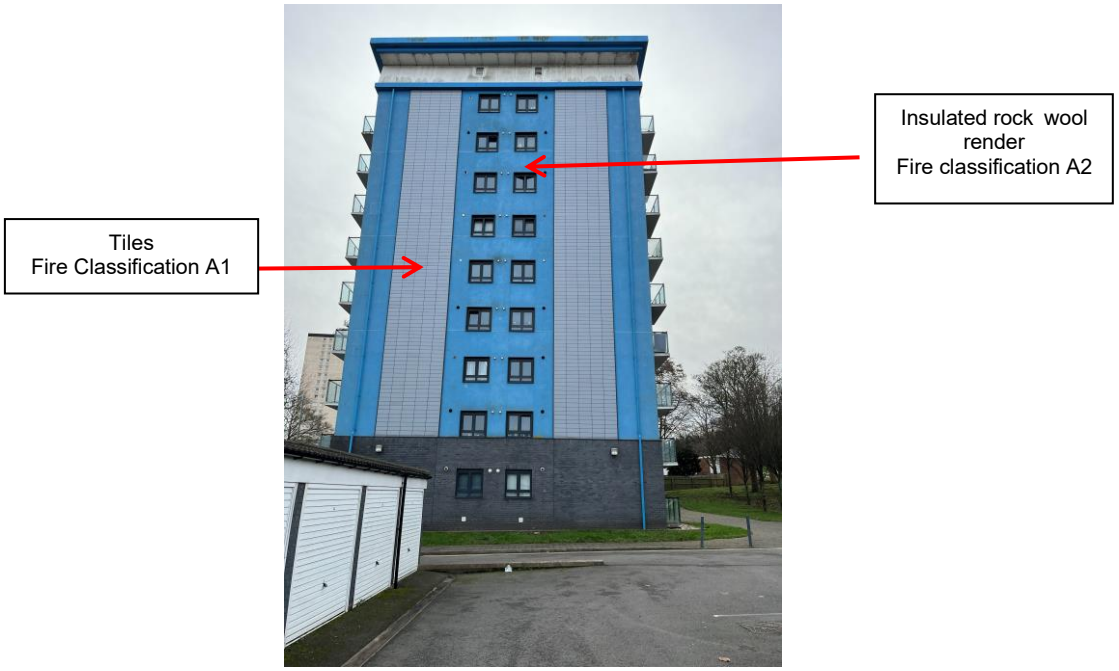
Brickwork up to 1st floor

6mm render coating applied to approximately 100mm of mineral wool insulation.

Alphaton Ceramic Tile System. Comprised of a 10mm ceramic tile external surface, supported by an aluminium rail system.

Beneath this sits approximately 100mm of mineral wool insulation, which is, in turn, fixed to the building's original double-leaf masonry system (brick and block)





1) Third floor, at rear of building believed to be flat 406 balcony glass has a form of covering, this requires removal. See action 6/1.



2) First floor, at front of building believed to be flat 388 balcony glass with a form of covering, this requires removal. See action 6/2.



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) Individual flat doors are predominantly 44mm FD30s composite fire door sets with intumescent strips and cold smoke seals manufactured by Permadoor.

Beaconview Road 380-450 (E)	380-450 Beaconview Road;West Bromwich;West Midlands;;		
Beaconview Road 380-450 (E)	380 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	382 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	384 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	386 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	388 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	390 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	392 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	394 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	396 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	398 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	400 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	402 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	404 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	406 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	408 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	410 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	412 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	414 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	416 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	418 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	420 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	422 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	424 Beaconview Road;West Bromwich;West Midlands;;	IG Doors	Not glazed
Beaconview Road 380-450 (E)	426 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	428 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	430 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	432 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	434 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	436 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	438 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	440 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	442 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	444 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	446 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	448 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed
Beaconview Road 380-450 (E)	450 Beaconview Road;West Bromwich;West Midlands;;	Permadoor	Not glazed

SMBC have commissioned a survey of all fire doors to flat entrances, this survey had been carried out prior to the FRA and results stored on SMBC database.

