

# Fire Risk Assessment

## Broadmeade House



**1-32, Pavillion Avenue,  
Smethwick, B67 6LB**

**Date Completed: 14/04/2026.**

**Review Period: 12 months.**

**Officer: A. Jones 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

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

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

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

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

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

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

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

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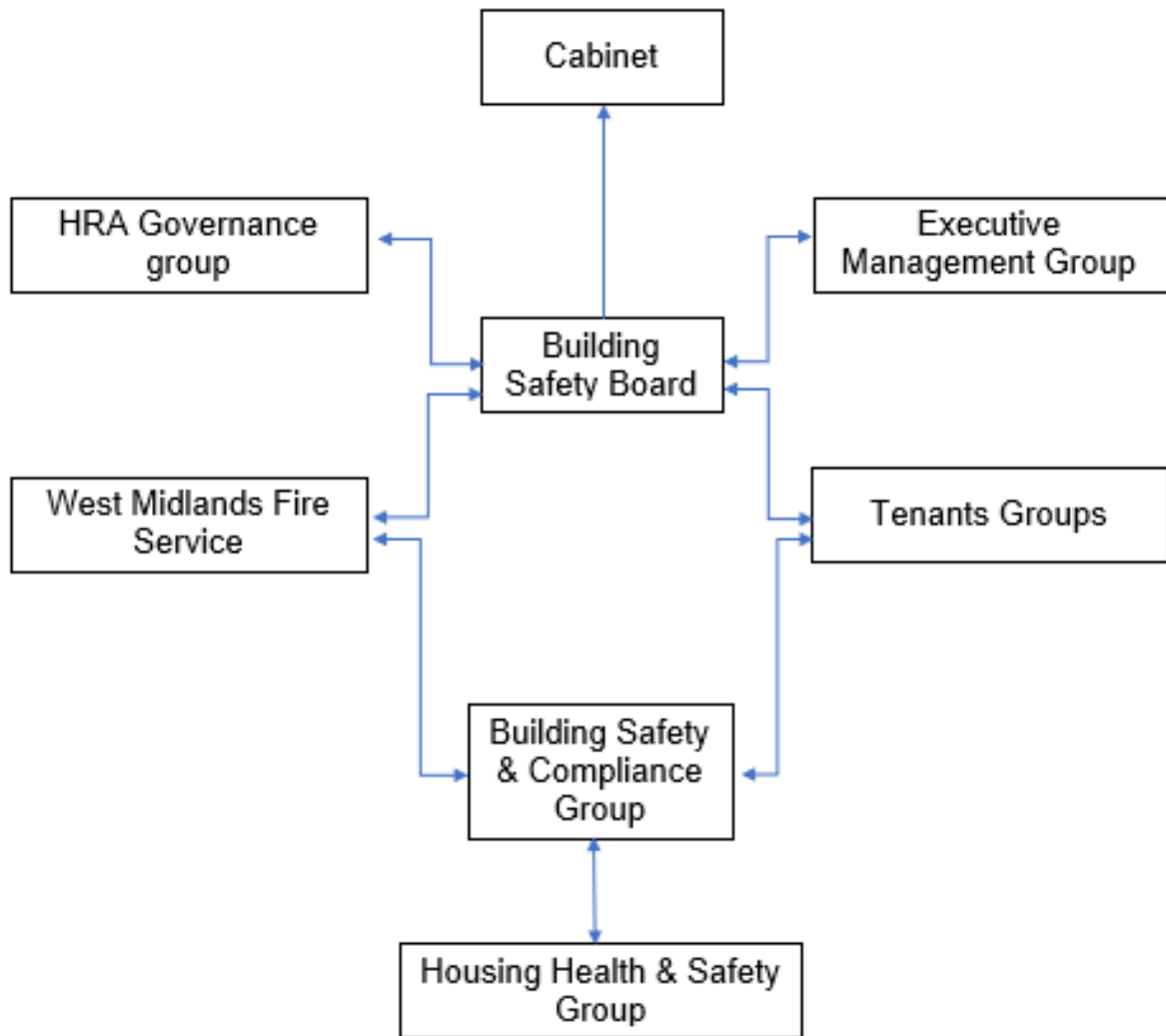


The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety.

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

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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.

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**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
<a href="#">Section 6</a>	<p><b>External Envelope</b> Brickwork up to 1st floor – lbstock clay facing bricks.</p> <p>Above 1st floor, Strutherm mineral wool insulated render system.</p>	Trivial

<p><a href="#">Section 7</a></p>	<p><b>Means of Escape from Fire</b>            There is a single protected staircase that provides a sufficient means of escape.</p> <p>AOVs are present on all lobbies above aground floor and to the protected stairwell.</p> <p>Several staircase doors are twisted and could be improved by refitting to ensure doors close into the door frame.</p>	<p>Tolerable</p>
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b>            Fire detection within flats is installed to a minimum of an LD3 standard.</p> <p>A fire suppression system is provided to the bin store.</p>	<p>Trivial</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b>            The premises have a sufficient self-contained emergency lighting system.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b>            The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts.</p> <p>All staircase doors are 44mm notional doors that have been upgraded with intumescent strips &amp; cold smoke seals to FD30s.</p> <p>Flat entrance doors are 30-minute fire doors with intumescent strips &amp; cold smoke seals, including those in 1-hour rated walls.</p> <p>Electrical cupboard doors are located on all floor levels; they have a steel skin with timber insert; they utilise a suited FB4 key. These are considered to be notional 30 min fire doors complete with strips and seals.</p>	<p>Tolerable</p>

	<p>The staircase should remain a protected route. It was noted in the lower ground floor area that timber window frames and glazing had been used. There is no information available to determine the fire resistance of the glazing.</p> <p>It should be confirmed that glazing provides a minimum of 60 mins fire resistance.</p>	
<a href="#">Section 11</a>	<p><b>Fire Fighting Equipment</b>            There is a fire hydrant adjacent the front main entrance.</p> <p>The dry riser inlet is located below ground beneath a steel lid and accessed using dam/drain keys.</p> <p>The dry riser serves all floors from 1-7.</p> <p>There is a C02 fire extinguisher within the lift motor room.</p> <p>There is a fire suppression system in the bin store.</p> <p>Maintenance contracts are in place to service the dry riser, chute closure plate &amp; suppression system twice yearly and the fire extinguisher annually.</p>	Trivial
<a href="#">Section 12</a>	<p><b>Fire Signage</b>            Sufficient signage is displayed throughout the building.</p>	Trivial
<a href="#">Section 13</a>	<p><b>Employee Training</b>            All staff receive basic fire safety awareness training.</p>	Trivial
<a href="#">Section 14</a>	<p><b>Sources of Ignition</b></p>	Trivial

	<p>A EICR inspection is in place with electrical equipment last surveyed on 09/05/2024. There was a number of issues raised following this assessment and these have since been completed by an approved contractor on 10/04/2025.</p>	
<a href="#">Section 15</a>	<p><b>Waste Control</b> Regular checks by Caretakers minimise risk of waste accumulation.</p> <p>Refuse containers are secured within the bin store at lower ground level.</p>	Trivial
<a href="#">Section 16</a>	<p><b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
<a href="#">Section 17</a>	<p><b>Arson Prevention</b> A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p> <p>There are CCTV cameras in operation at the main entrance door and on the ground floor only.</p>	Trivial
<a href="#">Section 18</a>	<p><b>Storage Arrangements</b> There is a cleaner's store located on the ground floor.</p> <p>Residents instructed not to bring L.P.G cylinders into block.</p>	Trivial



Slight Harm  Moderate Harm  Extreme Harm

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

<b>Slight harm</b>	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).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	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

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## Comments

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.

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.

