

Fire Risk Assessment

Beaconview Road 380-450



**West Bromwich, Beaconview Road
B71 3PH.**

Date Completed: 13/02/2025

Review Period: 12 months

Officer: Louis Conway Building safety Manager

Checked By: Anthony Smith Team Lead Building Safety

Current Risk Rating = Trivial

Subsequent reviews

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

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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/feedb ack_and_complaints](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.

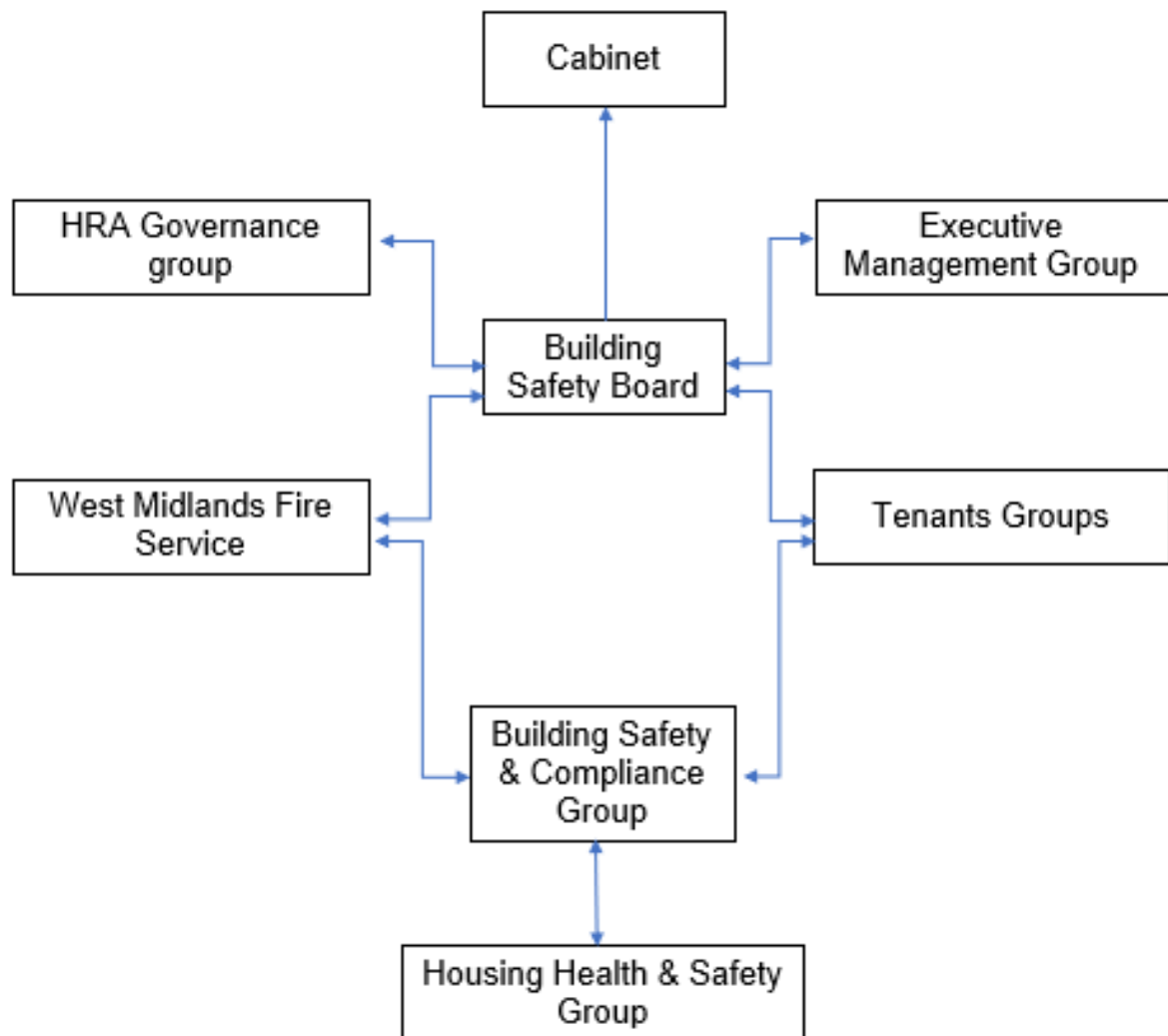
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 1 ST floor. Fire classification A1. Rockwool Insulated render system 1 st to 8th floor. Fire classification A2 Alphaton Tiles Fire classification A1.	Trivial