3) **Flat 382 on the ground floor requires the letter box external plate replacing as it has been bent and sticks open. See Action 7/3.**





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

5) The communal landing / staircases are protected by use of Notional FD30s fire doors with vision panels. These doors have been upgraded with a combined strip consisting of a cold smoke seal and intumescent strip.

6) 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).

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

8) All corridors are of adequate width (at least 1070mm) and will be maintained clear to that width as a minimum. None of the corridors that form part of the means of escape are dead ends.

9) The site has two staircases that provides a means of escape.

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

11) Automatic smoke ventilation is employed to the front and rear staircase on floors: 2, 5 and 7. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. With a master reset switch.





12) Communal windows can only be opened by operating the automatic smoke vents.



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



14) 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.




15) 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.



16) Glazing noted within 1.8m of staircase. Fire rated double glazed units should therefore consider in these apartment windows. See observations.



17) It was noted that the double glazes units of the flats would be within 1.8m of the sealed double gazed units in the staircase on both sides of the building.





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) Access was granted into a sample of resident's flats. Based on the samples taken, information collated from in house teams (JM) and previous risk assessments the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

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 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.



Section 9 Emergency Lighting

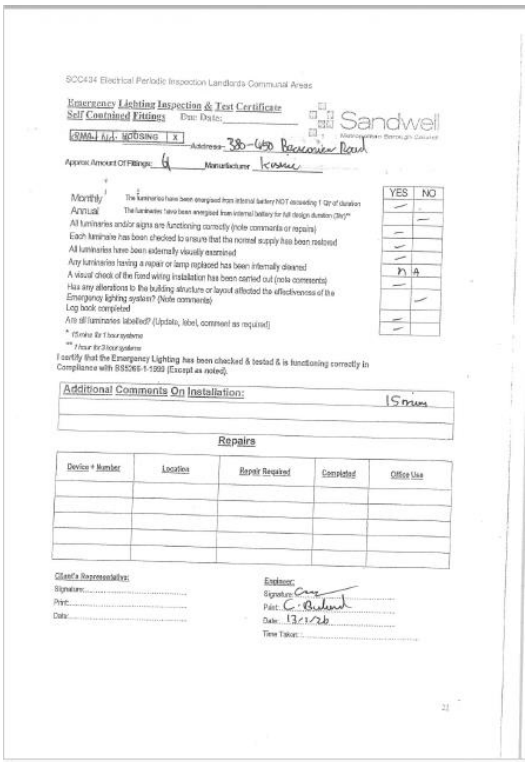
1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.

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





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



SCC434 Electrical Periodic Inspection Landlords Communal Areas

Emergency Lighting Inspection & Test Certificate
Self Contained Fittings Due Date:

Sandwell

COMM. ACC. HOUSING X Address: 38-40 Beaconview Road

Approx Amount Of Fittings: 4 Manufacturer: Kosnic

	YES	NO
Monthly / Annual: The luminaires have been energised from internal battery NOT exceeding 1 Qtr of duration		
Annual: The luminaires have been energised from internal battery for full design duration (3hr)*		
All luminaries and/or signs are functioning correctly (note comments or repairs)	✓	
Each luminaire has been checked to ensure that the normal supply has been restored		—
All luminaries have been externally visually examined	✓	
Any luminaries having a repair or lamp replaced has been internally cleaned	✓	
A visual check of the fixed wiring installation has been carried out (note comments)	N/A	
Has any alterations to the building structure or layout affected the effectiveness of the Emergency lighting system? (Note comments)	—	
Log book completed		✓
Are all luminaries labelled? (Update, label, comment as required)	✓	

* 45mins for 1 hour systems
** 1 hour for 3 hour systems

I certify that the Emergency Lighting has been checked & tested & is functioning correctly in Compliance with BS5266-1:1999 (Except as noted).

Additional Comments On Installation: 15 mins

Repairs

Device + Number	Location	Repair Required	Completed	Office Use

Client's Representative:
Signature:
Print:
Date:

Engineer:
Signature:
Print: C. Bullard
Date: 13/1/26
Time Taken:

Section 10

Compartmentation

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) A variety of methods / materials have been used to achieve fire-stopping

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

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

9) The corridors/staircases are protected by the use of Notional fire doors with vision panels. These doors have been upgraded with a combined strip consisting of a cold smoke seal and intumescent strip.



