

Fire Risk Assessment

Brookview

Stanhope Road,
Smethwick, B67 6HG



Date Completed: 08/09/2025

Review Period: 12 months.

Officer: Louis Conway **Building Safety Manager**

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

Current Risk Rating = Tolerable

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. The council has procedures and policies in place that will trigger a review of the fire risk assessment.

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.

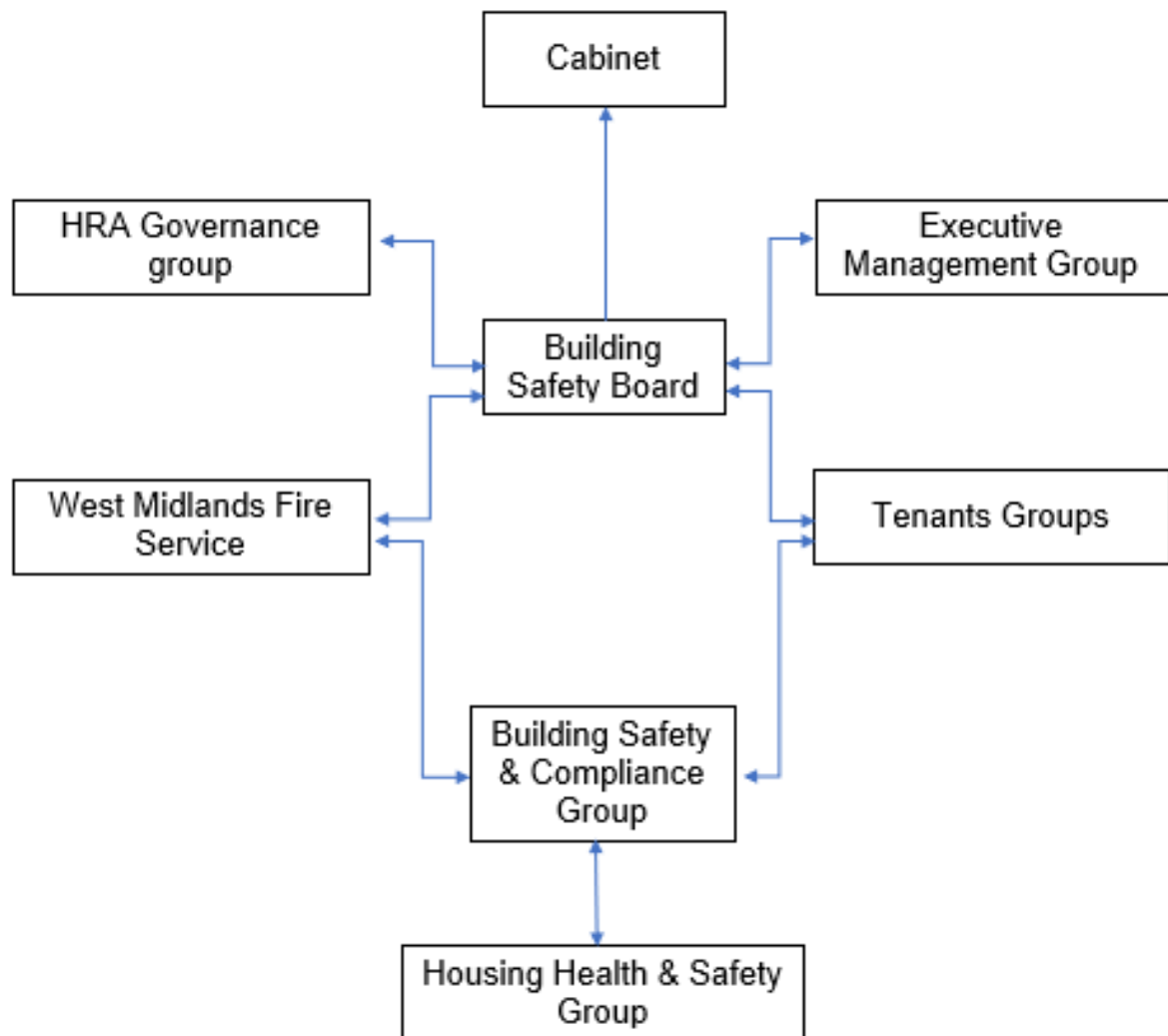
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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	<p>External Envelope</p> <p>An appraisal of the external wall construction including balconies, windows and doors has been undertaken on 04/11/2024 and a follow up intrusive survey on 11/01/2025 and found the materials used within the external envelope and, as part of the external wall system to be a low level of risk.</p> <p>Rockwool insulated blockwork ground to 1st floor.</p> <p>Rockwool insulated render system 2nd to 11th floor.</p> <p>Individual balconies to flats are cantilevered concrete with a steel and glass balustrade.</p> <p>Telecommunication equipment installed to roof.</p> <p>Residents had stored items on balconies.</p>	<p>Trivial</p>
Section 7	<p>Means of Escape from Fire</p> <p>The means of escape are protected to prevent the spread of fire and smoke.</p> <p>There are 2 protected staircase's that provide a sufficient means of escape.</p> <p>Means of escape are ventilated using AOV system.</p> <p>All communal doors along the means of escape are self-closing notional fire doors with combined intumescent strips / cold smoke seals & vision panels.</p> <p>There are 2 final exit doors to the block.</p>	<p>Tolerable</p>

	Plastic conduit has been used within the communal areas.	
Section 8	<p>Fire Detection and Alarm Systems</p> <p>Early warning is limited to hard wire or battery smoke alarms within each of the resident's Flat smoke alarms within resident's Flats are installed to a minimum of an LD3 Standard Automatic opening vents are installed to the stairwell on floors 1st(B), 6th(G), 10th(L), 11th(M) and on all lobby landings floors 1st – 11th (B to M).</p>	Trivial.
Section 9	<p>Emergency Lighting</p> <p>Emergency Lighting is provided to the landings, protected staircase and lift motor room.</p> <p>The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.</p>	Trivial
Section 10	<p>Compartmentation</p> <p>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.</p> <p>All doors are a mix of 30-minute nominal or notional fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> <p>Enhancements in fire stopping within communal areas required.</p>	Tolerable

Section 11	<p>Fire Fighting Equipment</p> <p>Fire hydrant adjacent the front main entrance.</p> <p>The dry riser serves all floors from 1st – 11th (B to M).</p> <p>C02 fire extinguisher within the lift motor room.</p> <p>Deluge system in the bin store.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p>	<p>Trivial</p>
Section 12	<p>Fire Signage</p> <p>Sufficient signage is displayed throughout the building. However the wayfinding signage is inconsistent with the elevator call buttons and the main sign in the main entrance lobby, which uses letters rather than numbers. This is also repeated on landing floors where Letters are used to identify each floor. This could cause confusion in an emergency situation. Fire service are aware of this and it is deemed acceptable.</p>	<p>Trivial</p>
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
Section 14	<p>Sources of Ignition</p> <p>The fixed electric tests should be done every 5 years, last test date: 10/06/2024 and was satisfactory.</p>	<p>Trivial</p>

Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation on ground floor.	Trivial
Section 18	Storage Arrangements There are two cleaner's store cupboards located in the entrance lobby. 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, and communal areas of this High-Rise residential block also utilising reports / surveys completed by third party verified contractors.

