Fire Risk Assessment Boulton House



Spon Lane, West Bromwich, B70 6BJ.

Date Completed: 02/11/2025

Officer: A. Froggatt. Building Safety Manager

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

Current Risk Rating = Tolerable



Subsequent reviews

Review date	Officer	<u>Comments</u>

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures. Fire Risk Assessment – Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service.	

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Introduction

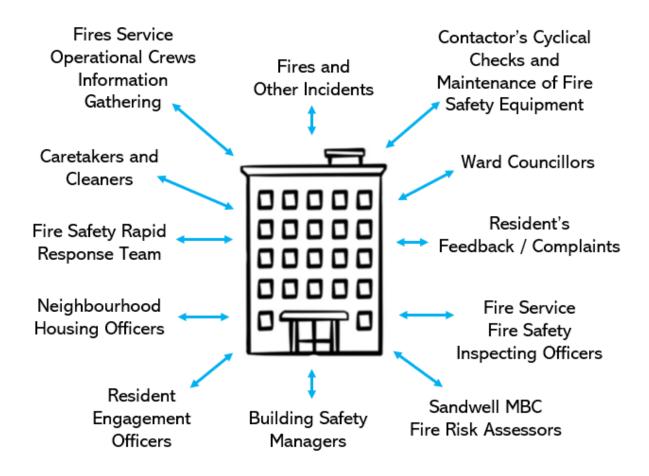
The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1) "The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the 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/firesafety/#reportfiresafety. In the first instance however, we would be if you could directly grateful contact us https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedb ack and complaints or by phone on 0121 569 6000.

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

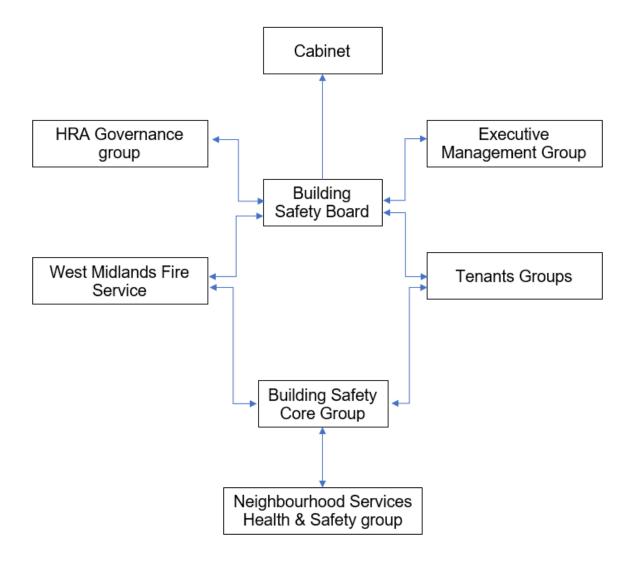
This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building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

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



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

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



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

This is recorded here in <u>section 1</u>. 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.

1

Significant findings

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	External Envelope External façade of the building consists predominantly of traditional concrete and brick construction, last refurbished 2008.	Trivial
	Balconies are constructed using a cantilevered concrete slab as a base with a steel and Georgian wired glass balustrade. Window units are double glazed with a UPVC frame.	
Section 7	Means of Escape from Fire There are 2 protected staircase's that provide a sufficient means of escape.	Trivial
	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.	
Section 8	Fire Detection and Alarm Systems Fire detection within flats is installed to a combination of LD1 & LD2 standard.	Trivial
	Automatic opening vents are installed to the rear stairwell on the 1 ^{st,} 4 th and 7 th floor only.	
	Louvre vents provide natural ventilation to all landings of the front staircase.	
	A deluge system is provided to the bin store.	
Section 9	Emergency Lighting The premises have a sufficient emergency / escape lighting system.	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 doors are FD30s doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.	Trivial
Section 11	Fire Fighting Equipment The dry riser inlet cupboard is located in the ground floor lift lobby and riser outlets are available on each floor of the block. A portable fire extinguisher (CO2) is provided to the lift motor room. The bin room is protected by a deluge/sprinkler system. The CO2 extinguisher requires identification signage.	Tolerable
Section 12	Fire Signage Appropriate mandatory and safety signage is in place.	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 done every 5 years. The EICR was unavailable.	Tolerable

Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention A door entry system prevents unauthorised access.	Trivial
Section 18	Storage Arrangements There are no storage facilities for residents other than in their own flats within the 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		
Likelinood 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	\boxtimes	High □
In this conte	ext, a definit	ion 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	e: · · · · · · · · · · · · · · · · · · ·	
Slight Harm ⊠ Modera	te 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 is:	d that the risk to life from fire at these premises	
Trivial □ Tolerable ⊠ M	loderate □ Substantial □ Intolerable □	

Comments

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

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include FD30s rated fire doors to flat entrances, FD30s communal fire doors, combined with suitable smoke detection to LD2 standard within sampled flats, an AOV system and a Stay Put – Unless policy.

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

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk- based control plan is based on one that has been advocated for general health and safety risks:

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

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

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 deadend conditions. Persons may also be at risk due to remote or lone working.

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

Sandwell Council is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

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

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

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:

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Chief Executive					
	Shokat Lal				
Executive Di	irector Asset Manager	· & Improvement			
	Alan Lunt				
Assistant Dire	ctor Asset Manageme	nt & Improvement			
	Sarah Agar				
	Fire Safety Manage	er			
	Tony Thompson				
	Team Lead Fire Safety				
	Jason Blewitt				
Team Lead Building Safety					
Anthony Smith					
	Housing Office Manager				
	Rushpal Dhaliwal				
Building Safety	Fire Risk	Resident Engagement			
Managers	Assessors	Officers – Fire Safety			
Adrian Jones Craig Hudson Abdulmonim Khan					
Andrew Froggatt Mohammed Zafeer Ethan Somaiya					
Carl Hill	,				
Louis Conway	•				

Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change.

Description of Premises

Boulton House, Spon Lane, West Bromwich. B70 6BJ.

Description of the Property

This type 1 fire risk assessment encompasses Boulton House. The block is 21.6m in height.

This detached high-rise block was designed & constructed in 1964 by Wates Ltd for general needs housing utilising concrete frame with masonry infill construction surmounted with a flat roof.

Refurbishment work in 2008 included, structural repairs and supports to existing brickwork, replacement aluminium / timber double glazed windows, all balconies were decorated with replacement balustrade glazing were necessary, new internal fire doors to flats and partial redecoration to the communal areas.







The block consists of 9 storeys with four dwellings to each floor. There is a total of 36 flats.

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



There are two protected staircases to the front and rear of the building that serve all floors, ground floor to the eighth floor.





Automatic opening vents are installed to the 1st, 4th and 7th floor front staircase. The indicating control panel is sited within the main entrance foyer.







The communal landings are protected by self-closing FD30s fire doors with vision panels. The bin chutes are within the protected staircase.





There are service cupboards on all floors with FD30s doors for electric meters and dry riser outlets, locked with a suited key.





Access to the lift motor room is obtained via a FD30s door on the 9th floor lobby. The roof can be accessed via a hatch door in the lift motor room.







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



There is a single waste disposal chute accessed on all floors within the rear staircase. The bin store is right of the rear entrance. Key is stored in the firefighter's white box.





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





The nearest fire hydrant is immediately to the left of the main entrance.



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

The enforcing authority is West Midlands Fire Service.

On arrival Information (for WMFS)