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:

<b>Risk level</b>	<b>Action and timescale</b>
<b>Trivial</b>	No action is required, and no detailed records need to be kept.
<b>Tolerable</b>	No major additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	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.
<b>Substantial</b>	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.
<b>Intolerable</b>	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**

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## **People at Significant Risk of Fire**

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

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

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

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

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

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## 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:

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

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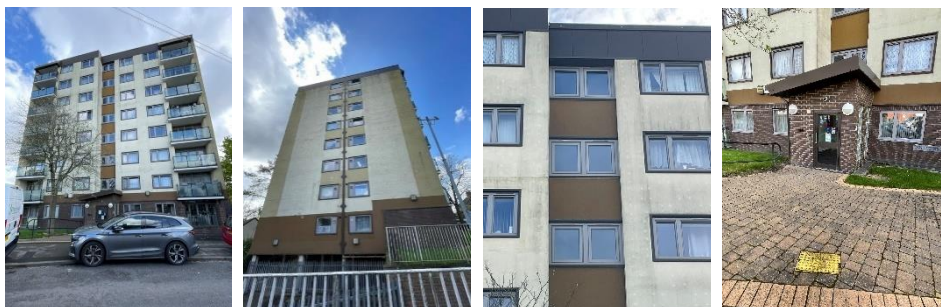
Broadmede House,  
Pavillion Avenue,  
Smethwick,  
B67 6LB.

### Description of the Property

This type 1 fire risk assessment encompasses Broadmede House. The block is 21.6m in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

This detached high-rise block was constructed in 1965 for general needs housing, utilising a concrete frame and masonry infill surmounted by a concrete flat roof.

The block consists of 9 storeys (inclusive of the lower ground floor & the ground floor) each of the floors contain 4 number dwellings. There is a total of 32 flats, 29 are SMBC tenants and 3 are Leaseholders. There is also a lower ground floor which contains secure cupboards and a bin store. There is no living accommodation on the lower ground floor.



During the 2008 refurbishment works the external wall system to all elevations was upgraded to include Ibstock brickwork up to first floor level, and a Structherm mineral wool insulated render system (class A2) up to the 7th floor on each façade.

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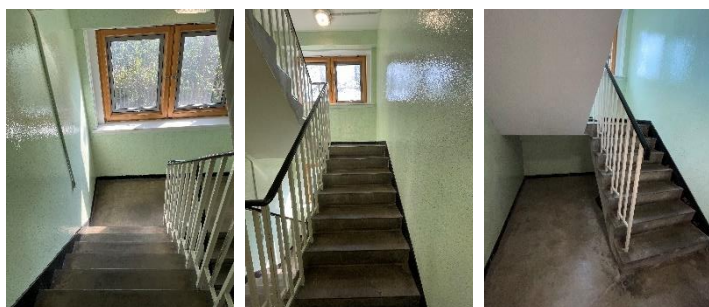
Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA, with limited onsite resources.

It is deemed that the combination and application of these materials in conjunction with a non-combustible mineral wool insulation present an acceptable level of fire risk.

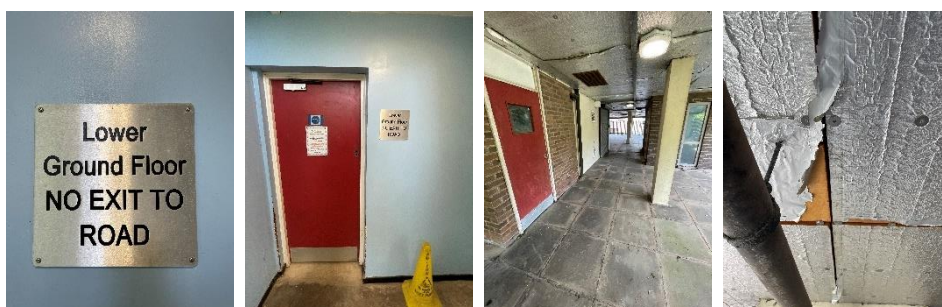
- Ibstock clay facing masonry.
- Structerm mineral wool.



There is a single protected staircase which provides sufficient means of escape.



The staircase also leads to an exposed lower ground floor area that has entry / exit gates to the perimeter (metal palisade fencing), the gates are secured with a suited bin room padlock(s). There is clear escape signage which directs persons to the correct exit.



## Fire Risk Assessment

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The main entrance to the front elevation has a door entry system with a fob reader installed this door also has a firefighter override by use of a drop latch key. The lower ground floor area is secured by metal palisade fencing with access gates for waste collection services, the keys are suited bin room padlock(s).



There is a single passenger lift which serves all floors above ground.



Access can be gained to the lift motor room via a hatch on the 7th floor.



Access to the open flat roof and also to a switch room are gained via the lift motor room using the suited 54 key / mortice locks.

There is a cleaner's store in the ground floor lobby.

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Refuse chute hoppers are located on each floor within the flatted area, there are located behind a notional FD30s fire door.



Riser outlets are available on all floors, these are not boxed in or protected by FD30 doors.



There is server equipment in a cupboard within the enclosed part of the basement. The door is secured with a suited 54 key mortice lock.



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.

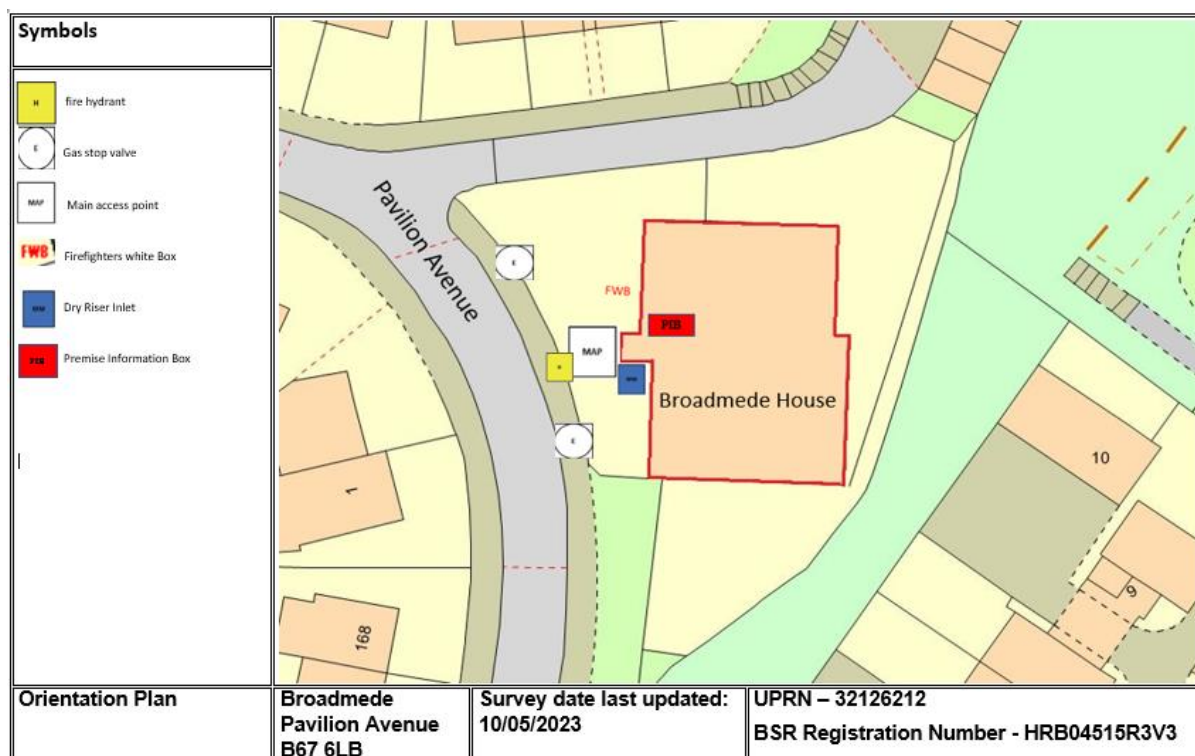
The enforcing authority is West Midlands Fire Service.