In conclusion, the likelihood of a fire is at a **medium** level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment.

With regard to the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A PAS9980 – FRAEW was conducted by a third party approved contractor and the findings of that report has been referenced.

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 nominal or notional 30-minute fire doors with intumescent strips, cold smoke seals and self-closing devices to flat entrances & communal doors (*noting that doors highlighted in the Firntec fire door survey are have been addressed and remedial works coming from the report are being addressed outside of this FRA*), combined with suitable smoke detection to a minimum of LD3 standard and from flats sampled majority are at LD2 standard within flats, automatic smoke ventilation system to each floor and a Stay Put – Unless policy.

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

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

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

The enforcing authority is West Midlands Fire Service.

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

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

Section

2

People at Significant Risk of Fire

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

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

Sandwell Council is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP.

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

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

Section 3

Contact Details

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

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

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

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

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Management & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Teresa Warren Donley		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway	Fire Risk Assessors Craig Hudson Mohammed Zafeer Stuart Henley	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya Hannah Russon

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

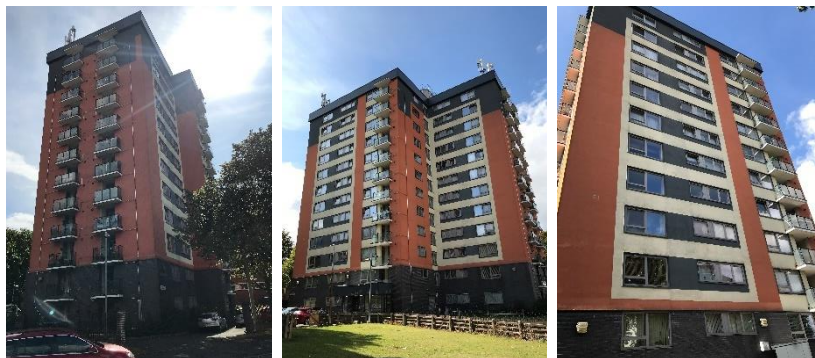
Section 4

Description of Premises

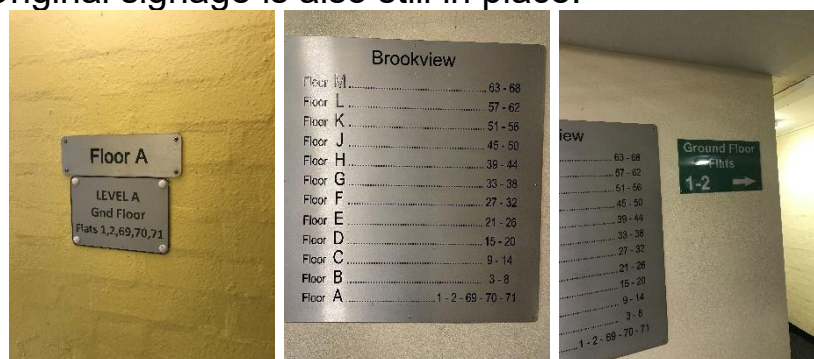
Brookview
Stanhope Road
Smethwick
B67 6HG

Description of the Property

This high-rise block was constructed in 1961 of Waites concrete / brick construction with a flat roof construction. The façade to all elevations was clad with rockwool insulated blockwork to 1st floor level and a rockwool insulated render system to 2nd to 11th floor levels during a refurbishment in 2009.



The block consists of 12 storeys (inclusive of the ground floor) with 5 number dwellings to the ground floor and 6 to each floor above. Signage in entrance lobby utilises letters for each floor. Wayfinding signage uses numbers. Original signage is also still in place.



The block has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation. Main entrance leads to an ultimate place of safety whereas the additional exit leads to a gated area. This gated area has the ability to be locked however was not locked on the day of the risk assessment.



The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front entrance only, has a firefighter override by use of a drop latch key. You exit the block in one fluid motion via a push to exit button.



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



All floors are served with two alternating lift cars and two centrally located staircases. The lift motor room is within brick masonry construction on the roof of the building.



Communal landing areas and staircases are ventilated with the use of both manual opening windows and AOV's, the panel for which is located on the ground floor.



Access to the lift motor room is obtained via a ceiling hatch from 12th floor lobby. The hatch & ladder are electrically operated via a control box utilising a key (Same key as AOV).



Service riser cupboards are located centrally from ground to 12th floor secured behind predominantly Notional FD30s doors with exception to the ground floor that has Notional FD60s doors.



Access to the exposed roof area is gained via doors from the lift motor room.



Telecommunication devices have been installed throughout the exposed flat roof area.



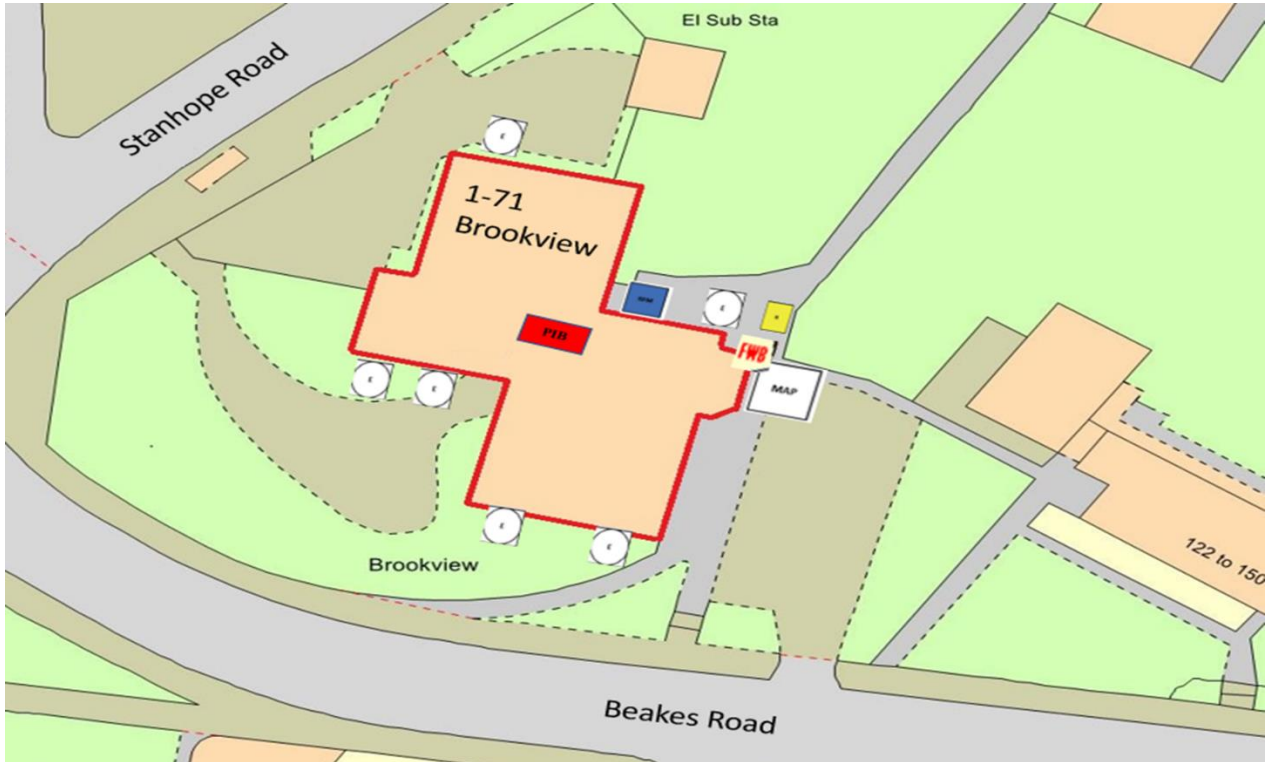
Refuse chute serves from top floor down the the ground with the bin store accessed externally, chutes are secured with the lift lobby areas on each floor behind self closing fire rated doors. Ground floor chute room door can be locked.