Address: Boulton House, Spon Lane, Wes Bromwich, B70 6BJ	t Survey date: 01/03/2023	ON ARRIVAL INFORMATION	
BUILDING LAYOUT			
Height	21.6 metres.		
Construction	Wates, refurbished 2007/2008, concrete brick construction to all 4 elevations of the block.		
Number of floors	9 including ground floor		
Layout	The block consists of 9 storeys (inclusive of the grou	and floor). Each of the floors contains 4 number dwellings,	
	Lift granting access up to the $7^{\rm th}$ floor then use stain also located on this floor.	case to access the 8 th floor and the lift motor room that is	
	2 sets of staircases granting access to all 8 floors of	the block located at the front and rear of the block.	
	3 smoke extraction vents located on both staircases lobby area nearest the main access point.	on floors 1, 4 and 7 with the control panel located within the	
Lifts	1		
Types of entrance doors	Individual flat doors are FD30s rated <u>Premdors</u> of co timber FD30s	omposite construction. Communal doors within the block are	
Rubbish chutes/ bin rooms	Yes		
Common voids	No		
Access to roof/ service rooms	The motor room is located on the 8th floor; access to motor room via full height door (secured with a suited 54 mortice lock) from 8th floor landing, with further fixed steel ladder's leading up to the FD30s rated fire door into the roof area.		
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 entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the 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 both sets of staircases on floors 1, 4 and 7 with the control panel located within the lobby area nearest the main access point. Lover vents located atop the staircase on the 8th floor		
Sprinkler system	A water suppression system is provided to the refuse chute bin store		
DANGEROUS SUBSTAN	CES		
Location, type, and quantity	D.P.C. TO FRONT ELEVATION – BITUMEN – SEALED – CHRYSOTILE		
	FLOORS TO ALL LANDINGS - THERMOPLASTIC TILES – SEALED – PRESUMED – CHRYSOTILE		
SERVICES			
Electricity	Electric meter cupboards located on each floor of the block		
Gas	Gas isolation points located at nearest the main access point of the block and also on the orientation plan		

High/Low Rise	High
Number of Floors	9
Date of Construction	1964
Construction Type	Wates Concrete / Brick
Last Refurbished	2008
External Cladding	None
Number of Lifts	1
Number of Staircases	2
Automatic Smoke Ventilation to	Yes – 1 st , 4 th and 7 th floor front
communal area	staircase. Louvre vents to rear
	staircase.
Fire Alarm System	No communal area AFA
Refuse Chute	Yes
Access to Roof	Access is obtained via the lift
	motor room on 8 th floor. A vertical
	ladder leads to a small door out
	on to the roof.
Equipment on roof (e.g. mobile	No
phone station etc)	

Persons at Risk

Residents / Occupants of 36 flats,

Visitors,

Sandwell MBC employees,

Contractors,

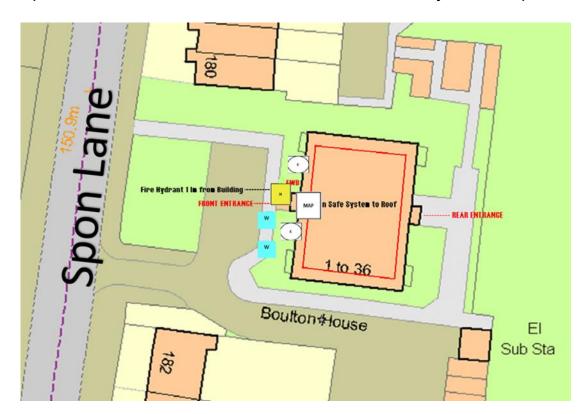
Service providers (e.g. meter readers, delivery people etc)

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

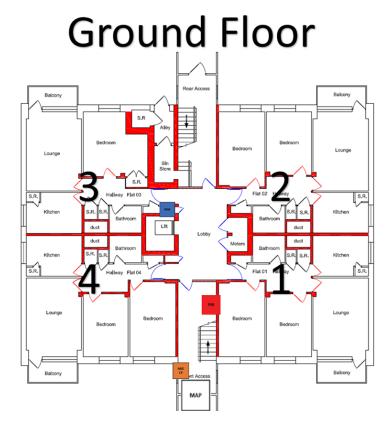
Building Plan

An orientation plan of the outside of the block and its surrounding areas.

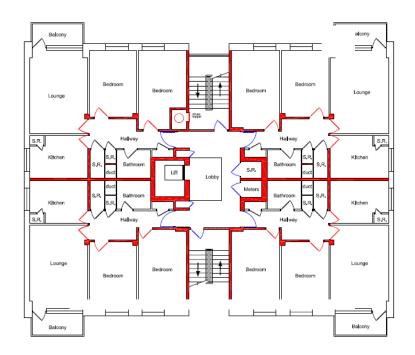
The plans have been shared with WMFS electronically via their portal.