10) Access panels to stop taps are fixed to masonry and bedded on Intumescent foam.

11) Dry riser cupboard doors are nominal FD30s rated, kept locked / secured with type 54 suited mortice lock(s).



12) Service cupboard doors are Nominal FD30S rated, secured with type 138 suited mortice locks. Residents have been provided with a key for access to their electricity meters.





13) **8th Floor dry riser cupboard top of the cupboard right hand side foam requires removal and correctly fire stopping using appropriate fire rated material. See Action 10/13.**



14) **8th floor door by flats 450 and 444 gap at top of door requires adjustment. See Action 10/14.**

15) **8th floor communal door by flat 446 and 448 door is twisted in frame and requires adjustment. See Action 10/15.**

16) **7th floor communal door by flat 438 and 440 door is twisted in frame and requires adjustment. Intumescent strip requires replacing due to being varnished over. See Action 10/16.**

17) **7th floor communal door by flat 436 and 442 door is twisted in frame and requires adjustment. See Action 10/17.**

18) **7th floor communal door by flat 436 and 442 door requires new combined intumescent strip due to being covered in varnish. See Action 10/18**

19) **6TH floor communal door by flat 434 and 428 door is twisted in frame and requires adjustment. Slam strip top left mitre gapped can see daylight. See Action 10/19.**

20) **6TH floor communal door by flat 430 and 432 door is twisted out in frame at top stairs side and requires adjustment. See Action 10/20.**

21) **4th floor communal door by flat 418 and 412 door is twisted in the frame requires adjustment. See Action 10/21**

22) **4th floor communal door by flat 414 and 416 door is twisted in the frame requires adjustment. See Action 10/22**

23) **3rd floor communal door by flat 406 Door twisted in frame and large gaps requires adjustment in frame. See Action 10/23**

24) 3rd floor communal door by flat 404 Door twisted in frame and large gaps requires adjustment in frame. See Action 10/24

25) 2nd floor communal door by flat 402 door is twisted in frame and requires adjustment. See Action 10/25

26) Fire door in roof space in fire curtain wall is missing smoke seal from hinge side of door this requires replacing. See action 10/26.




27) Ground Floor bin chute hopper requires a new replacement seal. See Action 10/27.




28) First floor electrical cupboard, inside inner cupboard, cables exiting metal trunking require fire stopping. See Action 10/28.



Section 11

Fire Fighting Equipment

1) There is a dry riser that serves the building. The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock. The doors have signage depicting dry riser.





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

3) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.

4) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The maintenance checks are carried out once a calendar year.





5) Bin room is protected by Deluge/sprinkler system and serviced 6- monthly.



Section 12

Fire Signage

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



2) Fire Action Notices are displayed throughout the building.



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



4) 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. 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 wall of each floor on the communal staircase(s). They meet the requirements set out in the Fire Safety (England) Regulations 2022 Floor indicator numbers are fitted to the wall of each floor on the communal staircase(s).





6) 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 located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.

4) Staff undertaking Fire Risk Assessments have achieved or working towards 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.



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.

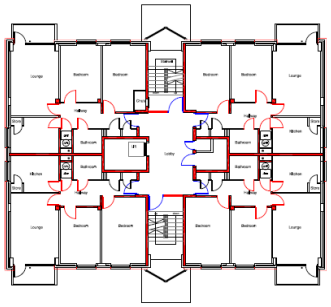
What to do if you see or hear a fire in another flat or part of the building

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 BEACONVIEW ROAD		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				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.	THIS BUILDING IS DESIGNED TO SUPPORT A ***STAY PUT*** POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT ***UNLESS*** AFFECTED BY FIRE OR SMOKE.			Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
	The external façade is Ibstock brickwork, mineral wool insulated render (Class A1), Moedling Alphaton ceramic tiles (Class A1).	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 lee_mlilo@sandwell.gov.uk Abdulmonim_Khan@sandwell.gov.uk	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.