There are two cleaner's store cupboards located on the ground floor lobby. One is to the right-hand side of the main entrance and the other is adjacent the door to the stairwell. Both doors are secured with a suited 54 mortice lock. There is also a pump room located on the ground floor lobby adjacent the Premise Information Box. The key to this door is in the firefighter's white box.



Orientation Plan



On arrival Information (for WMFS)

Address: Brookview Stanhope Road B67 6HG	Survey date: 03/05/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT		
Size: Width, breadth and height		
Construction	Waites. Concrete/ Brick construction. The façade to all elevations consists of block work to first floor level. There is a Rockwool insulation and an insulated render system. In addition, the block has aluminium windows with flats having access to balcony's	
Number of floors	12 including ground floor	
Layout	<p>The block consists of 12 storeys (inclusive of the ground floor) Each of the floors contains 6 number dwellings except the ground floor which consists of 5.</p> <p>The ground floor consists of an entrance lobby, 5 flatted accommodation, water booster pump room, toilet, and caretaker's cupboard / storage room.</p> <p>The block has 2 exits. Main access point at the front elevation and a further entrance/ exit to the rear elevation</p> <p>There are two lift cars that serve all floors</p> <p>2 staircases that serve all floors located centrally within the building; Stairwell is protected with good compartmentation.</p> <p>3 dwellings each side of the lift lobby area</p>	
Lifts	2 lifts that serve all floors. Both lifts can be accessed from the ground floor lift lobby.	
Types of entrance doors	Flat entrance doors are predominantly FD30s Permadoor construction.	
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors	
Common voids	No	
Access to roof/ service rooms	From lift motor room which is accessed via key controlled motorised hatch on floor 'M' landing. A full height timber door from the lift motor room secured with a bolt provides access to the roof.	
Occupants	Approx. 142 based on an average of 2 occupants per flat (71)	
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	N/A	
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building	
FIREFIGHTING SYSTEMS		
Water supplies	Fire hydrant is located at the MAP (Main Access Point) to the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans provided. There is a water booster pump on the ground floor secured behind an FD30s door.	
Fire mains	The dry riser inlet (twin valve) is located on the nearest the MAP (Main Access Point) of the building near the bin storeroom. This can be located on the orientation plan for the block.	
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving all floors of the block.	
Smoke control vents	Automatic smoke control vents are located on every floor of the block, the control panel can be accessed on the ground floor nearest the MAP (Main Access Point). This can be located via the floor plans.	
Sprinkler system	A drenching system is provided to the refuse chute bin store	
DANGEROUS SUBSTANCES		
Location, type, and quantity	N/A	
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
Number of Floors	12
Date of Construction	1961
Construction Type	Concrete / Brick
Last Refurbished	2009
External Cladding	Rockwool insulated blockwork up to 1 st floor then Rockwool insulated render system to the 11 th .
Number of Lifts	Two
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	From lift motor room which is accessed via key controlled motorised hatch on floor 'M' landing.
Equipment on roof (e.g. mobile phone station etc)	Yes

Persons at Risk

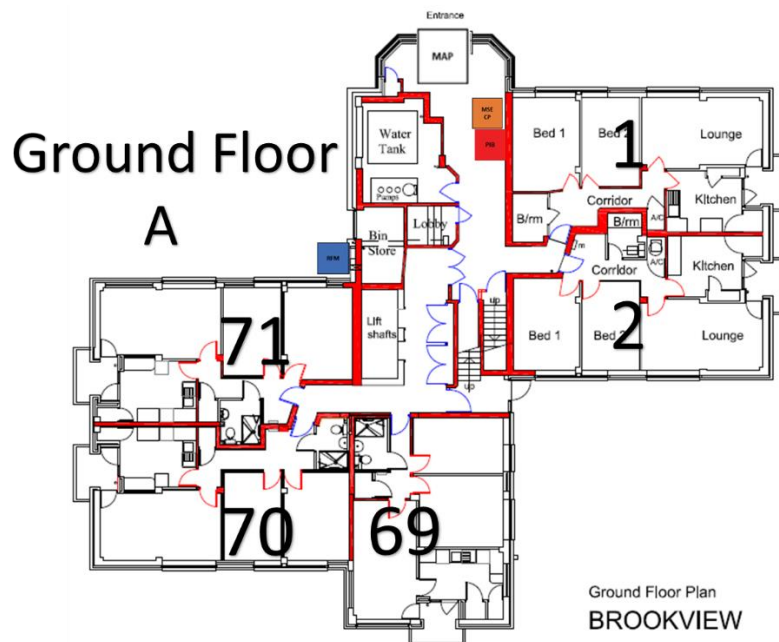
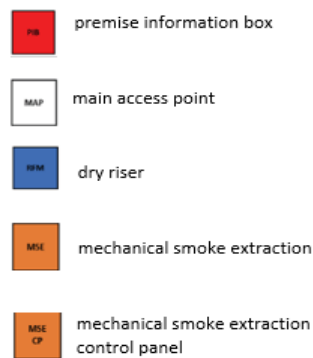
Residents / Occupants of 71 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