Section 7	<p>Means of Escape from Fire</p> <p>There are two protected stairs that provide sufficient means of escape.</p> <p>Detection for AOV present in lobbies and front and rear stairwell landings.</p> <p>Emergency lighting is provided to communal corridors and stairs.</p> <p>The communal landings and stairs are protected by Nominal self-closing FD 30S doors.</p>	<p>Trivial</p>
Section 8	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within sampled flats is installed to a minimum of LD3 standard with flats sampled varying between LD1 and LD2. As confirmed by residents.</p> <p>Automatic opening vents are installed to the front and rear stairwells.</p> <p>A deluge system is provided to the bin store.</p>	<p>Trivial</p>
Section 9	<p>Emergency Lighting</p> <p>The premises have a sufficient emergency / escape lighting system.</p>	<p>Trivial</p>
Section 10	<p>Compartmentation</p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts.</p> <p>All communal & flat entrance doors are nominal 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p>	<p>Trivial</p>

	All service / storage cupboard doors are minimum 44mm 30-minute fire doors.	
Section 11	Fire Fighting Equipment The dry riser outlets serve all floors from 1 st to 8 th . Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually. Dry riser inlet located within ground floor dry riser cupboard. There is a deluge system in the bin store.	Trivial
Section 12	Fire Signage Escape signage is present. LPG cylinder warning signs displayed in lift. Wayfinding signage is present.	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: 05/05/2020.	Trivial
Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation.	Trivial

Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial
Section 18	Storage Arrangements 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.

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

In conclusion, the likelihood of a fire is at a Low level of risk. There are no Actions required deriving from the FRA. There have been no reported fire incidents since the previous fire 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 certified FD30s fire doors to flat entrances & upgraded Nominal doors to communal corridors / landings, and service cupboards alongside suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation on the staircase and lobby areas accompanied with a stay put unless policy for the premise.

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

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 required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

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

Section

2

People at Significant Risk of Fire

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

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

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

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

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

Section 3

Contact Details

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

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

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

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

Chief Executive

Shokat Lal

Executive Director of place

Alan Lunt

Assistant Director Building Compliance

Sarah Agar

Fire & Building Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Team Lead Building Safety

Anthony Smith

Building Safety Manager(s)

Carl Hill

Louis Conway

Adrian Jones

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Hannah Russon

Ethan Somaiya

Housing Office Manager

Lisa Ellis

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 override system in the form of a drop latch switch. Both entry/exit points use a push to exit button.

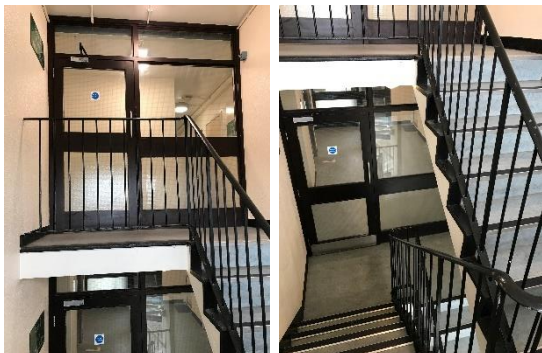
The fire fighters' white box is located above and to the left of the rear entrance. The location of service isolation points for gas, electricity and water are detailed on a plan located in the fire fighter's white box. The box will contain a drop latch key.



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



The Block benefits from 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 nominal 44mm FD30s doors with combined intumescent 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. No access was gained at the time of the risk assessment.



There is one lift car that serves the floors but only goes to floor 7 as the lift motor room is located on the top floor. Access to the 8th floor is via a staircase.

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



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.