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## On arrival Information (for WMFS)

Address: Broadmade Pavillon Avenue B67 6LB		Survey date: 14/04/2026	ON ARRIVAL INFORMATION
<b>BUILDING LAYOUT</b>			
Size: height	Building height is approx. 21.6 metres; For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.		
Construction	Bryant Concrete construction, brickwork up to 1 <sup>st</sup> floor – lbstock clay facing bricks above 1 <sup>st</sup> floor, Structherm mineral wool insulated render system (Fire classification A2)		
Number of floors	8 floors inclusive of the ground floor and lower ground floor		
Layout	<p>Each of the floors contains 4 number dwellings. The block has a main access point to the front elevation.</p> <p>There is a lift car that serves all floors within the block other than the Lower ground floor that can be accessed via the staircase. Lower ground area is secured via a FD30s timber door and can be accessed via a suited key,</p> <p>Exposed lower ground area that has entry / exit gates to the perimeter (metal palisade fencing), the gates are secured with a suited bin room padlock(s). The basement area floor has a water booster pump room, bin room, caretaking cupboards and storage rooms.</p> <p>Store cupboarded located on the ground floor.</p> <p>Each floor lobby above ground has automatic smoke vents and exposed dry riser.</p>		
Lifts	1		
Types of entrance doors	Individual flat doors are Permadoor FD30s composite construction.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber fire doors.		
Common voids	No		
Access to roof/ service rooms	From lift motor room which is accessed via key controlled motorised hatch on the top floor landing. A further full height timber door provides access out on to the roof.		
Occupants	Approx. 68 based on 2 occupants per flat (34flats).		
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. The equipment is subjected to a cyclical test.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.		
<b>FIREFIGHTING SYSTEMS</b>			
Water supplies	Fire hydrant is located from the front entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, The dry riser inlet is located on the ground floor to the right-hand side of the main front entrance located within a chamber.		
Fire mains	The dry riser inlet is located on the ground floor to the right-hand side of the main front entrance located within a chamber. Dry riser on each floor from 1 <sup>st</sup> up is exposed in the lobby areas.		
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter control switch is present on the ground floor lift car.		
Smoke control vents	Automatic smoke ventilation is employed. There is an override switch located within the lobby nearest the main access point to the building on the wall. Smoke vents are employed on the lobby area of each floor and within the staircase on the 3/4 & 7 <sup>th</sup> floor.		
Sprinkler system	A water suppression system is provided to the refuse chute bin store.		
<b>DANGEROUS SUBSTANCES</b>			
Location, type, and quantity	N/A.		
<b>SERVICES</b>			
Electricity	Electric cupboards are located on each floor of the building. Electrical cupboard doors are steel in construction.		
Gas	Gas risers Gas isolation points located on the orientation plan		

## Orientation Plan



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 all keys for the building and is secured with a bridge-door padlock.



Access to the building is gained via the firefighter’s door override switch utilising the drop latch key from the white box.

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



The fire hydrant is adjacent to the main entrance.



There is a dry riser system at Broadmede House. The riser inlet is to the right-hand side of the main entrance below ground and is accessed by lifting the cover with dam keys.



Dry riser outlets are available on each floor above ground opposite the lift car. They are exposed and secured in the off position by cable tie.

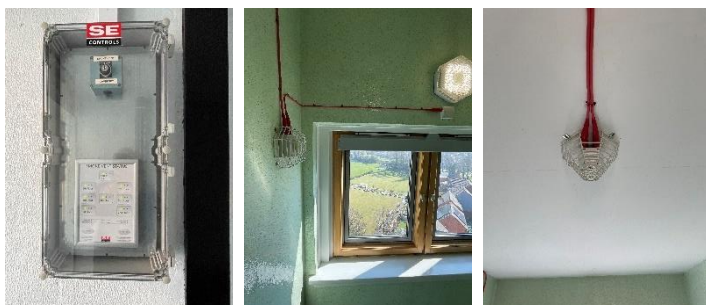


The bin store is located in the basement of the building and accessed via the roller shutter door or from an internal basement door with a suited 54 key.



The store is protected with a fire suppression system. The control panel is located on the wall inside the store. The chute is also protected with an automatic closure plate with manual override.

Automatic Opening Vents (AOV) have been installed to the protected staircase and in each lift lobby above the ground floor. The status panel and override control switch are on the left-hand wall in the entrance lobby.



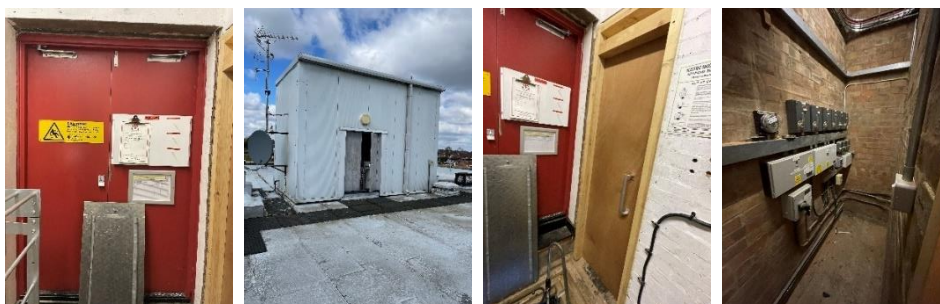
There is a firefighter's lift override switch between the ground floor lift cars. This is operated by a drop latch key.



The lift motor room is accessed via a ceiling hatch on the 7<sup>th</sup> floor. The hatch is opened by operating the control switch which will automatically deploy the access ladder. The key for the control switch is in the firefighter's white box.



Access to the open flat roof and also to a switch room are gained via the lift motor room using the suited 54 key / mortice locks.



Lightning protection systems are provided for the building; The purpose of an external lightning protection system is to intercept, conduct and disperse a lightning strike safely to earth. Earth pads were noted in several locations at the base of the building.

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High/Low Rise	High
Number of Floors	8 (plus lower ground floor)
Date of Construction	1965
Construction Type	Concrete frame masonry infill
Last Refurbished	2008
External Cladding	Brickwork up to 1 <sup>st</sup> floor – lbstock clay facing bricks. Above 1 <sup>st</sup> floor, Strutherm mineral wool insulated render system (Fire classification A2)
Number of Lifts	1
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Via door from lift motor room.
Equipment on roof (e.g. mobile phone station etc)	No

### Persons at Risk

Residents / Occupants of 32 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)