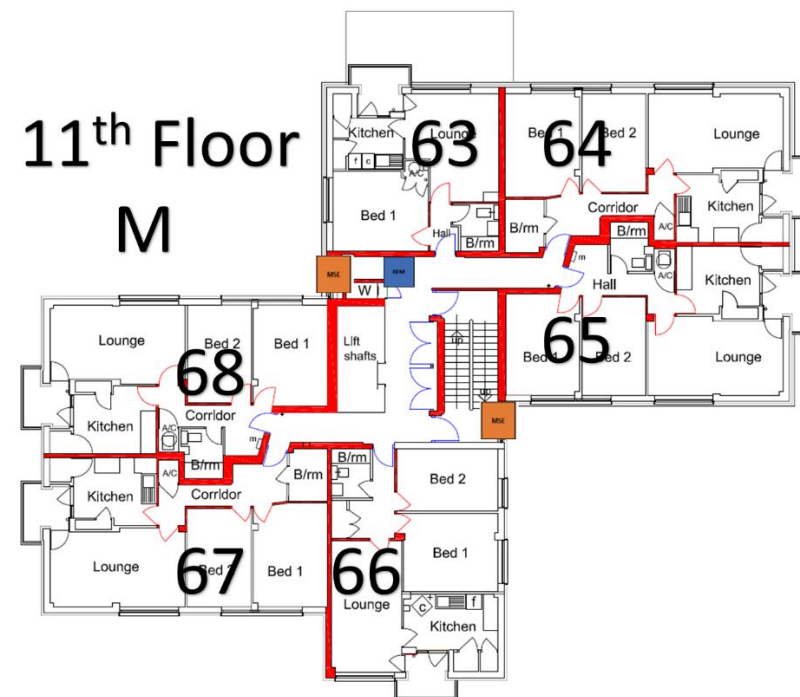
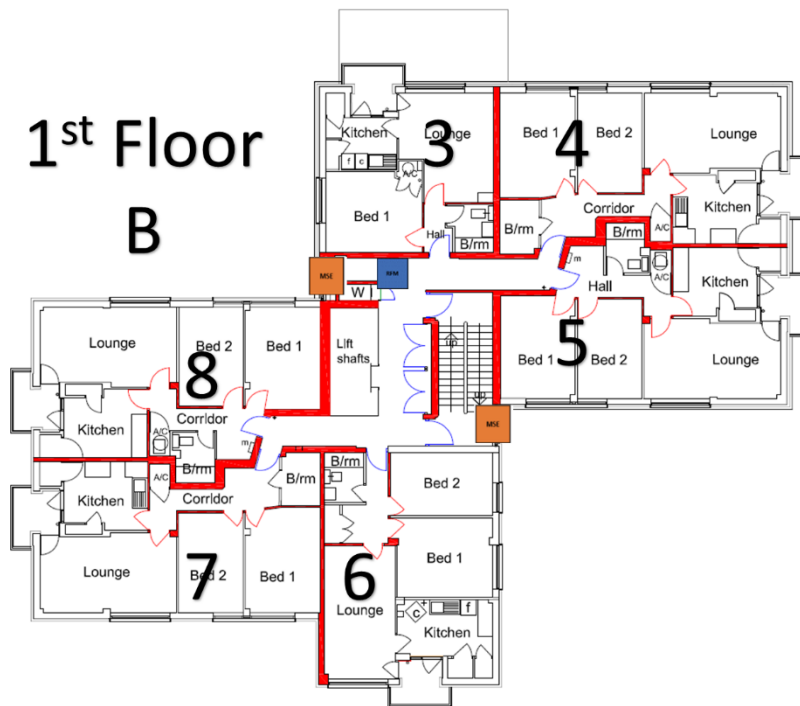
Section 5

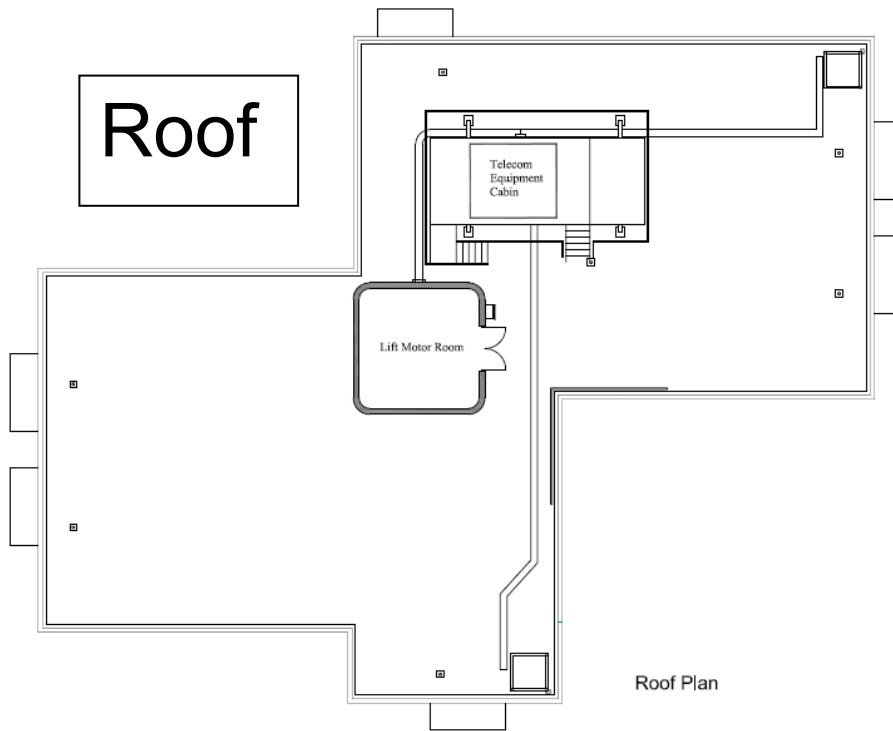
Building Plan

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

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







Section

6

External envelope

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

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

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. An External wall survey was completed on the 04/11/2024. This FRAEW was undertaken by Firntec Building Compliance on 04/11/2024 and is suggested to be reviewed on the 04/11/2029. Following the survey a intrusive fire risk appraisal was conducted on the 11/01/2025 with suggested review date of 11/01/2030. The findings of the survey deemed the overall risk of the building to be low.

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.

Any additional screening attached to balconies will not be tolerated on balconies as this could potentially support the surface spread of flame in those areas which is an unnecessary risk.

An FRAEW was completed on the 11/01/2025 and followed the guidance in accordance and reference to PAS9980:2022 Fire Risk Appraisal of External Walls construction and cladding of existing blocks of flats – Code of Practice and addresses life safety only in the appraisal of the external walls of the building and in corresponding risk this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters.

10 areas were inspected to gain data about the building's wall constructions.