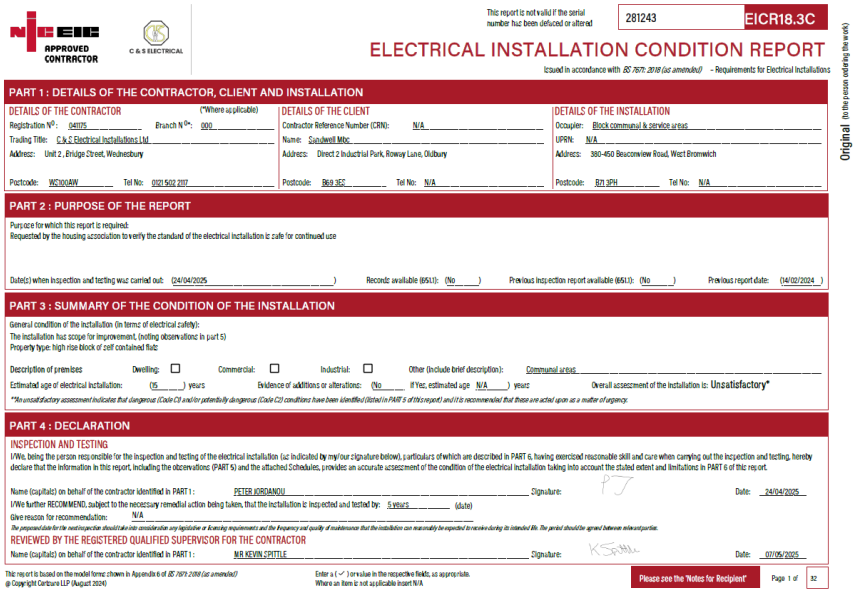
2) Cigarette butts and a chocolate wrapper were found on top of the AOV window cover on 7th floor. A letter will be required to be delivered to all residents to reaffirm that smoking is strictly prohibited in communal areas. "See Action 14/2.

3) 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.

4) 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.

5) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 024/04/2025.

6) The EICR was unsatisfactory, an email has been sent to the electrical manager (12/02/2026) to confirm if the remedial actions have been rectified.



APPROVED CONTRACTOR

C & S ELECTRICAL

This report is not valid if the serial number has been defaced or altered

281243 EICR18.3C

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 (as amended) - Requirements for Electrical Installations

Original (to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR (*Where applicable)

Registration N°: 04175 Branch N°: 000

Trading Title: C & S Electrical Installations Ltd

Address: Unit 2 , Bridge Street, Wednesbury

Postcode: WS100AW Tel No: 0121 502 2117

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A

Name: Sandwell Mbc

Address: Direct 2 Industrial Park, Roway Lane, Oldbury

Postcode: B69 3EZ Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Block communal & service areas

UPRN: N/A

Address: 380-450 Beaconview Road, West Bromwich

Postcode: B71 3PH Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
Requested by the housing accociation to verify the standard of the electrical installation is safe for continued use

Date(s) when inspection and testing was carried out: (24/04/2025) Records available (651.1): (No) Previous inspection report available (651.1): (No) Previous report date: (14/02/2024)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
The installation has scope for improvement, (noting observations in part 5)
Property type: high rise block of self contained flats

Description of premises Dwelling: ☐ Commercial: ☐ Industrial: ☐ Other (include brief description): Communal areas

Estimated age of electrical installation: (15) years Evidence of additions or alterations: (No) If Yes, estimated age N/A years Overall assessment of the installation is: Unsatisfactory*

*An unsatisfactory assessment indicates that dangerous (Code C3) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1 : PETER IORDANOU Signature: Date: 24/04/2025

I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 5 Years (date)

Give reason for recommendation: N/A

The proposed date for the next inspection should take into consideration any legislative or licensing requirements and 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.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1 : MR KEVIN SPITTLE Signature: Date: 07/05/2025

This report is based on the model forms shown in Appendix 6 of BS 7671:2018 (as amended)
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Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipient' Page 1 of 32

7) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD30S door.

8) 6TH floor electrical service cupboard light not working. Requires repair or replacement. See Action 14/8.




9) 4TH floor electrical service cupboard light not working. Requires repair or replacement. See Action 14/9.