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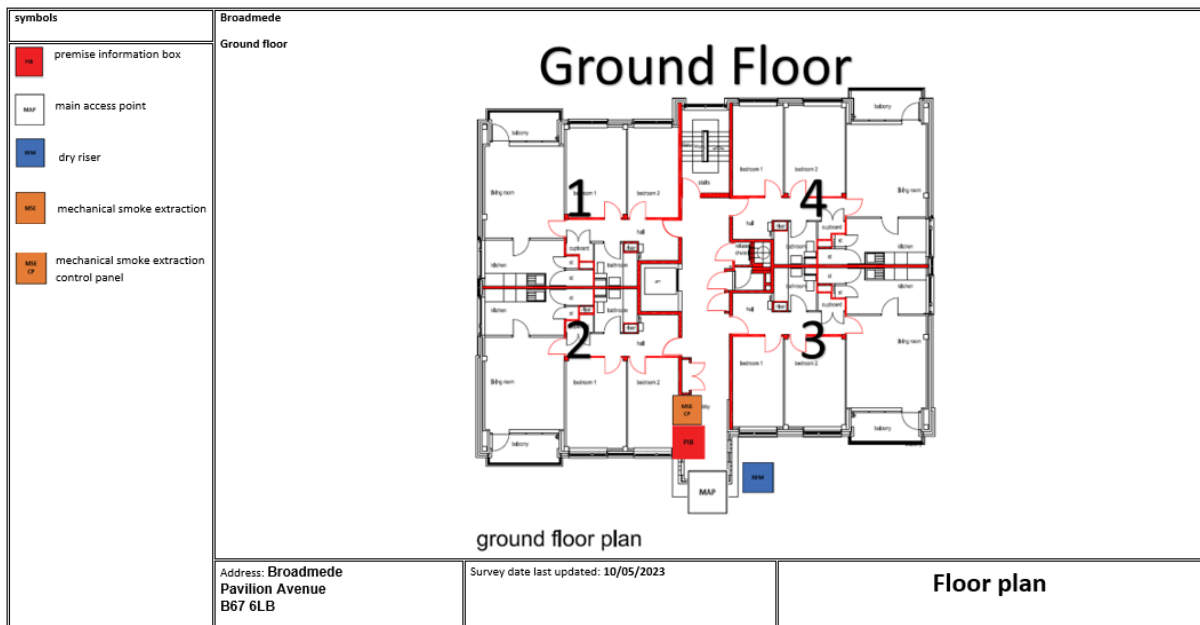
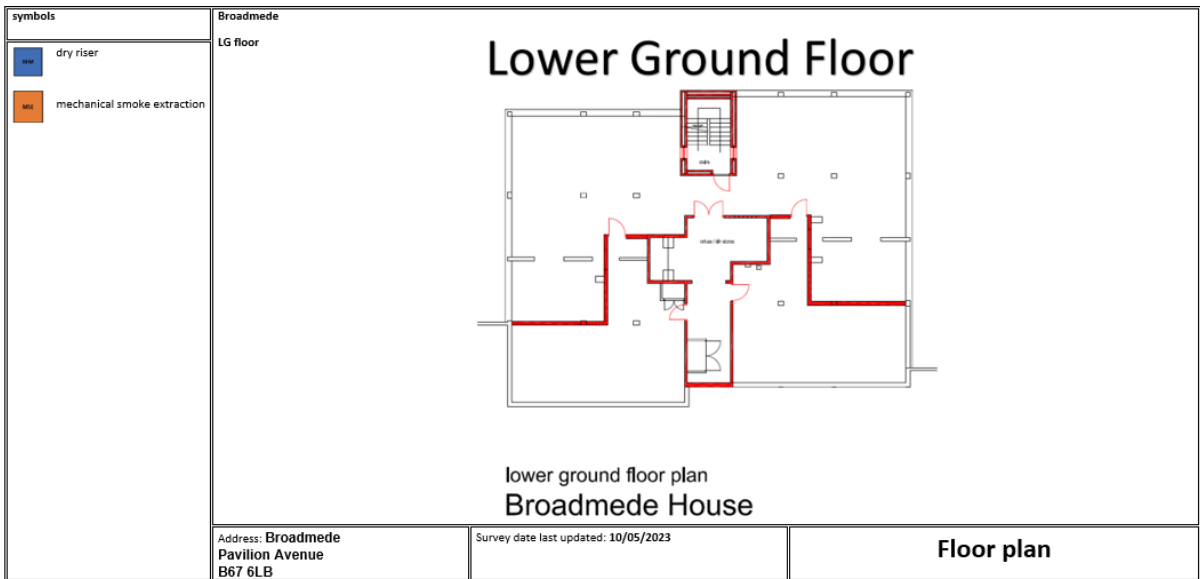
**Section  
5**

**Building Plan**

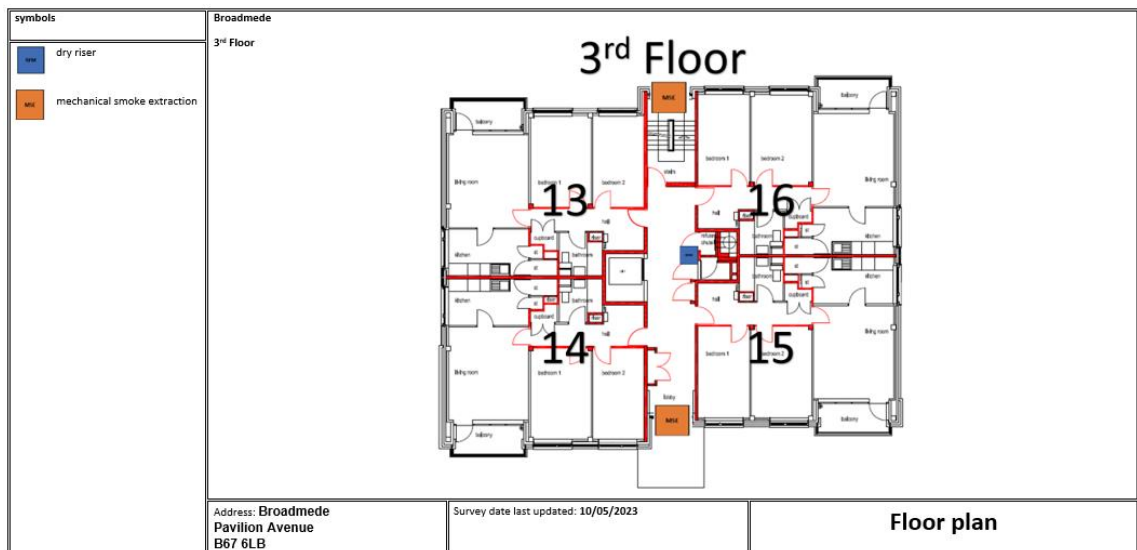
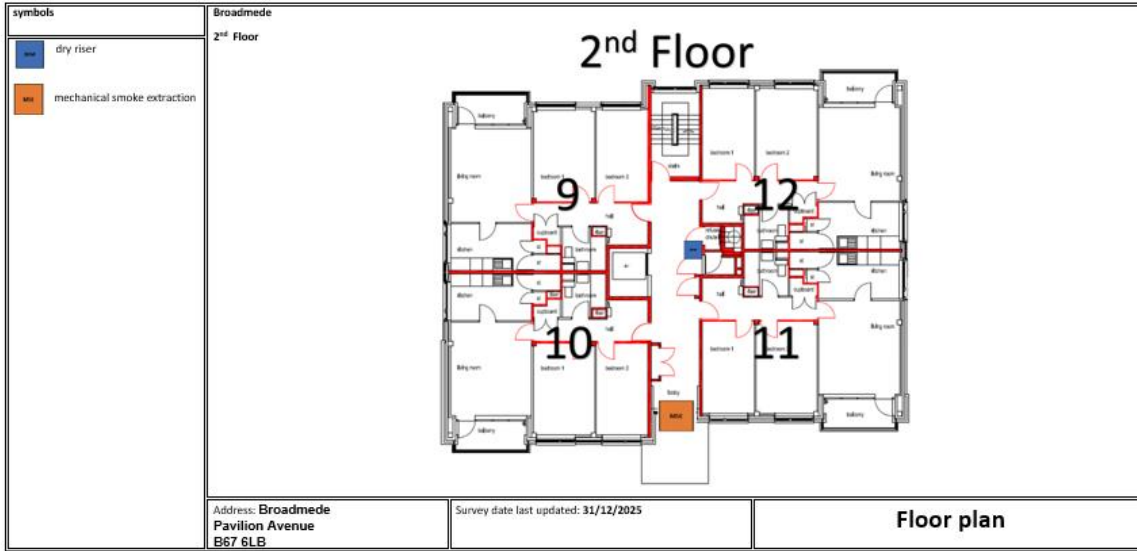
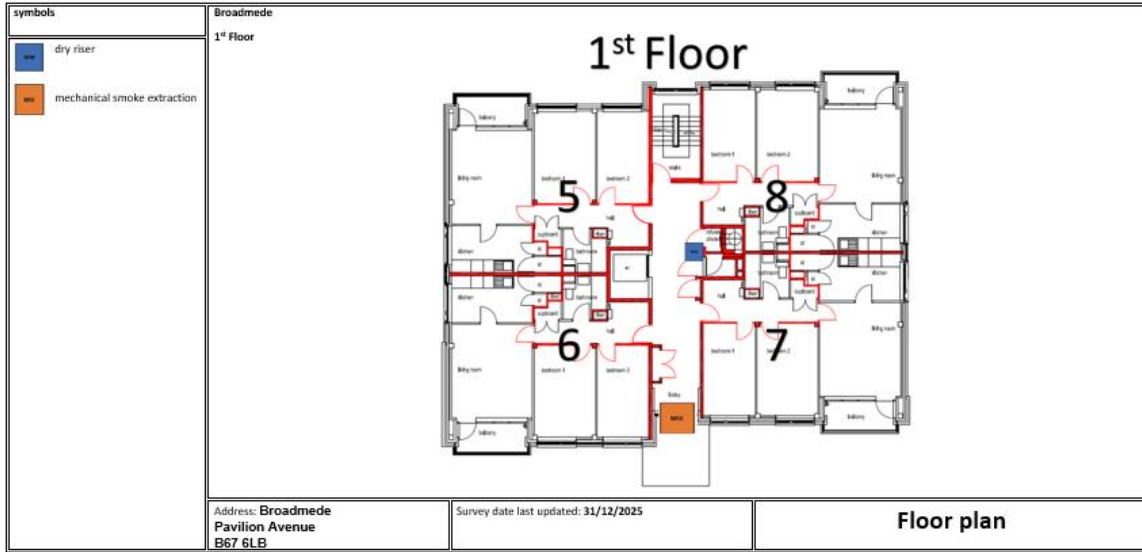
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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