9 Items	Effect	Risk
Wall Construction Wall Type 1 - (EWI) render over mineral wool mechanically fixed to original brickwork (NR26M6)	Positive	Low
Wall Construction Wall Type 2- new brickwork with full fill mineral wool over original brickwork (NI59D9)	Positive	Low
Attachment Cantilever Balcony (UWLLNB)	Neutral	Low
Penetration Flue (PL617X)	Neutral	Medium
External Window Top, Mid, Side Hung Casements (QV9JI5)	Neutral	Low
External Window Top, Mid, Side Hung Casements (88MG1J)	Neutral	Low
External Window Top, Mid, Side Hung Casements (74WIST)	Neutral	Low
External Door Single Leaf Entrance Doors (J4XD4U)	Positive	Low
External Door Single Leaf Entrance Doors (1AJYBF)	Positive	Low

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

Following this a risk factor analysis was completed, The risk factor analysis is a three-stage process, rating the wall construction fire performance (1), façade configuration (2), and fire strategy/fire hazards (3) on a sliding risk scale. The risk scale is expressed as “high”, “medium” and “low” in a continuum, left to right, from “high” risk to “low” risk.

Stage 1 rates the fire performance risk factors of the wall construction. Once fire performance factors have been considered,

Stage 2 overlays the risk factors of the façade configuration to determine the effect this has on where the risk now lies on the scale.

The final Stage 3 overlays the risk factors arising from consideration of the fire strategy and fire hazards (including limitations of fire and rescue service intervention).

The Results of the risk factor analysis found the risks to be **Low**.

See below the overall findings of the FRAEW with attached risk rating. For full details regarding the FRAEW please refer to the source documentation.

Overall Building Risk Rating

Low

Our professional opinion is that overall this Building represents a Positive PAS9980:2022 Outcome.

Recommended Remediations

No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.

- 1) The block is Concrete/ Brick construction. The façade to all elevations consists of block work to first floor level. There is a Rockwool insulation and an insulated render system. In addition, the block has Timber frame aluminium windows with flats having access to cantilevered concrete balconies with a glass screen.



- 2) Brookview has 2 separate areas of cladding consisting of.

- Rockwool (non-combustible) insulated blockwork ground to first floor.



- Rockwool (non-combustible) insulated render system 1st to the 11th floor.



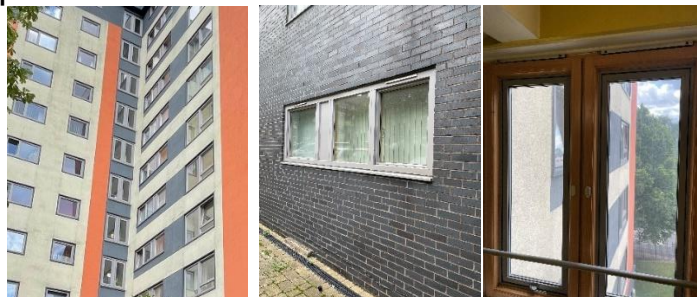
- 3) Telecommunication devices are located on the roof of the building.



- 4) Each flat within the block has access to an individual balcony. These are cantilevered concrete with a steel and glass balustrade. Residents had stored items on balconies.



- 5) All windows are double glazed units housed in timber frames with an external powder coated aluminium face.

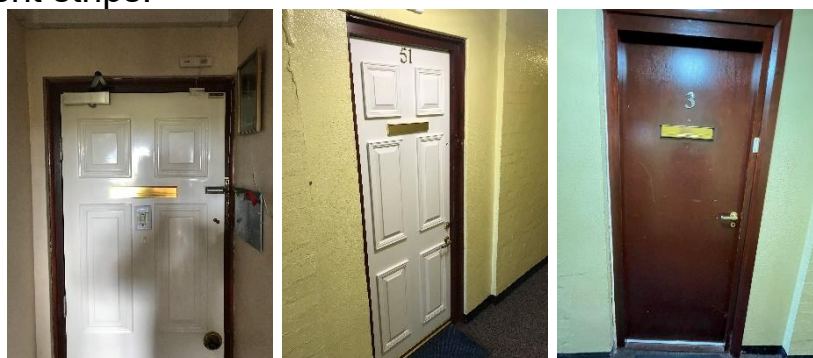


Section 7

Means of Escape from Fire

The means of escape within the building are protected to limit the spread of fire and smoke through the provision of nominal (flat entrance doors) and notional (communal doors) FD30s fire doors installed within walls and floors that are assumed to provide a minimum 60-minute fire resistance and adequate fire stopping. This combined with suitable travel distances, two staircases serving all floors, and ventilation by way of manual opening windows and AOV system with sufficient detection to operate AOV's. It is deemed that the combination of these measures creates a suitable and sufficient means of escape. Noting that the strategy for the block is stay put unless.

- 1) Individual flat doors are predominantly nominal self-closing 30-minute composite fire door sets with intumescent strips, cold smoke seals. Doors are predominantly manufactured by Permadoor or Nationwide. Flat 3 is a self-closing 44mm nominal 30-minute timber door with intumescent strips.



- 2) 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. Based on samples taken, previous fire risk assessment and information kept on file (JM) found that flat entrance doors were in good working condition. an inspection of the external leaf of each flat entrance door was conducted where access was not granted and found no issues.

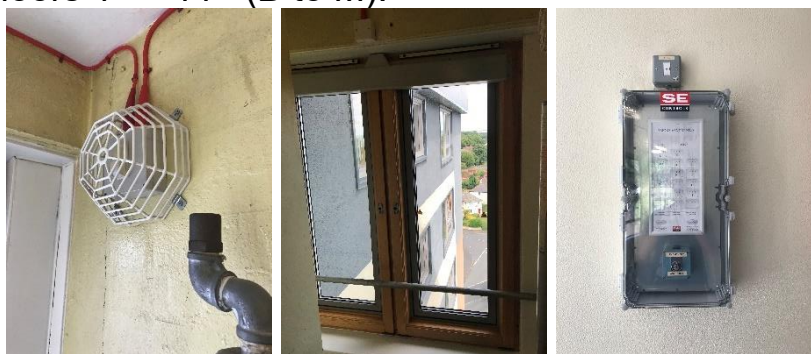
- 3) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum. Dead end scenarios are present within the corridor along the means of escape however travel distances from the furthest flat entrances door to relative place of safety (staircase) are within 7.5m and therefore sufficient.



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



- 5) The means of escape are ventilated by the way of manual opening windows and Automatic smoke ventilation. The AOV system is tested, inspected, and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. Automatic opening vents have been installed to the stairwell on floors 1st(B), 6th(G), 10th(L), 11th(M) and on all lobby landings floors 1st – 11th (B to M).



- 6) The site has 2 protected staircases that serve all floors providing adequate means of escape. Each staircase in width is 940mm from handrail to wall & 1040mm from wall to wall. Ventilation is provided via a shaft on the 12th floor. As well as AOV systems in the stairwell.



- 7) 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).