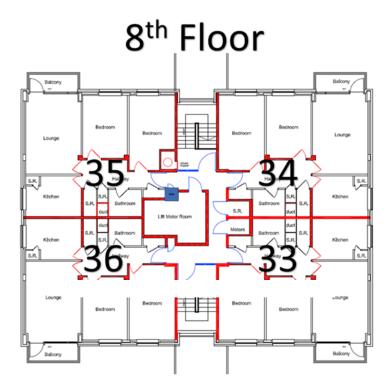


A typical floor layout showing horizontal lines of compartmentation.



Below is the typical floor plan for floors 1-7.





6

External envelope

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

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

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 believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA, and with limited onsite resources.

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

1) The building is predominantly a traditional concrete masonry construction, last refurbished 2008.

External facade is made up of four materials, concrete 2%, Brick 63%, Glass(main Building) 25%, and Glass to balconies 25%







These materials are to an A1 rating and present an acceptable level of risk.

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





3) Bin store is located to the right of the rear entrance/exit to the block and is secured using a bin store padlock with natural ventilation in the form of louvre vents.



4) Residents have access to balconies; balconies are constructed using a cantilevered concrete slab as a base with a steel and Georgian wired glass balustrade.



5) Resident's individual flat windows and balcony doors are double glazed units within a UPVC frame.



6) Communal windows are double glazed units within a UPVC frame and louvre vents at the rear.



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

Means of Escape from Fire

 The site has 2 protected staircases that provide a sufficient means of escape. The front and rear staircase measure 980mm - 1000mm in width.





- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) None of the corridors that form part of the means of escape from the flats are dead ends.
- 4) The means of escape are protected to prevent the spread of fire and smoke.
- 5) The communal landing / staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with intumescent strips / cold smoke seals.





- 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) 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.



9) Automatic smoke ventilation is employed in the front staircase. This is tested, inspected, and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year. (April and October).







10) There are AOV vents on the 7th, 4th and 1st floors. The indicating control panel is sited in the main entrance foyer. The switch is operated by a key which can be found in the firefighter's white box.



11) Communal windows to each staircase are openable with louvered vents.





11) The waste disposal chutes are located on each landing to the front staircase. Hoppers are 1.5-hour fire rated to BS 476 part 8.



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

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





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





16) Dry riser outlets on lobbies are housed in cupboards with FD30s doors and secured by suited mortice locks.



17) Service cupboards are 44mm notional fire doors with intumescent strips and cold smoke seals, secured with suited mortice locks to allow residents access to their electricity meters.



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



- 19) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them, or they are asked to leave by the emergency services.
- 20) Individual flat doors are predominantly nominal 44mm timber fire door sets with intumescent strips, cold smoke seals and self-closing devices, manufactured by Premdor.

Fire Risk Assessment

Boulton House 1-36 (O&E)	1 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	2 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	3 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	4 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	5 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	6 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	7 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	8 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	9 Boulton House;Spon Lane;West Bromwich;West Midland	Premdor	Not glazed
Boulton House 1-36 (O&E)	10 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	11 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	12 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	13 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	14 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	15 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	16 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	17 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	18 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	19 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	20 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	21 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
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Boulton House 1-36 (O&E)	23 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
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Boulton House 1-36 (O&E)	32 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	33 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	34 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	35 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
Boulton House 1-36 (O&E)	36 Boulton House;Spon Lane;West Bromwich;West Midlan	Premdor	Not glazed
bounton mouse 2 so (bute)	55 Boutton House, open carle, west bromwidi, west midian	Tremdor	Not Blazed









- 21) Access was 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.
 - a) Flat 32 Door is correct.





b) Flat 27 - Door is correct.



c) Flat 27 - Door is correct.



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

Flats; 32 LD2, 27 LD2, 18 LD2.







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

3) There is no effective means for detecting an outbreak of fire to the remaining communal areas. Automatic fire alarm systems are not usually required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.

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



5) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. The control panel for the system is located in the ground floor lobby service cupboard.



9

Emergency Lighting

1) The premises has 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 monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



Compartmentation

A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building. From a visual inspection carried out at the time of the inspection, there were no breaches in compartmentation evident between the communal areas and the residential accommodation.

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The 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) A variety of methods / materials have been used to achieve firestopping including Rockwool and intumescent pillows.
- 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) Electrical service cupboards have FD30s rated doors, secured with a suited lock.



