

# Fire Risk Assessment

## Lancaster House



**1-120, Oldbury Rd,  
Rowley Regis, B65 0QF.**

**Date Completed: 01/04/2026**

**Officer: A. Froggatt. Building Safety Manager**

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

**Current Risk Rating = Tolerable**

**Subsequent reviews**

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

## Contents

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

---

## 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/feedb ack_and_complaints) or by phone on 0121 569 6000.

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

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

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

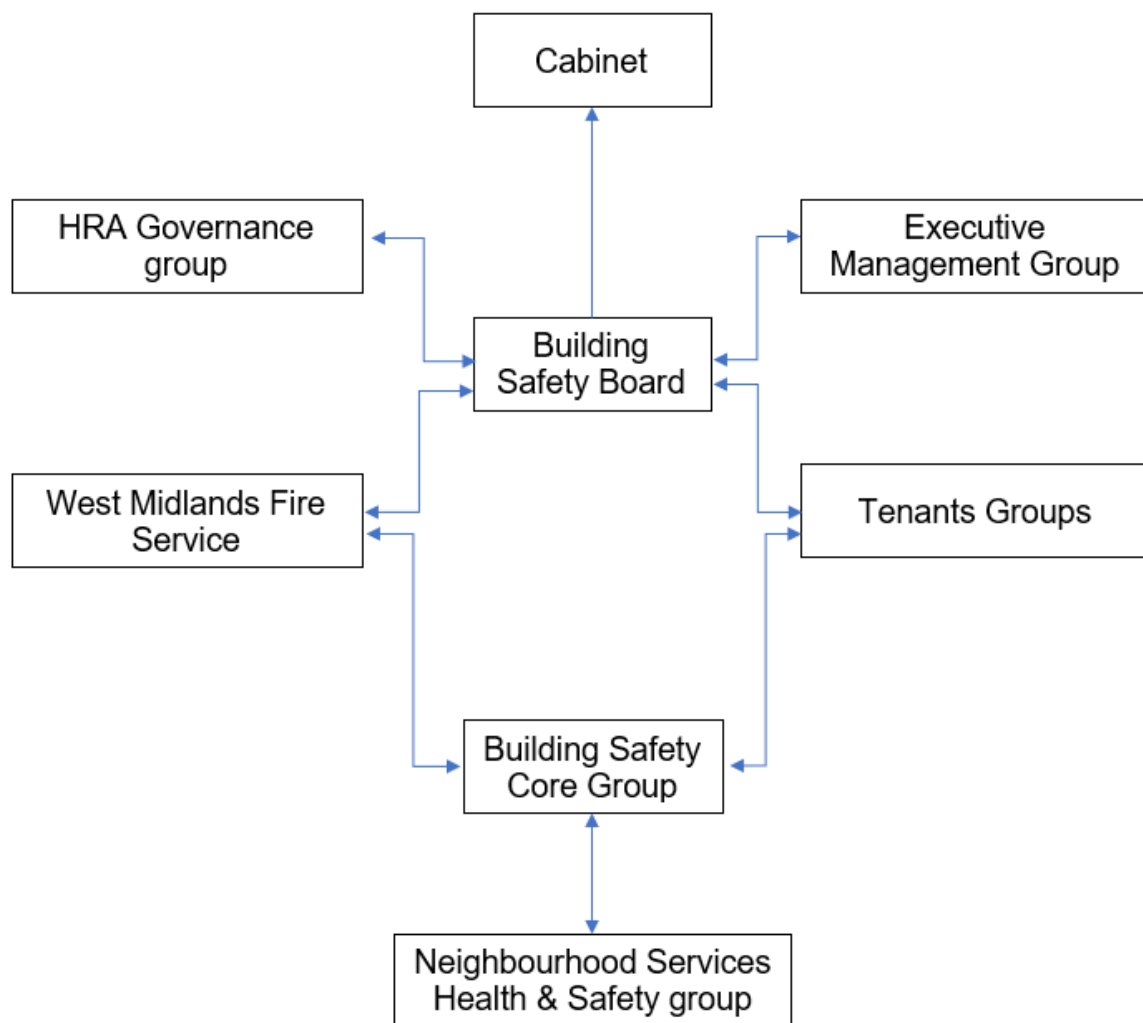
---



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

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

---



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

This is recorded here in [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 to comply with the RR(FS)O 2005.