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



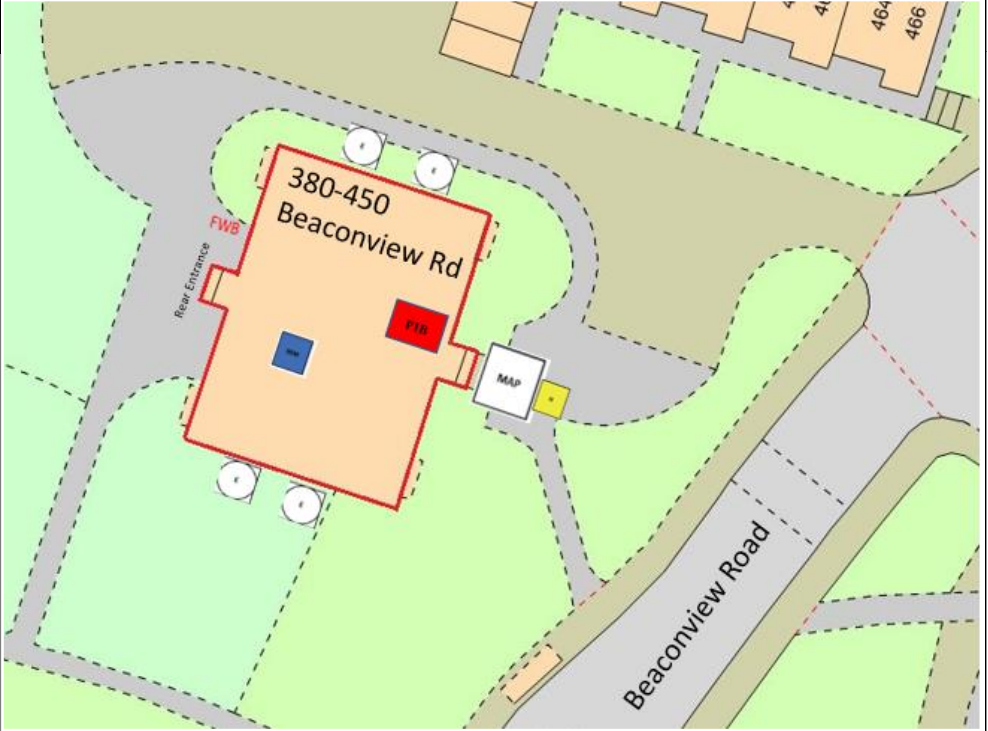
Surrounding the block is a car park located to the side of the block with garage spaces, and bollards protecting the block. Several high-rise accommodations are also nearby on the same road.

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.

Orientation Plan

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

<p>Symbols</p> <ul style="list-style-type: none"> fire hydrant Dry Riser Inlet Main access point Premise Information Box Firefighters white box E Gas Stop Valve 			
<p>Orientation plan</p>	<p>380 - 450 Beaconview Road, west Bromwich B71 3NR</p>	<p>Survey date last updated: 08/02/2023</p>	<p>UPRN – 000032105834 BSR Registration Number - HRB04487N4H2</p>

On arrival Information (for WMFS)

Address: 380 - 450 Beaconview Road, West Bromwich B71 3NR		Survey date: 08/02/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, breadth and height			
Construction	Concrete/ Brick construction <u>Brick</u> to 1 st floor level then all elevations have tiles installed with an insulated Rockwool render.		
Number of floors	9 including ground floor		
Layout	<p>The block has a main entrance/ exit to the front of the building and a further entrance/ exit to the rear of the building.</p> <p>The block consists of 9 floors (inclusive of the ground floor with each floor containing 4 dwellings).</p> <p>The block has 2 sets of staircases providing access to each floor located at the front and rear entrances of the building.</p> <p>One lift car giving access to 7 floors access to the 8th floor via staircase with the lift motor room located on the 8th floor and access to the roof through this area.</p>		
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	Yes		
Common voids	No		
Access to roof/ service rooms	The motor room is located on the 8 th floor; access to motor room via full height door from 8 th floor landing, with a further fixed steel ladder through a half size timber door leading <u>in to</u> 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.		
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, fire hydrant located/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans.		
Fire mains	The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock.		
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift A Firefighter control switch is located within the ground floor lobby		
Smoke control vents	Automatic smoke ventilation is employed on the staircase on floors 2,5 and 8 with lower vents on the top floor, 8 th floor SCV on main entrance staircase window is damaged and boarded up on survey date. There are master reset key switches located on the ground floor.		
Sprinkler system	A water suppression system is provided to the refuse chute bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	No dangerous substances detected		
SERVICES			
Electricity	Electric meter cupboards located on each floor of the block		
Gas	Gas isolation points located on the orientation plan		