6) Individual flat doors are FD30s rated composite doors sets, the majority manufactured by Premdor doors, see section 7.









7) The corridors / staircases are protected by use of self-closing FD30s fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing.



Fire Fighting Equipment

1) The dry riser inlet is located within the ground floor lift lobby, inside a cupboard secured with a suited key.



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



- 3) The dry riser is checked regularly as part of the Caretakers duties.
- 4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.

5) A portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year. The CO2 extinguisher in the lift motor room has no identification signage present. Identification signage is required to be fitted. See Action 11/5.





6) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. The control panel for the system is located in the ground floor lobby service cupboard.



Fire Signage

1) Fire doors display "Fire Door Keep Shut" where appropriate.



2) No smoking (Smoke Free England) signage is displayed at the front entrance to the premises.



3) Fire Action Notices are displayed throughout the building.



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



5) The fire escape routes use directional fire signage.



6) Signage illustrating the floor location of each flat is fitted to the ground floor lobby wall.



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



Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Building safety and evacuation notices are displayed in common areas and lift cars.



- 5) Staff undertaking fire risk assessments are qualified to or working towards a Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety has been provided as part of tenancy pack. This includes information about Fire Doors.



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



Sources of Ignition

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



- 2) Hot works are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) The fixed electrical installation shall be tested every 5 years. An email to the electrical department stated that the latest EICR could not be located and a new test would be booked in. A satisfactory EICR is required. See Action 14/3.
- 4) Electrical service cupboards have FD30s rated doors, secured with a suited cylinder lock.
- 5) There is a lightning protection system installed to the building. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.



- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the inhouse Gas Team. Gas supply pipework is internal to the building.



Waste Control

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



2) Refuse & recycling containers are emptied regularly. Refuse containers are in the bin store which is underneath the ground floor. The bin store is accessed at the rear of the building. Access is via a motorised roller shutter; key is stored in the firefighter's white box. All refuse containers are emptied regularly.



- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service in place to remove bulk items.

Control and Supervision of Contractors and Visitors

- Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
- 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
- 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
- 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include:
 - a) Pre-Contract Meetings where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site Security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings to monitor, review and share any new information including any new risks.
 - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
 - d) Final Contractor review on completion of works undertaken.

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.



- 3) There is no current evidence of arson
- 4) The perimeter of the premises is well illuminated.
- 5) There have been no reported fire incidents since the previous FRA in November 2024.

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
- 2) The tenancy conditions, Section 7 Condition 5.6 stipulates "If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE, or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use."
- 3) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) There are no flammable liquids or gas cylinders stored on site.

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings

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,	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:	Boulton House		
Date of Action Plan:	06/11/2025		
Review Date:			

Fire Risk Assessment

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
11/5	The CO2 extinguisher in the lift motor room has no identification signage present. Identification signage is required to be fitted.		P3	Asset Management 3 – 6 months.	
14/3	An email to the electrical department stated that the latest EICR could not be located and a new test would be booked in. A satisfactory EICR is required.	Intentionally left blank.	P2	Electrical 1 – 3 months.	

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

Observations.	
Some notional communal landing doors show signs of wear and tear due to age. Consideration should be given to upgrading these doors with certified FD30s door sets & combination frames.	

Signed

MOORD	Building Safety Manager	Date: 06.11.2025.
Delan Janes	Quality Assurance Check	Date: 07/11/2025

Appendix 1

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

Name of property: Boulton House

Updated: 17.06.25.

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

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



Report No.: J421083

Nature of Work: Management Survey

Issue Date: 17/06/2025

Client Name: Sandwell MBC (formerly Homes)

Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES

UPRN: BL44600BO218

Site Address: 1-36 Boulton House, West Bromwich, B70 6BJ



Order Placed By: Dean Harding Site Contact: Site Manager

Date(s) of Work: 29/05/2025 to 31/05/2025 Technical Manager: D Ely CCP (Asbestos)

Assistant Surveyor(s): Not Applicable

Lead Surveyor: Authorised Signatory:

Jack Baldwin

Louise Farmer Asbestos Surveyor Technical Review Officer and Asbestos Consultant

17/06/2025

Non-accredited activities are present within this report.

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



Management Survey (with MA - LOD) Template Version 56