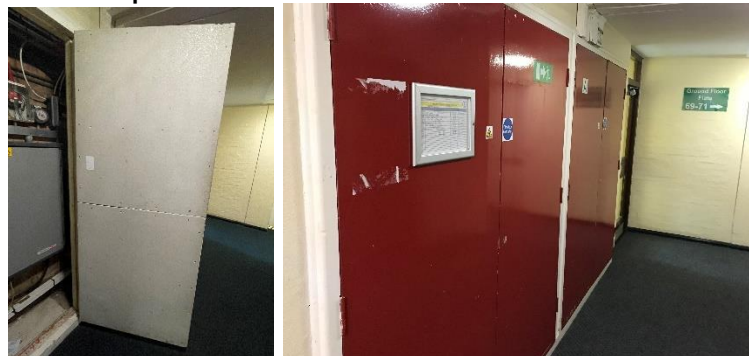


- 8) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team. Firntec building and compliance were commissioned to conduct a door survey of all communal and flat entrance doors, this survey was completed on 20/11/2024, any actions recommended from this survey will be remediated.

- 9) The chute room doors on each floor are 44mm nominal 30-minute fire doors with combined intumescent strips & cold smoke seals and overhead self-closing devices. Chute room on ground floor can be locked however all others are always accessible.



- 10) Service cupboards are 44mm notional fire doors with intumescent strips and cold smoke seals, secured with type 138 suited mortice locks to allow residents access to their electricity meters. The service cupboard to the ground floor is 54mm and lined with Superlux fire resistant board. The service cupboard to floor E is also lined with Superlux. Evidence of fire stopping taking place within service cupboards.



- 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)** 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. This was found satisfactory with no items stored within communal areas.
- 13)** The surface coatings to the communal areas are a minimum of Class B-s3,d2 rated.
- 14)** Individual floor mats were noted outside some flats. Fire rating of the mats is unknown but deemed to be a trivial risk.



- 15)** Stop taps are exposed within the communal areas with some stop taps being connected to individual meters located in the flat entrance lobby.
- 16)** The building has sufficient passive controls that provide effective compartmentation in order 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.
-

- 17) 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.



- 18) A plastic tub has been placed in the communal lobby adjacent flat 70 entrance door for the purpose of receiving parcels. The tub is combustible and therefore should be removed from the common area. This was highlighted in the previous risk assessment.



Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

- 19) Plastic conduit has been used within the communal areas, running into the communal stairs, residents' flats and in lobby areas this is not acceptable and should be removed, all cabling should be secured within existing metal trunking. Third party contractors should be made aware and rectify this issue.

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, and detection to operate the smoke ventilation (AOV) The equipment is subjected to a cyclical test.
- 2) Based on samples taken, the previous fire risk assessment and information kept on file (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. Majority of flats are to an LD2 standard.

Flats accessed.

Flat 63 – LD2, Hall, Lounge, Kitchen

Flat 66 – LD2, Hall Lounge, Kitchen

Accessed during previous FRA.

Flat 3 – LD2, hall, lounge, kitchen

Flat 36 – LD3, hall only

Flat 44 – LD2, hall, lounge, kitchen

Flat 50 - LD2, hall, lounge, kitchen

Flat 52 - LD2, hall, lounge, kitchen

Flat 57 – LD2, hall, lounge, kitchen

Flat 63 - LD2, hall, lounge, kitchen

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 fire suppression 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 pump room / ground floor lobby.
-



Section 9

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located. Some units displayed a red-light electrical confirmed older units will display red light.



(Ground Floor)

- 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

The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.

- 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 intumescent strips and 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. *(noting that doors highlighted in the Firntec fire door survey have been addressed and remedial works coming from the report are being addressed outside of this FRA).*
 - 5) All service cupboards to communal landings are locked with suited 138 mortice locks. Residents have been provided with a key for access to their electricity metres. Superficial damage was noted to some communal doors throughout the block however this will not affect the doors performance.
 - 6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.
-

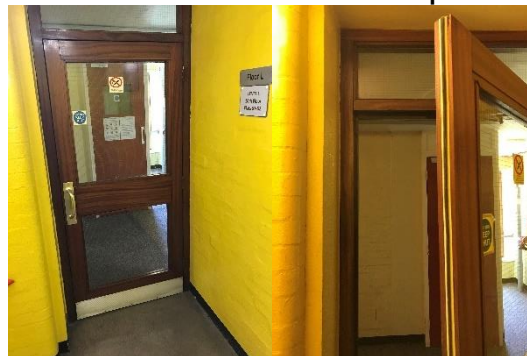
- 7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 9) Individual flat doors are nominal 44mm self-closing fire doors of composite construction with intumescent strips, cold smoke seals and self-closing devices. These doors are manufactured by Permadoor or Nationwide. Flat 3 currently has a self-closing 44mm 30-minute nominal timber fire resistant door.

Refer to door sheet below.

1 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
2 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
3 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Timber door	Not glazed
4 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
5 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
6 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
7 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
8 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
9 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
10 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
11 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
12 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
13 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
14 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
15 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
16 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
17 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Nationwide	Glazed
18 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
19 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
20 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
21 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
22 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
23 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
24 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Nationwide	Not glazed
25 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
26 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
27 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
28 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Nationwide	Glazed
29 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
30 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
31 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
32 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
33 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
34 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
35 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
36 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
37 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
38 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Nationwide	Not glazed

39 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
40 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
41 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
42 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
43 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
44 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
45 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
46 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
47 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
48 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
49 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
50 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
51 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
52 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
53 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
54 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
55 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
56 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
57 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
58 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
59 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
60 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
61 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
62 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
63 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
64 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
65 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
66 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
67 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
68 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
69 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
70 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed
71 Brookview; Stanhope Road; Smethwick; West Midlands;	Occupied	Permadoor	Not glazed

- 10) The corridors / staircases are protected by use of self-closing notional 44mm fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing. It was noted that some general wear and tear/ superficial damage could be seen on some of the communal doors within the block however this will not affect the doors performance.



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



- 12) The frames of communal notional fire doors have been cut into to accommodate metal trunking and cabling passing through into service cupboards/risers. This practice could compromise the fire resistance of the door assembly and is not acceptable.

Future works must not involve cutting or damaging fire door frames, whether by council staff or third-party contractors, as this can significantly reduce the performance of the door. During future refurbishment, certified FD30s fire doors should be installed, and clear instructions issued to ensure that no alterations or installations are carried out that could undermine the integrity of the fire doors.