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

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

**Significant findings**

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

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

---

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b>            External wall system comprises of Rockwool insulation, granite panels to ground floor entrance, lbstock brickwork, Marley eternity cement boards to balconies, Wienerberger terracotta tiles, Strutherm mineral wool render and HPL panels.</p>	<p>Trivial</p>
<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b>            There are 2 protected staircase's that provide a sufficient means of escape.</p> <p>All communal doors along the means of escape are self-closing FD30s nominal fire doors with combined intumescent strips / cold smoke seals &amp; vision panels.</p> <p>Flat entrance doors are predominantly FD30s nominal composite or FD30s nominal timber fire doors.</p> <p>A thumb-twist lock is required on the fire escape door from the lower ground floor water pump area.</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 LD3 standard.</p> <p>Fire alarm system to community room, zone plan required.</p> <p>Fire alarm system to server room, zone plan required.</p> <p>Automatic opening vents are installed to both stairwells, atrium, corridors on 1<sup>st</sup> – 10<sup>th</sup> floors and in wings.            Enhanced fire detection required in flats in wings on the 1<sup>st</sup> and 2<sup>nd</sup> floors.</p>	<p>Tolerable</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b>            The premises have a sufficient emergency lighting system which is tested frequently.</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 flat entrance doors are 30-minute fire doors with intumescent strips &amp; cold smoke seals.</p> <p>All service / storage cupboard doors are nominal FD30s or FD60 doors</p> <p>Evidence of appropriate fire stopping to penetrations in service shafts / cupboards.</p>	<p>Trivial</p>

<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b></p> <p>There is a fire hydrant adjacent the front main entrance.</p> <p>There are 2 dry riser systems one for each protected stairwell.</p> <p>There are portable fire extinguishers in the lift motor room, laundry, server, community and meeting rooms.</p> <p>There are fire blankets in the community room kitchenettes.</p> <p>Fire suppression system in both bin stores.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p> <p>Fire extinguishers have no information signage in both lift motor rooms and the laundry room.</p> <p>The foam fire extinguisher in the lower ground floor foyer common area should be removed.</p>	<p>Tolerable</p>
<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b></p> <p>Appropriate signage has been displayed within the block including fire action notices, emergency escape signage and fire door keep shut signs.</p> <p>The block has wayfinding signage depicting floor level and flat numbers in line with the Fires Safety England Regulations 2022.</p> <p>A 'Fire Escape Keep Clear' sign is required on the foyer side of the fire escape door from the pump room into the lower ground floor lift foyer.</p>	<p>Tolerable</p>

<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b>  All employees are encouraged to complete 'In the line of fire' training on an annual basis.</p> <p>Fire safety information has been provided to residents.</p>	<p>Trivial</p>
<p><a href="#">Section 14</a></p>	<p><b>Sources of Ignition</b>  The date of the last EICR was 05/10/2024, recorded as satisfactory.</p> <p>Smoking is prohibited within the communal areas.</p> <p>Some electrical appliances require PAT.</p>	<p>Tolerable</p>
<p><a href="#">Section 15</a></p>	<p><b>Waste Control</b>  Regular checks by Caretakers minimise risk of waste accumulation.</p> <p>Refuse containers for retail units are stored away from the rear of the building.</p> <p>Recycling bins are provided away from the block.</p>	<p>Trivial</p>
<p><a href="#">Section 16</a></p>	<p><b>Control and Supervision of Contractors and Visitors</b></p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
<p><a href="#">Section 17</a></p>	<p><b>Arson Prevention</b>  A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p> <p>CCTV is in operation.</p>	<p>Trivial</p>

<a href="#">Section 18</a>	<b>Storage Arrangements</b>  Rear storage units accessed externally are used by SMBC trades.	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

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

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation in the residential areas to include FD30s rated fire doors to flat entrances, FD30s and FD60s communal fire doors, combined with suitable smoke detection to at least LD3 standard within flats, an AOV system and a Stay Put – Unless policy.