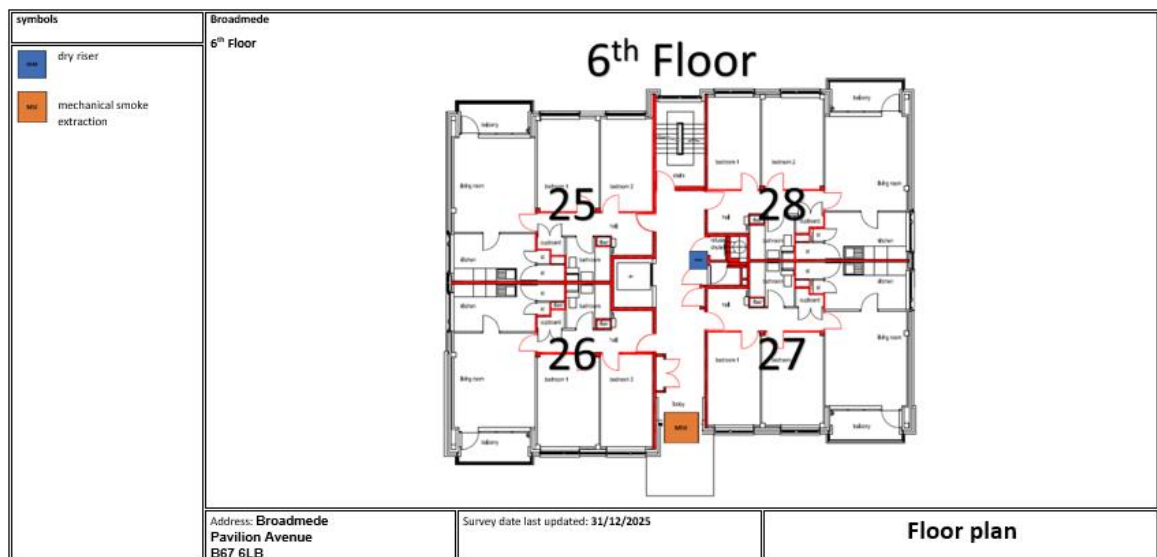
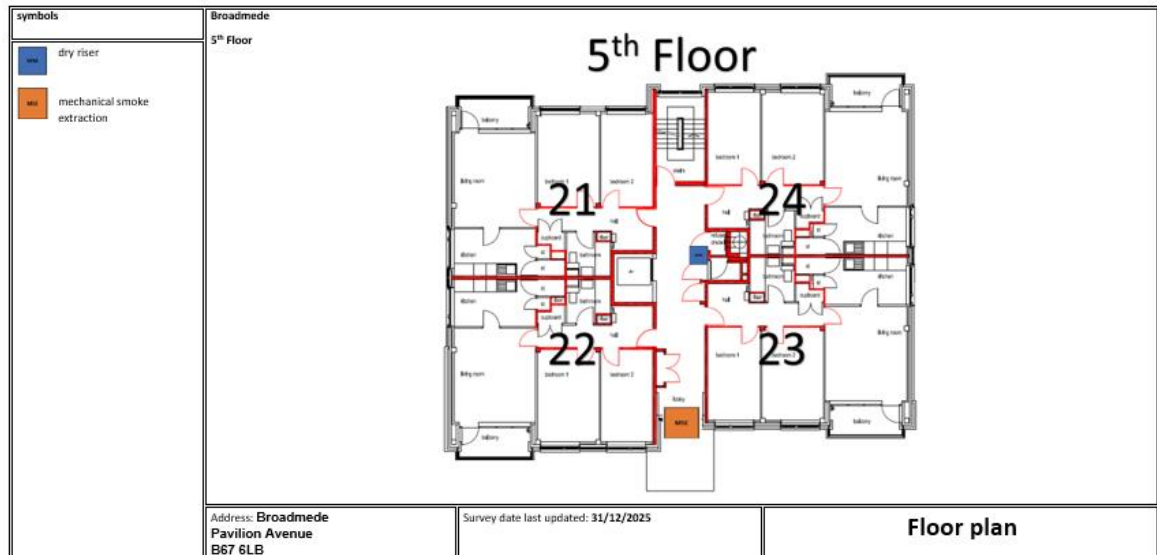
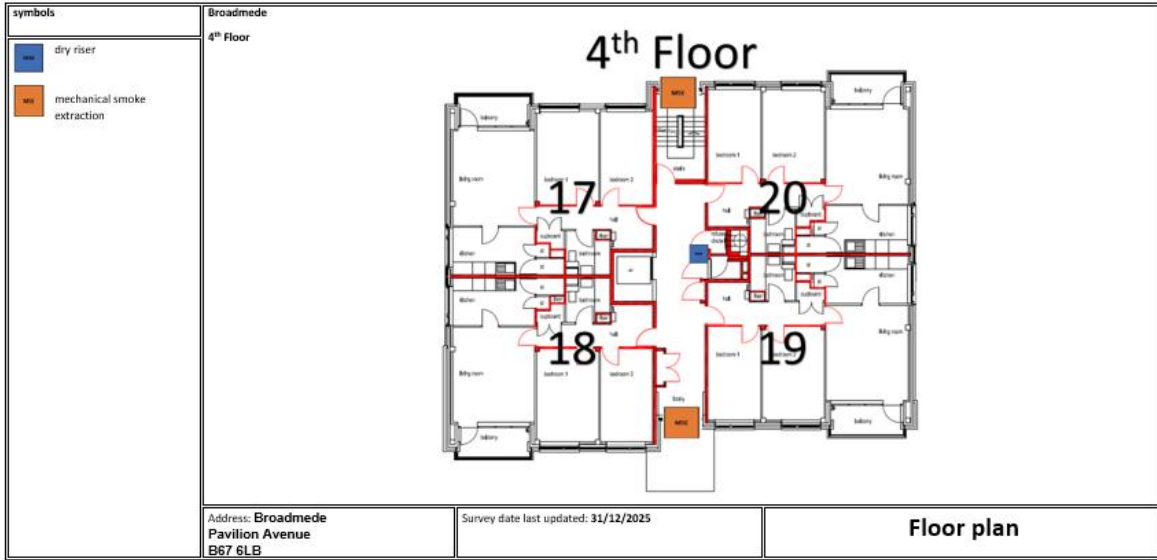
**Typical floor plans.**