High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1962
Construction Type	Wates
Last Refurbished	2011
External Cladding	Brick to 1 st 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 to motor room via full height door from 8 th 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 <div><div>IP</div>premise information box</div> <div><div>MAP</div>main access point</div> <div><div>DR</div>dry riser</div> <div><div>MS</div>mechanical smoke extraction</div> <div><div>MS CP</div>mechanical smoke extraction control panel</div>	Beaconview Road Ground floor <div><h1>Ground Floor</h1><p>Ground Floor</p></div>	
Address: 380 - 450 Beaconview Road, west Bromwich B71 3NR	Survey date last updated: 08/02/2023	Floor plan

symbols <div><div>DR</div>dry riser</div> <div><div>MS</div>mechanical smoke extraction</div>	Beaconview Road 1 st Floor <div><div>1st Floor</div></div>	
Address: 380 - 450 Beaconview Road, west Bromwich B71 3NR	Survey date last updated: 08/02/2023	Floor plan

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

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. A third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

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.



Fire Risk Assessment

Tiles. Fire
classification A1



Insulated Rockwool render.
Fire classification A2

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 certified fire door sets (flat entrance), as well as nominal upgraded 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) From Flats sampled, Individual flat doors are predominantly Certified 44mm FD30s composite fire door sets with intumescent strips and cold smoke seals manufactured by Permadoor.

Flat: 444 – No issues

Flat: 414 – No issues

Flat: 412 – No issues

Flat: 404 – No issues

Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc. 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) The communal landing / staircases are protected by use of Nominal FD30s fire doors with vision panels. These doors have
-

been upgraded with a combined strip consisting of a cold smoke seal and intumescent strip.

- 4) 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 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.
- 6) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 7) The site has two staircases that provides a means of escape.
- 8) 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.



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



- 10) 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
- 11) 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.



- 12) 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.



- 13) Glazing noted within 1.8m of staircase. Sprinkler roll out programme should therefore consider these apartments.



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.

Flat: 444 – LD2, Hallway, Kitchen, and Lounge

Flat: 414 – LD1, All-risk rooms

Flat: 412 – LD2, Hallway, Kitchen, and Lounge

Flat: 404 – LD2, Hallway, Kitchen, and Lounge

For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

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



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 refer to table below:
 - 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) Individual flat entrance doors are certified FD 30S rated of composite construction manufactured by Permadoor

Refer to door sheet below

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

It is accepted that, in older blocks, fire doors, particularly flat entrance doors, do not meet current test standards for FD30S doors. However, these doors may still be acceptable if the doors remain in good condition, and they met the relevant standards at the time of construction of the block

Definitions Fire Doors.

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

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

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

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

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

13) 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.



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 frequency for the maintenance checks are once (October) of each 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





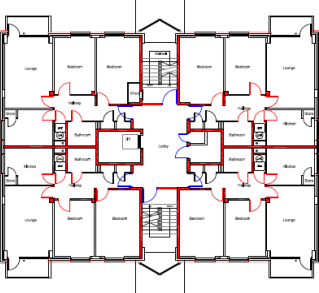













- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently 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) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking Fire Risk Assessments have achieved a Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Building safety and evacuation notices are displayed in common areas and lift cars.
- 8) Information regarding use of fire doors is provided to residents



- 9) Information regarding the Stay Put unless fire evacuation strategy is provided to residents