Overall, the level of risk at the time of this FRA is tolerable, this can be lowered to trivial once recommended actions and recommendations in the 'Observations' section, 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; no detailed records need to be kept.
<b>Tolerable</b>	No 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. 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**

---

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

---

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

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

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

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), accessible by WMFS, for use 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:

<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> Rachel Price		
<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

---

Lancaster House  
Oldbury Road  
Rowley Regis  
West Midlands  
B65 0QF.

### **Description of the Property.**

This type 1 fire risk assessment encompasses Lancaster House. This 12 storey block (Lower Ground, Ground, floors 1-10) is 29.6m in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

This detached high-rise block was designed & constructed in approximately 1965. The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab on beams supported off cast in-situ RC walls/columns which stack vertically throughout. The concrete beams and columns are at regular centres and distributed evenly across the building.

Lancaster House is a mixed use building. In addition to the 117 flats there are 14 commercial units at ground floor level and a two storey community centre attached to the left hand wing. The lower ground floor is only accessible from the rear and contains plant rooms and storage rooms used by SMBC only.

This type 1 fire risk assessment encompasses the high rise residential block only, not the 14 commercial units at ground floor level or the two storey community centre.

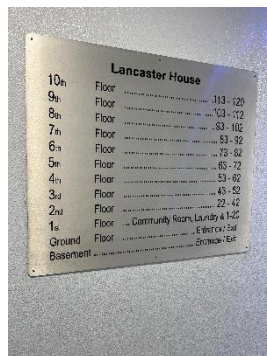
Refurbishment works at Lancaster House were undertaken in 2010 and included the following: Demolition of an existing community centre and garages, structural repairs to the block, the creation of 8 new flats on a new 10th floor, a new pitched roof structure and coverings and replacement windows.

---

Also, an external wall system to all elevations was upgraded to include, Ibstock brick masonry, Structherm mineral wool insulated render (Class A2), Wienerberger Argeton terracotta tiles (class A1), Marley Eternit cement boards to balconies (class A2), CEP claddings Ltd high-pressure laminate panels (class B,s2,d0) and granite panels/tiles to ground front entrance area.



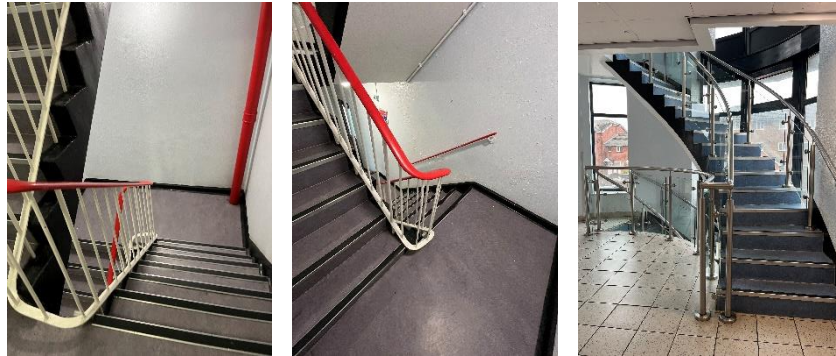
The main central elevation consists of 12 storeys, the two side elevations consist of 4 stories, all-inclusive of lower ground & ground floors. There is a total of 117 residential flats within the building. There are no flats using the numbers, 11, 21 and 35.