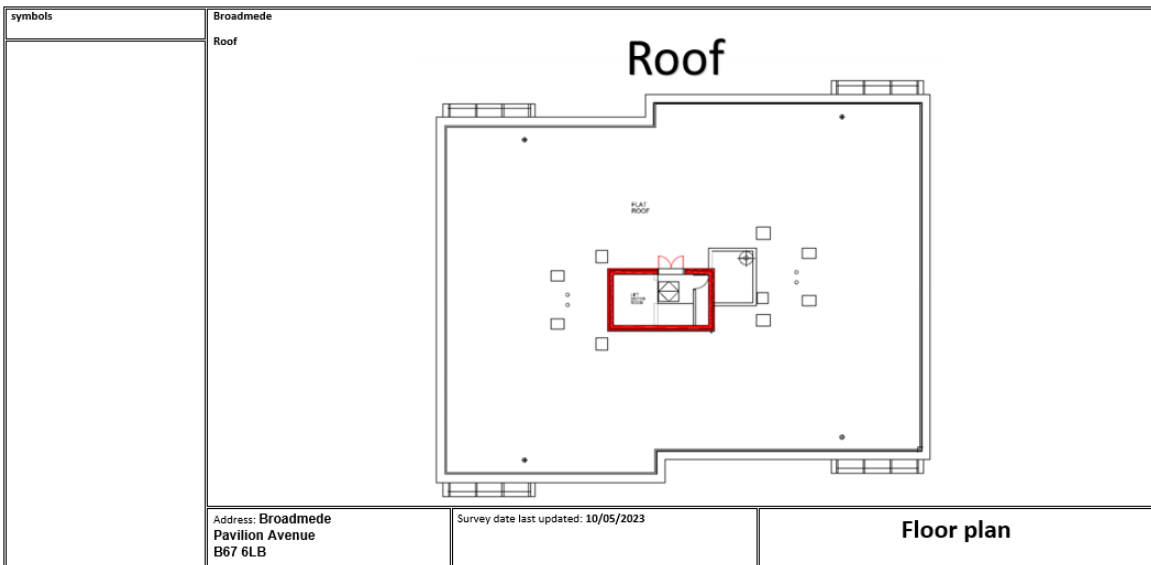
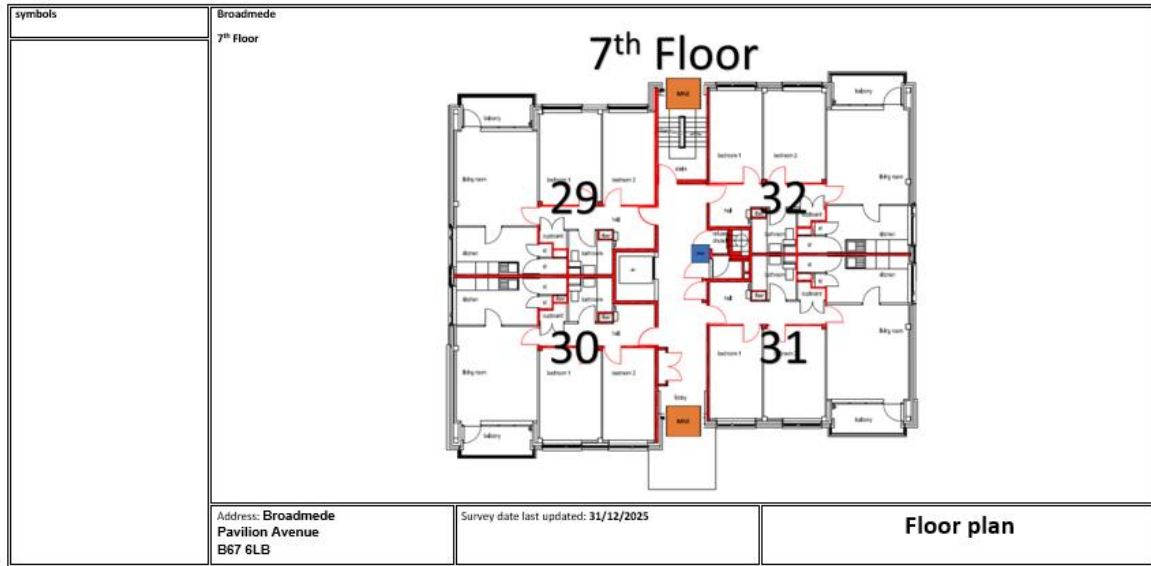
# Fire Risk Assessment



# Fire Risk Assessment



# Fire Risk Assessment



## Section

# 6

## External envelope

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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 primarily 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.

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

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.

A step 1 FRAEW was undertaken by Firntec Building Compliance on 14<sup>th</sup> November 2024. A subsequent assessment, steps 2 – 5 was carried out on 27/03/2025, there was no recommended remediations identified. It has been suggested that a review of the FRAEW is completed on 27/03/2030.

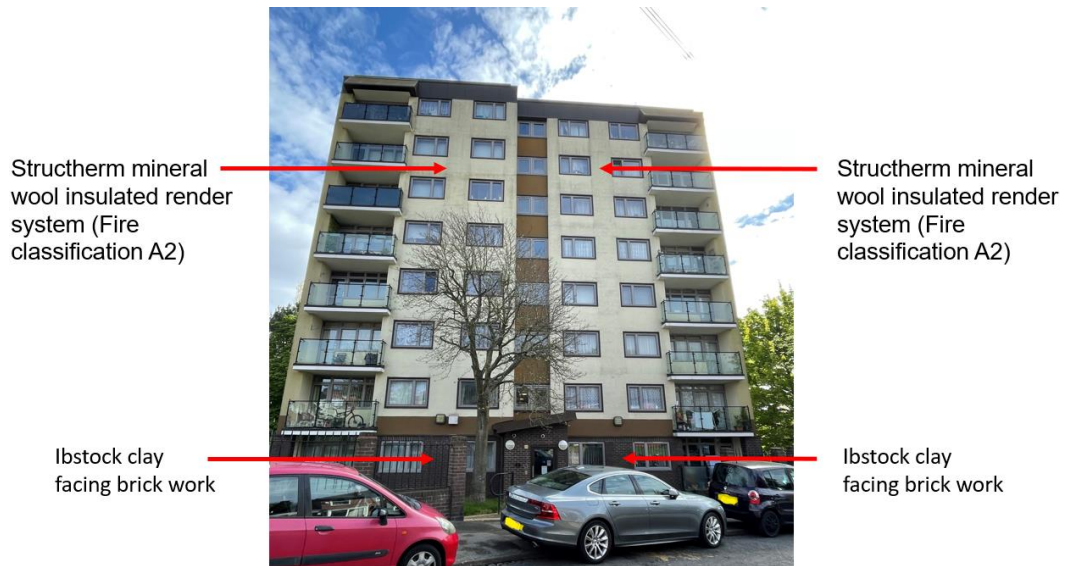
Below is a breakdown of the materials used within the external envelope and, as such, provide the external wall system of Broadmede House.

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

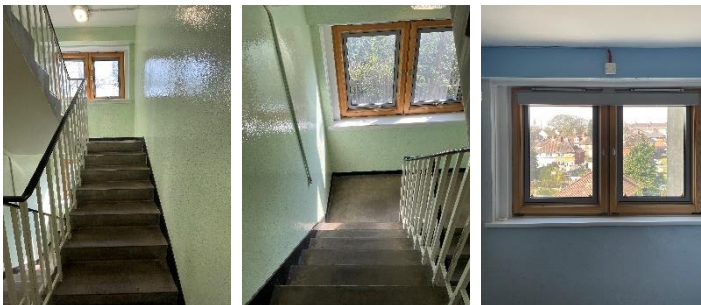
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## Fire Risk Assessment

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- 1) Broadmeade House has two separate areas of cladding that consist of: -
  - Ibstock clay facing masonry.
  - Structherm mineral wool insulated render.
- 2) The flat roof consists of single ply membrane on PUR/PIR board which was laid over the original roof construction.
- 3) All windows, including communal windows are constructed from wood with coated aluminium external clip on edging products.



- 4) Each flat within the block has access to an individual balcony. The balconies are constructed utilising cantilevered concrete with steel and glass balustrades.



- 5) Screening has been installed on the balconies of several flats within this building. This should be removed at the earliest opportunity in line with SMBC policy. Email sent to housing officer regarding this point.