- 13) Ground floor and 11th - A wire for the AOV detection system has been installed passing through the frame of a fire door, Enhance fire stopping around the breach to restore the fire resistance of the door assembly. For future works, cabling should not be routed through door frames; alternative routes must be used to avoid compromising fire door integrity.**

- 14) 10th floor outside flat 62 gaps / breaches where stop taps enter the wall, enhance fire stopping.**



- 15) 10th floor insufficient fire stopping methods used where metal trunking reaches floor above, remove foam and enhance fire stopping.**



- 16) 9th floor insufficient fire stopping methods used where metal trunking reaches floor above, remove foam and enhance fire stopping.**



- 17) 8th floor Large hole in wall outside flat 46 this requires enhanced fire stopping.**



- 18) 8th floor hole in wall outside flat 50 requires fire stopping where trunking and wall meet.**



- 19) 8th floor, flat 48 missing letter plate.**



- 20) 7th floor, enhanced fire stopping required outside flat 43 where trunking meets wall.**



- 21) 6th floor metal tray missing panel outside flat 38.**



- 22) 4th floor, enhanced fire stopping required around copper pipe outside flat 21.**



- 23) 4th floor Enhanced fire stopping required where metal trunking reaches floor above.**



Section

11

Fire Fighting Equipment

- 1) The dry riser inlet cabinet is located to the side elevation to the right-hand side of the front main entrance adjacent the bin room. The cabinet is secured with a budget lock.



- 2) There is a dry riser that serves the building. The outlets are exposed and located on the communal lobby of each floor. Each exposed valve is secured with a cable tie. The caretakers check the cable tie is intact as part of their weekday inspections.



- 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) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly. The control panel is in the pump room accessed via the ground floor lobby.



Previous FRA

- 6) 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 previous risk assessment identified that this should be repositioned so that it is easily accessible away from the roof space access hatch and fixed to a bracket. No access was granted during the time of the fire risk assessment however confirmation of works being completed has been recorded on in house systems.



Section 12

Fire Signage

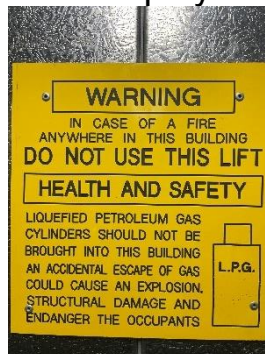
- 1) All fire doors display “Fire Door Keep Shut” where appropriate.



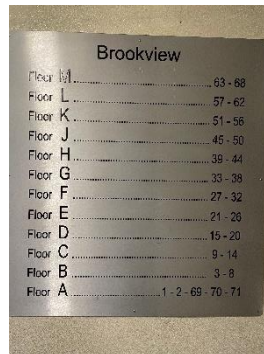
- 2) Fire Action Notices are displayed throughout the building.



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



- 4) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall (see 12/8).



Brookview	
Floor L	63-68
Floor L	57-62
Floor K	51-56
Floor J	45-50
Floor H	39-44
Floor G	33-38
Floor F	27-32
Floor E	21-26
Floor D	15-20
Floor C	9-14
Floor B	3-8
Floor A	1-2-69-70-71

- 5) Wayfinding Signage depicting floor level and flat numbers are fitted to the service cupboard doors adjacent the lift and photoluminescent signage on walls in lift entrance lobbies.



- 6) Wayfinding Signage depicting floor level and flat numbers are fitted to wall of each floor on the communal staircase(s).



- 7) Directional fire signage is used within certain areas of the block however is not compulsory in accordance due to simplicity of layout.



- 8) 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. the wayfinding signage is inconsistent with the elevator call buttons, smoke control vent panel, and the main sign in the main entrance lobby, which uses letters rather than numbers. this could cause confusion. Signs should read the same to keep consistency throughout the block. *This was raised on the previous FRA and is yet to be amended. Fire services are aware of the designs in the block and following the audit these were deemed acceptable.*



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 are 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 are qualified to Level 4 Diploma in Fire Safety.
- 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		SANDWELL METROPOLITAN BOROUGH COUNCIL BROOKVIEW HOUSE		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	 Flat No 1101 Floor Plan			Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
	Gas supply tested annually				Stairs and corridors are escape routes and must be kept clear
	Water supplies checked in line with water hygiene regulations				Emergency lighting comes on in the event of power failure and is checked monthly
	There is 4 yearly check of the structural condition				Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance
	An asbestos survey has been completed and available on request				Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
	This building has protection against lightning strikes. The system is checked annually				Smoke and heat detector/alarms are in resident's flats only
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.				Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
	The external façades are Rockwool insulated blockwork up to 1 st floor level and Rockwool insulated render 2 nd to 11 th floors. Rockwool is made from a non-combustible stone wool.	THIS BUILDING IS DESIGNED TO SUPPORT A STAY PUT POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT UNLESS AFFECTED BY FIRE OR SMOKE.			Bin rooms have sprinkler protection activated by smoke alarms
		Further information available at www.sandwell.gov.uk , your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee.mills@sandwell.gov.uk Abdulmonim.Khan@sandwell.gov.uk			

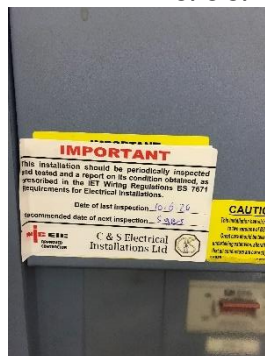
Section 14

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 conducted. 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 10/06/2024.



- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a notional 44mm timber fire door with intumescent strip & cold smoke seal (54mm fire door to the ground floor).

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



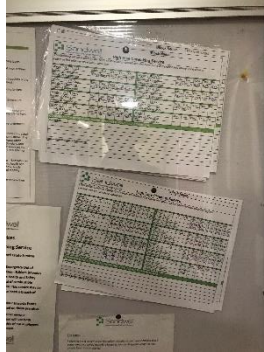
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is external to the building.



Section 15

Waste Control

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



- 2) Refuse containers are located in the bin store to the side elevation which is the right-hand side of the main entrance. 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.
-

Section 16

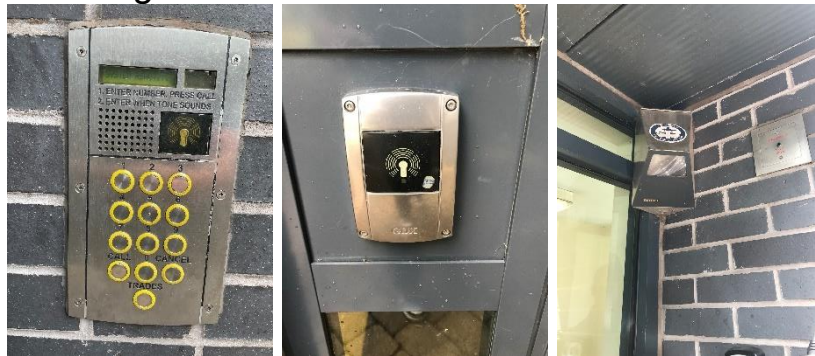
Control and Supervision of Contractors and Visitors

- 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 asset management. 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 and firefighters override switch.



- 3) CCTV has been installed to the front main access point to the block.