10) 2nd floor electrical service cupboard light not working. Requires repair or replacement. See Action 14/10.




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

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

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



Section 15 Waste Control

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

2) Refuse containers emptied regularly.

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

4) 'Out of Hours' service in place to remove bulk items.

5) 1ST Floor electrical cupboard, the inner cupboard has various pieces of timber and boarding stored which requires removal from room. See Action 15/5.





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 and ground floor.

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 last FRA.

Section 18

Storage Arrangements

1) Residents instructed not to bring L.P.G cylinders into block.



2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”

3) No Flammable liquids stored on site by Caretakers / cleaners.

4) All store cupboards are kept locked.

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

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

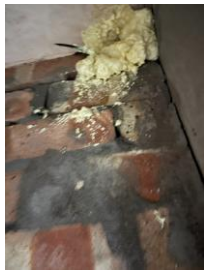
Name of Premises or Location: Beaconview Road, 380-450

Date of Action Plan: 26/02/2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/1	Third floor, at rear of building flat 406 balcony glass has a form of covering, this requires removal.		**P3**	3 - 6 Months Housing Manager	

6/2	First floor, at front of building flat 388 balcony glass with a form of covering, this requires removal.		**P3**	3 - 6 Months Housing Manager	
7/3	Flat 382 on the ground floor requires the letter box external plate replacing as it has been bent and sticks open.		P2	1-3 Months Fire Rapid Response Team	

10/13	8th Floor dry riser cupboard top of the cupboard right hand side foam requires removal and correctly fire stopping using appropriate fire rated material.		P2	1-3 Months Fire Rapid Response Team	
10/14	8th floor door by flats 450 and 444 gap at top of door requires adjustment.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/15	8th floor communal door by flat 446 and 448 door is twisted in frame and requires adjustment.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/16	7th floor communal door by flat 438 and 440 door is twisted in frame and requires adjustment. Intumescent strip requires replacing due to being varnished over.	N/A	P3	3-6 Months Fire Rapid Response Team	

10/17	7th floor communal door by flat 436 and 442 door is twisted in frame and requires adjustment.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/18	7th floor communal door by flat 436 and 442 door requires new combined intumescent strip due to being covered in varnish.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/19	6TH floor communal door by flat 434 and 428 door is twisted in frame and requires adjustment. Slam strip top left mitre gapped can see daylight.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/20	6TH floor communal door by flat 430 and 432 door is twisted out in frame at top stairs side and requires adjustment.	N/A	P3	3-6 Months Fire Rapid Response Team	

10/21	4th floor communal door by flat 418 and 412 door is twisted in the frame requires adjustment.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/22	4th floor communal door by flat 414 and 416 door is twisted in the frame requires adjustment.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/23	3rd floor communal door by flat 406 Door twisted in frame and large gaps requires adjustment in frame.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/24	3rd floor communal door by flat 404 Door twisted in frame and large gaps requires adjustment in frame.	N/A	P3	3-6 Months Fire Rapid Response Team	

10/25	2nd floor communal door by flat 402 door is twisted in frame and requires adjustment.	N/A	P3	3-6 Months Fire Rapid Response Team	
10/26	Fire door in roof space in fire curtain wall is missing smoke seal from hinge side of door this requires replacing.		P3	3-6 Months Fire Rapid Response Team	
10/27	Grond Floor bin chute hopper requires a new replacement seal.		P3	3-6 Months Fire Rapid Response Team	

10/28	First floor electrical cupboard, inside inner cupboard, cables exiting metal trunking require fire stopping.		P3	3-6 Months Fire Rapid Response Team	
14/2	Cigarette butts and a chocolate wrapper were found on top of the AOV window cover on 7th floor. A letter will be required to be delivered to all residents to reaffirm that smoking is strictly prohibited in communal areas.	N/A	P2	Housing Manager	
14/8	6TH floor electrical service cupboard light not working. Requires repair or replacement.		P2	1-3 Months Electrical Team	

14/9	4TH floor electrical service cupboard light not working. Requires repair or replacement.		P2	1-3 Months Electrical Team	
14/10	2nd floor electrical service cupboard light not working. Requires repair or replacement.		P2	1-3 Months Electrical Team	
15/5	1ST Floor electrical cupboard, the inner cupboard has various pieces of timber and boarding stored which requires removal from room.		P2	1-3 Months Caretaker	

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
Glazing noted within 1.8m of staircase. Fire rated double glazed units should therefore consider in these apartment windows near exit routes and communal windows on landings.