## Section

# 7

## Means of Escape from Fire

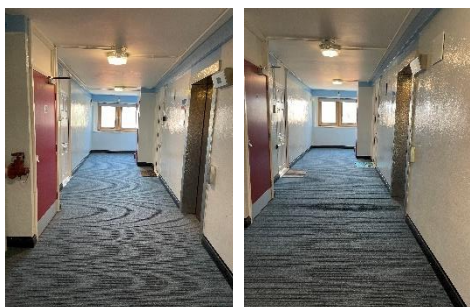
- 1) The site has a protected staircase that provide a sufficient means of escape. Each staircase width is 970mm from handrail to wall.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) Each lift lobby on all floors above ground forms a dead-end corridor situation that exceeds 7.5 metres (10.7m) the distance from the furthest flat entrance door to the protected staircase is 7.6m.

However, considering the 1965 construction date of the building which proceeded the first national building regulations introduced in February 1966. Each flat has been installed with a nominal FD30s fire door set, service cupboards, storage cupboards and chute rooms also have 30 minute fire doors (notional).

The communal areas are regularly inspected and remain sterile and automatic opening vents have been installed to each corridor; it is deemed that the risk has been sufficiently mitigated.



- 4) The means of escape are protected to prevent the spread of fire and smoke.
- 5) The communal landing / staircase is protected by use of self-closing 44mm notional 30-minute timber fire doors with vision panels. All doors have been upgraded with combined 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. This is tested, inspected, and maintained by a competent third party accredited contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year. (April and October)
- 10) Automatic opening vents have been installed in the stairwell and corridors on all floors above ground level. The information panel is located in the ground floor entrance lobby.



- 11) Other communal windows are openable except for those that form part of an AOV system.
- 12) 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.



- 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. The fire rating of these mats is unknown but deemed to be of low risk.



- 15) Emergency lighting is provided to communal landings and stairs. Maintenance & other servicing checks are completed at frequent intervals in accordance with BS5266.

- 16) Dry riser outlets on lobbies are not housed in service cupboards but deliveries are secured by cable tie.



- 17) Electrical cupboard doors are located on all floor levels; they have a steel skin with timber insert; they utilise a suited FB4 key. These are considered to be notional 30 min fire doors & are complete with strips and seals.



- 18) The surface coatings to the communal areas are Class 0 rated.
- 19) The refuse chute hoppers are fitted with seals, have a 1.5-hour fire rating and are located in chute rooms on each floor above ground. All chute room doors are fitted with a notional timber fire door upgraded to FD30s and are self-closing.



- 20) Ventilation pipes in chute rooms are protected with an intumescent liner.



- 21) 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.
  - 22) **It appears the 5<sup>th</sup> floor staircase door is warped and needs to be refit. This could be a matter of adjusting the rebates to ensure the strips and seals are seated correctly in the door frame.**
  - 23) **It appears the 3<sup>rd</sup> floor staircase door is warped and needs to be refit. This could be a matter of adjusting the rebates to ensure the strips and seals are seated correctly in the door frame.**
-

- 24) It appears the 2<sup>nd</sup> floor staircase door is warped and needs to be refit. This could be a matter of adjusting the rebates to ensure the strips and seals are seated correctly in the door frame.
- 25) Individual flat doors are FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. The majority of doors are manufactured by Permadoor.

Flat front door inspections are not carried out by the fire risk assessor these checks are now completed by the SMBC Fire rapid response team. They were checking flat entrance doors on Monday 13/04/2026

- 26) At the time of the assessment, it was noted that landing floors were fitted with carpet. It is understood that carpets have been procured in accordance with BS 5287: 1988 specification for assessment and labelling of textile floor coverings and & BS 4790 Fire Test to Textile Floor Coverings.

These carpets have been procured by SMBC utilising third party approved contractors. Therefore, it is understood that carpets fitted meet the approved standard.



- 27) Following the refurbishment in 2008 glass blocks located on the front elevation are within 1.8 meters of residential window frames. It could not be confirmed that this type of glazing provides adequate protection as set out in ADB.



## **Definitions Fire Doors.**

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

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

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

**Certified fire door** – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

Classifications of FD30 and FD30s fire doors include timber-based options designed to provide 30 minutes of fire resistance, with the "s" suffix indicating additional smoke sealing capabilities. Timber notional doors are a distinct category within this, referring to older, existing timber doors—often in older residential buildings—that are deemed capable of providing 30 minutes of fire protection based on an inspector's assessment rather than formal, modern fire testing certification.

**Section**

**8**

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## **Fire Detection and Alarm Systems**

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- 1) Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Access was not gained to resident's flats to sample smoke detection. Based on information collated from in house teams (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

Flat 32 – LD2  
Flat 25 – LD2  
Flat 20 – LD2  
Flat 14 – LD2

*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. 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) A sprinkler or 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).



- 5) Smoke detectors linked to the Automatic Opening Vents have been installed to the stairwell and corridors on all floors above ground. The vents will automatically open when smoke has been detected.



## Section 9

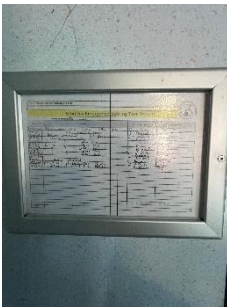
### Emergency Lighting

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- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs, and lift motor room.



- 3) All equipment is checked and tested by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards. The date of the last test has been recorded as 25/03/2025.



Section

10

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## Compartmentation

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- 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 a minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has 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) **The staircase should remain a protected route. However, it was noted in the lower ground floor area that timber window frames and glazing had been used. It should be confirmed that glazing provides a minimum of 60 mins fire resistance.**



- 4) All communal doors are fitted with automatic closing devices, these are checked on a regular basis by Caretaking Teams as part of their routine inspections. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
  - 5) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
-

- 6) Following the refurbishment in 2008 glass blocks located on the front elevation are within 1.8 meters of residential window frames. It could not be confirmed that this type of glazing provides adequate protection as set out in ADB.



- 7) Service cupboards to communal corridors are locked with suited keys. It was noted that cabling is run through metal trunking protected by intumescent pads or pillows.



- 8) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and Supalux boards.
- 9) The communal staircase, basement, storage & chute rooms are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels.

It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door install. However, because they were installed at the time of the building's construction and to the standard of that time, they are deemed as acceptable so long as the doors are free of damage and function as they were intended to do so.

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It has been recognised that all of these doors in this block have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards.



- 10) Doors to electrical cupboards are notional 54mm timber fire doors with a metal skin enhanced with intumescent strips and cold smoke seals.



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



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

13) Individual flat doors are FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. It is understood that doors are manufactured by Permadoor. Details of flat entrance doors can be found below: -

Broadmede House 1-32 (o&e)	Broadmede House 1-32 (o&e);Pavilion Avenue;Smethwick;West Midlands;		
Broadmede House 1-32 (O&E)	22 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	1 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	2 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	3 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	4 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	5 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	6 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	7 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	8 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	9 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	10 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	11 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	12 Broadmede House;Pavilion Avenue;Smethwick	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	13 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	14 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	15 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	16 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	17 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	18 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	19 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	20 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	21 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	23 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	24 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	25 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	26 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	27 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	28 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	29 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	30 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	31 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed
Broadmede House 1-32 (O&E)	32 Broadmede House;Pavilion Avenue;Smethwic	Permadoor	Not glazed

**Section  
11**

**Fire Fighting Equipment**

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- 1) The dry riser inlet is to the right-hand side of the main entrance below ground and is accessed by lifting the cover with dam keys.



- 2) The dry riser outlets are available on each floor above ground opposite the lift car. They are exposed and secured in the off position by cable tie.



- 3) The dry riser is checked regularly as part of the Caretakers duties.
  - 4) The bin room is protected by Deluge/sprinkler system and serviced 6- monthly. The control panel is in the WC accessed via the ground floor lift lobby.
  - 5) 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.
-

- 6) Portable fire extinguisher (CO<sub>2</sub>) 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.