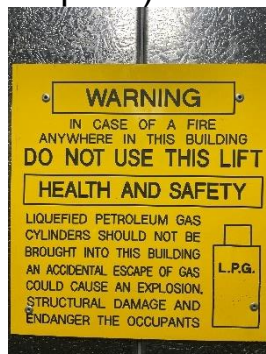


- 4) There is no current evidence of arson.
 - 5) The perimeter of the premises is well illuminated from external lighting and borrowed light from streetlights.
 - 6) There have been no reported fire incidents since the last FRA.
-

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
(Notice displayed in lifts see point)



- 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 and accessed only by Sandwell MBC staff, residents do not have access to store cupboards.
 - 5) There are no flammable liquids or gas cylinders stored on site.
-

Section 19

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

It is considered that the following recommendations should be implemented to reduce fire risk to, or maintain it at, the following level:

Trivial ☒ Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days.

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

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

P4 Arrange and complete exceeding 6 months under programmed work.



Fire Risk Assessment Action Plan



Name of Premises or Location:

Brookview

Date of Action Plan:



18/09/2025

Review Date:


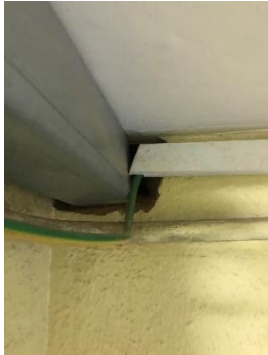

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/19	Plastic conduit installed by third party accredited contractors to be removed and all cabling to be secured within the metal trunking.		P4	Exceeding 6 months Asset management	




Fire Risk Assessment

10/13	Ground & 11th - Enhance fire stopping where cable for AOV detection breaches door frame		P2	1-3 Months Fire Rapid Response	
10/14	10th floor outside flat 62 enhance fire stopping where stop tap enters wall		P2	1-3 Months Fire Rapid Response	
10/15	10 th floor, remove foam and enhance fire stopping where metal trunking meets floor above (near dry riser)		P2	1-3 Months Fire Rapid Response	



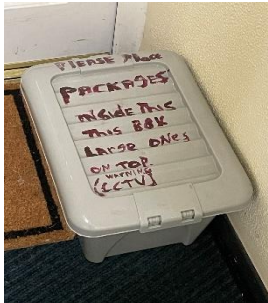
Fire Risk Assessment

10/16	9 th floor, remove foam and enhance fire stopping where metal trunking meets floor above (near dry riser)		P2	1-3 months Fire Rapid Response	
10/17	8 th floor outside flat 46, enhance fire stopping where metal trunking meets wall to flat.		P2	1-3 months Fire Rapid Response	
10/18	8 th floor outside flat 50, enhance fire stopping where metal trunking meets wall to flat.		P2	1-3 Months Fire Rapid Response	

Fire Risk Assessment

10/19	8 th floor flat 48, replace missing letter plate.		P2	1-3 Months Fire Rapid Response	
10/20	7 th floor outside flat 43 enhance fire stopping where metal trunking meets wall to flat.		P2	1-3 Months Fire Rapid Response	
10/21	6 th floor outside flat 38, replace missing panel from metal tray.		P2	1-3 Months Fire Rapid Response	

Fire Risk Assessment

10/22	4 th floor outside flat 21, fire stop around copper pipe.		P2	1-3 Months Fire Rapid Response	
10/23	4 th floor, enhance fire stopping where metal trunking meets floor above (near dry riser)		P2	1-3 Months Fire Rapid Response	
Actions below are still outstanding from the previous risk assessment completed 03/08/2023					
7/22	Flat 70 Remove plastic tub from outside flat entrance door		P2	1-3 months Housing Manager	29/10/2024

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).



Upgrade flat 3 entrance door to certified FD30s rated composite door set as part of door replacement programme.

Some communal stairway doors show signs of wear and tear due to age. Consideration should be given to upgrade all doors with certified FD30s door sets as part of future programmed works.

Ensure lift call buttons, AOV panel and main entrance lobby sign are consistent with wayfinding signage. Following a fire service audit the signage was deemed acceptable. SMBC have taken measure to adapt the ground floor signage to align with wayfinding and lift call buttons.

Future works must not involve cutting or damaging fire door frames, whether by council staff or third-party contractors, as this can significantly reduce the performance of the door. During future refurbishment, certified FD30s fire doors should be installed, and clear instructions issued to ensure that no alterations or installations are carried out that could undermine the integrity of the fire doors.

Signed

	Fire Risk Assessor	Date: 18/09/2025
	Quality Assurance Check	Date: 24-09-2025

Appendix 1


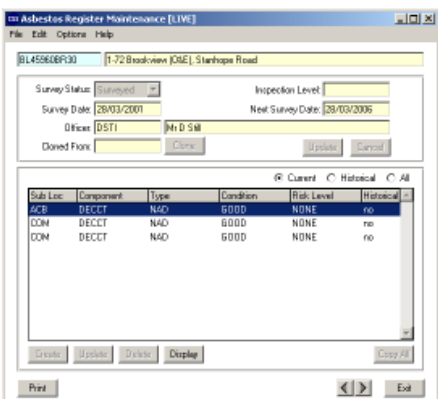

Significant Hazards on Site and Information to be Provided for the Fire Service

Name of property: Brookview

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
PEEPS	Refer to Secure Premise Information Box
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		1-72 Brookview, Stanhope Road, Smethwick, B67 6HG				✓ Office use		
Prepared by	JOHN DAVIS	Date	27/06/11	Checked by	Derek Still					
Sampled by		Date		Date	09/11/2011					
Type of Work to be undertaken		HSG 264 - Survey Report Type		Property Description						
For Purpose of Lift Maintenance Contract	✓	Refurbishment Survey		12 STOREY HIGH RISE BLOCK						
		Management Survey				✓				
Void Property		SHAPE Interrogated?				✓				
R & M Property										
SHAPE – ASBESTOS REGISTER EXTRACT						YEAR BUILT	1961			
						Notes				
						Building Surveyors 0121 569 5077		Asset Team – Investment Division 5 – 14 South Road Smethwick B67 7BN		
										

Fire Risk Assessment

Sample Locations	Property Address		1-72 Brookview, Stanhope Road, Smethwick, B67 6HG					✓
LOCATION	MATERIAL	S P	EXTENT (approx)	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	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								
GROUND FLOOR COMMUNAL WALLS	TEXTURED COATING		-	PAINT SEALED	PA104 / 001	NON DETECTED	NO	
FLOOR 'M' COMMUNAL WALLS	TEXTURED COATING		-	PAINT SEALED	PA104 / 002	NON DETECTED	NO	
FLOOR 'F' COMMUNAL WALLS	TEXTURED COATING		-	PAINT SEALED	PA104 / 003	NON DETECTED	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	