Signed

	Fire Risk Assessor	Date: 26/02/2026
	Quality Assurance Check	Date: 26/02/2026

Appendix 1

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

Name of property: Beaconview Road 380-450

Updated: 12/06/2025

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

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077). *Include survey*

Report No.:	J420954
Nature of Work:	Management Survey
Issue Date:	03/07/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL03680BE21 8
Site Address:	380-450 Beaconview Road, West Bromwich, B71 3PH



Order Placed By:	Jon Hemming
Site Contact:	Communal
Date(s) of Work:	12/06/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Anton Rickards
Asbestos Surveyor

Authorised Signatory:

Paul Walters
Technical Review Officer
03/07/2025

Non-accredited activities are present within this report.

Head Office:
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Halesowen, West Midlands
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CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Address:	Sandwell MBC (formerly Homes) Building Services Direct 2 Trading Estate Roway Lane Oldbury West Midlands B69 3ES	**Site Address:**	380-450 Beaconview Road West Bromwich B71 3PH
Samples Received:	12/06/2025 & 16/06/2025	**Issue Date:**	20/06/2025
Order Placed By:	Jon Hemming	**Sampled By:**	Anton Rickards
Analysed on:	20/06/2025	**Authorised Signatory:**	
		Job Title:	Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation

Report No.: J420954

Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
20/06/2025	PR004405	-	04 Electrical cupboard	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004406	-	05 Communal	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004407	-	08 Riser Cupboard	Asbestos Bitumen adhesive to concrete floor	Chrysotile	Kelly Defaye
20/06/2025	PR004408	-	09 Electrical cupboard	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. Reported results relate only to the items tested. Samples are retained for a minimum of six months. The report should not be reproduced except in full, without written approval of the laboratory.

Analysed at:
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Email: sales@bradley-enviro.co.uk

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Report No.: J420954

Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
20/06/2025	PR004427	-	40 Riser Cupboard	Gasket	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004428	-	41 Electrical cupboard	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004429	-	41 Electrical cupboard	Insulating board debris	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004430	-	43 Communal	Fixed insulating board infill panels	No Asbestos Detected	Hope Moran
20/06/2025	PR004431	-	47 Electrical cupboard	Fixed insulating board infill panels	No Asbestos Detected	Hope Moran
20/06/2025	PR004432	-	48 Communal	Fixed insulating board infill panels	No Asbestos Detected	Hope Moran
20/06/2025	PR004435	-	50 Bin Chute	Fixed insulating board boxing	No Asbestos Detected	Hope Moran
20/06/2025	PR004436	-	01 Lift Motor Room	Asbestos Thermoplastic floor tiles to bitumen adhesive to concrete floor	Chrysotile in tile and adhesive	Kelly Defaye
20/06/2025	PR004437	-	01 Lift Motor Room	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. Reported results relate only to the items tested. Samples are retained for a minimum of six months. The report should not be reproduced except in full, without written approval of the laboratory.

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Report No.: J420954

Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
20/06/2025	PR004409	-	11 Communal	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004410	-	14 Riser Cupboard	Asbestos Bitumen adhesive to concrete floor	Chrysotile	Kelly Defaye
20/06/2025	PR004411	-	15 Electrical cupboard	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004412	-	15 Electrical cupboard	Insulating board debris	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004413	-	16 Communal	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004414	-	19 Riser Cupboard	Gasket	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004415	-	20 Electrical cupboard	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004416	-	21 Communal	Fixed insulating board infill panels	No Asbestos Detected	Kelly Defaye
20/06/2025	PR004417	-	24 Riser Cupboard	Gasket	No Asbestos Detected	Kelly Defaye

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. Reported results relate only to the items tested. Samples are retained for a minimum of six months. The report should not be reproduced except in full, without written approval of the laboratory.

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