## Section 12

### Fire Signage

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



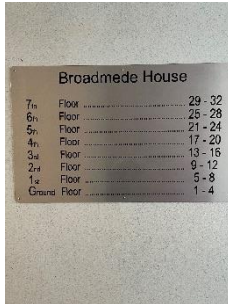
- 2) Fire Action Notices are displayed throughout the building.



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



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



Broadmede House		
7th	Floor	29 - 32
6th	Floor	25 - 28
5th	Floor	21 - 24
4th	Floor	17 - 20
3rd	Floor	13 - 16
2nd	Floor	9 - 12
1st	Floor	5 - 8
Ground	Floor	1 - 4

- 5) Photoluminescent wayfinding signage depicting floor levels 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.



**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) Staff undertaking fire risk assessments are qualified to a Level 4 Diploma in Fire Risk Assessment.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Building safety and evacuation notices are displayed in common areas and lift cars.



- 7) Information regarding use of fire doors is provided to residents.



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



- 9) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION	 BROADMEDE HOUSE	FIRE SAFETY INFORMATION
TO KEEP YOU SAFE WE DO THIS (green background)	TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)	SAVE LIVES, DON'T DO THIS (red background)
Mains electrical system is tested every 5 years	<b>FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE, IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE</b>	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 <b>must</b> 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
Structural inspections conducted every 5 years		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. <b>DO NOT REMOVE THE DOOR CLOSERS</b>
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 façade is Istobck brick & Structhem mineral wool insulated render (class A2). Cavities are insulated with Rockwool EWI (class A1).		THIS BUILDING IS DESIGNED TO SUPPORT A <b>STAY PUT</b> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <b>UNLESS</b> AFFECTED BY FIRE OR SMOKE.
Fire safety advice	Further information available at <a href="http://www.sandwell.gov.uk">www.sandwell.gov.uk</a> , your My Sandwell account or the Fire safety Team on 0121 569 6000 Building Safety Manager: <a href="mailto:bsm@sandwell.gov.uk">bsm@sandwell.gov.uk</a> & Resident Engagement Officer: <a href="mailto:Rao_sara@sandwell.gov.uk">Rao_sara@sandwell.gov.uk</a>	Sandwell FRAs

Section

14

Sources of Ignition

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



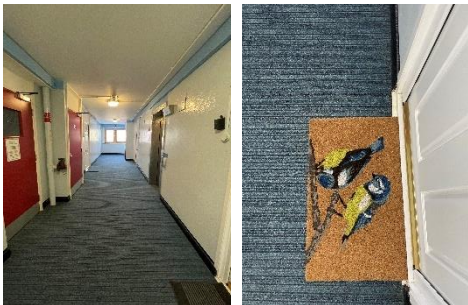
- 2) Hot work(s) are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
  - 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
  - 4) The fixed electrical installation should be tested every 5 years. The last EICR inspection was carried out on 09/05/2024. There was a number of issues raised following this assessment that have been recorded as C2, urgent remedial action required and C3, improvement recommended. It has been confirmed that all remedial work has been completed by an approved contractor.
  - 5) Electrical installations are contained within dedicated service cupboards that are secure and protected by means of a nominal 54mm timber fire doors with a metal skin enhanced with intumescent strips and cold smoke seals.
  - 6) There is lightning protection installed to the block. Service and maintenance contracts are in place for equipment to be tested 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.



- 9) At the time of the assessment, it was noted that landing floors were fitted with carpet. It is understood that carpets have been procured in accordance with BS 5287: 1988 specification for assessment and labelling of textile floor coverings and & BS 4790 Fire Test to Textile Floor Coverings.

Due to these carpets being fitted by SMBC, it's assumed that it meets the necessary standard set out above. See section 7/24 for further information. N.B, this has been recorded in the observations section.



**Section  
15**

**Waste Control**

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- 1) There is a regular Cleaning Service to the premises.
- 2) Regular checks by Caretakers minimise risk of waste accumulation.
- 3) Refuse hoppers are accessed on each floor.



- 4) 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; the key is stored in the firefighter's white box. All refuse containers are emptied regularly under a service contract.
  - 5) 'Out of Hours' service in place to remove bulk items.
-

## Section 16

# Control and Supervision of Contractors and Visitors

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

**Section  
17**

**Arson Prevention**

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



- 3) CCTV has been installed to the front main entrance.



- 4) There is no current evidence of arson.
  - 5) The perimeter of the premises is well illuminated.
  - 6) There have not been any reported fire incidents since the previous fire risk assessment.
-

## Section 18

## Storage Arrangements

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- 1) Residents are 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.
  - 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:


Broadmede House, Pavillion Avenue, Smethwick.

Date of Action Plan:




17/04/2026

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/22	Re-align the staircase door on the 5 <sup>th</sup> floor as it is warped, adjust the rebates to ensure the strips and seals are seated correctly in the door frame.		P3	Fire Rapid Response team 3 – 6 months	

Fire Risk Assessment

7/23	Re-align the staircase door on the 3 <sup>rd</sup> floor as it is warped, adjust the rebates to ensure the strips and seals are seated correctly in the door frame.		P3	Fire Rapid Response team 3 – 6 months	
7/24	Re-align the staircase door on the 2 <sup>nd</sup> floor as it is warped, adjust the rebates to ensure the strips and seals are seated correctly in the door frame.		P3	Fire Rapid Response team 3 – 6 months	
10/03	The staircase should remain a protected route. On the lower ground floor area that timber window frames and glazing had been used. It should be confirmed that glazing provides a minimum of 60 mins fire resistance or the window		P4	Repairs Under programmed work. 6 – 12 months	

Fire Risk Assessment

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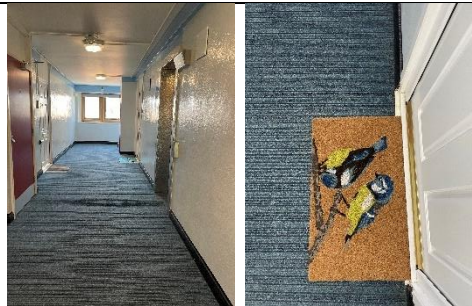
	section removed and infilled with concrete block and plaster finished. Walls to be painted with appropriate FR rated paint.				
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When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

**Observations**

At the time of the assessment, it was noted that landing floors were fitted with carpet. It is understood that carpets have been procured in accordance with BS 5287: 1988 specification for assessment and labelling of textile floor coverings and & BS 4790 Fire Test to Textile Floor Coverings.

When any refurbishment of the building takes place consideration should be given to replace existing flooring for an approved floor covering that has appropriate fire resistance.





## Fire Risk Assessment

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Following the refurbishment in 2008 glass blocks located on the front elevation are within 1.8 meters of residential window frames. It could not be confirmed that this type of glazing provides adequate protection as set out in ADB.



### Signed

 Adrian Jones	Building Safety Manager	Date: 14/04/2026
	Quality Assurance Check	Date: 27/04/2026

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

**Name of property:** Broadmede, House, Pavillion Av, Smethwick, B67 6LB

**Updated:** 17/04/2025

**Premise Manager:** Tony Thompson

**Tel. No.:** 0121 569 2975

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing <a href="tel:01215695077">Tel:- 0121 569 5077</a> ).



**Report No.:** J420621  
**Nature of Work:** Management Survey  
**Issue Date:** 17/04/2025  
**Client Name:** Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Rowley Lane, Oxbury, West Midlands, B69 3ES  
**UPRN:** BL37240BR20 7  
**Site Address:** 1-32 Broadmede House, Smethwick, B67 6LB



**Order Placed By:** Dean Harding  
**Site Contact:** Communal  
**Date(s) of Work:** 01/04/2025 to 03/04/2025  
**Technical Manager:** D Ely CCP (Asbestos)  
**Assistant Surveyor(s):** Not Applicable

**Lead Surveyor:**  


Jack Baldwin  
 Asbestos Surveyor

**Authorised Signatory:**



Paul Walters  
 Technical Review Officer  
 17/04/2025

Non-accredited activities are proved within this report.

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