- 10) 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	 BEACONVIEW ROAD	FIRE SAFETY INFORMATION
TO KEEP YOU SAFE WE DO THIS <small>(green background)</small>	TO KEEP YOURSELF AND OTHERS SAFE. DO THIS <small>(blue background)</small>	SAVE LIVES. DON'T DO THIS <small>(red background)</small>
 Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE	 Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
 Gas supply tested annually		 Stairs and corridors are escape routes and <u>must</u> be kept clear
 Water supplies checked in line with water hygiene regulations		 Emergency lighting comes on in the event of power failure and is checked monthly
 There is 4 yearly check of the structural condition		 Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance
 An asbestos survey has been completed and available on request		 Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
 This building has protection against lightning strikes. The system is checked annually	THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <u>UNLESS</u> AFFECTED BY FIRE OR SMOKE.	 Smoke and heat detector/alarms are in resident's flats only
 There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.		 Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
 The external façade is Ibstock brickwork, mineral wool insulated render (Class A1), Moedling Alphonat ceramic tiles (Class A1).	<div>  Fire safety advice <div> <p>Further information available at www.Sandwell.gov.uk/your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000</p> <p>lee_millo@sandwell.gov.uk</p> <p>Abdulmonim_Khan@sandwell.gov.uk</p> </div>  Sandwell FRAs </div>	 Bin rooms have sprinkler protection activated by smoke alarms

Section 14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 05/05/2020.
- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD30S door.
- 6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. 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.

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

Trivial ☒

Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Action Plan



Name of Premises or Location:

Beaconview Road 380-450

Date of Action Plan:

28/02/2025

Review Date:



<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
No Actions					

Observations

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

Signed

	Building Safety Manager	Date: 28/02/2025
	Quality Assurance Check	Date: 28/02/2025

Appendix 1

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


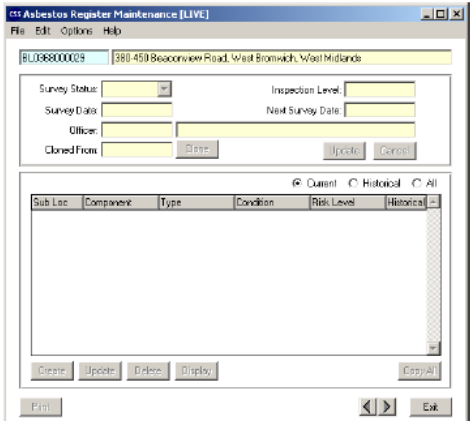

Name of property: Beaconview Road 380-450

Updated:

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). <i>Include survey</i>

Asbestos Survey		Property Address		380 - 450 Beaconview Road, West Bromwich, B71 3PH				✓ Office use			
Surveyed by		JOHN DAVIS		Date		03/03/14		Checked by			
								DEREK STILL			
Reason for request		HSG 264 - Survey Report Type		Date		27/03/2014		Desktop Check			
								✓ Site Check			
Investment Void		Refurbishment Survey		Property Description		9 STOREY HIGH RISE BLOCK					
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 ?									
						Year Built		1962			
						Notes / including details of similar property surveys completed. UPDATED 03/03/14 – JOHN DAVIS **Survey revised 01/04/20 by John Davis** **Survey Reviewed by G.Carrington 06/06/2022**					
Building Surveyors 0121 569 5077						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES					
											

Fire Risk Assessment

Sample Locations		Property Address 380 - 450 Beaconview Road, West Bromwich, B71 3PH						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
8 TH FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	PA 449 / 002	NONE DETECTED	NO	NO	-
4 TH FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	PA 449 / 003	NONE DETECTED	NO	NO	-
1 ST FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	PA 449 / 004	NONE DETECTED	NO	NO	-
GROUND FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	PA 449 / 005	NONE DETECTED	NO	NO	-
ALL OTHER FLOORS – COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	PRESUMED	NONE DETECTED	NO	NO	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM's.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION		MATERIAL	LOCATION DESCRIPTION		MATERIAL	
LIFT MOTOR ROOM ROOF COVERING	MINERAL FELT	BOXING TO SIDE OF GROUND FLOOR RUBBISH CHUTE		M.D.F.				
LIFT MOTOR ROOM WINDOW OVERBOARDING	SUPALUX	GROUND FLOOR STAIRWELL COMBINATION FRAME TRANSOMS		MAN MADE MINERAL FIBRE				
NEW MAIN PITCHED ROOF	STEEL							
ENTRANCE CANOPY ROOFS	STEEL							
LANDING STOP TAP DUCT COVERS	SUPALUX							
ELECTRIC METER CUPBOARD WALLS & CEILING PANELS	SUPALUX							