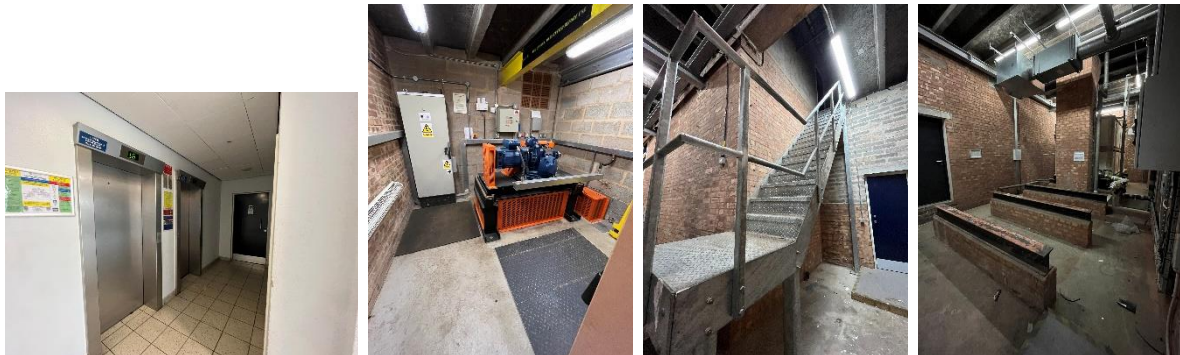
The residential block has a main entrance/exit to the front elevation, with a further entrance/exit to each of the two staircases. There are further entrance/exits to the rear at ground floor and lower ground floor levels. All entrances are accessed using a door entry system with a fob reader. Additionally, each entrance has a firefighter override switch that can be operated by use of a drop latch key.



All floors are served by one of two protected staircases. Additionally, there is a third staircase that serves from lower ground rear entrance atrium to the 1<sup>st</sup> floor.



There are two passenger lifts (odds & evens) which serve floors lower ground to 10. The two lift motor rooms are accessed via a service door on the 10<sup>th</sup> floor, on the front elevation side, this plant area also contains telecom equipment and access to the roof. The service door on the rear elevation side contains water tanks.



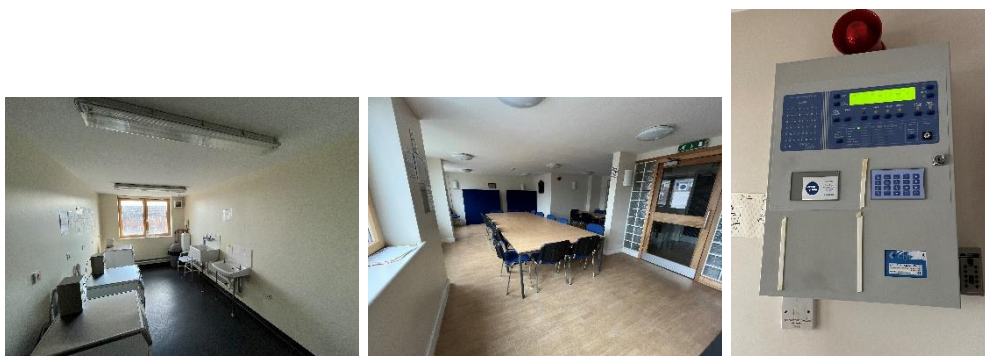
There is a small balcony area accessible via the 10<sup>th</sup> floor front and rear plant rooms.



## Fire Risk Assessment

---

The 1<sup>st</sup> floor contains a laundry room, now out of use, and a community room. The community room has a toilet and a small kitchenette, used the preparation and reheating of cold food and drinks only. This community room has its own automatic fire alarm system with detector heads, manual call points and a control panel.



The ground floor contains several ancillary rooms off the main entrance foyer. These include; a community meeting room with kitchenette, mobility scooter store (no charging takes place), electrical service cupboards, a cleaner's store and a caretaker's office.



The lower ground floor contains ancillary rooms off the lower ground floor entrance foyer. These are; a storeroom, electrical plant room and server room. The server room has its own automatic fire alarm system. Access to the water pump plant room is available from this foyer.



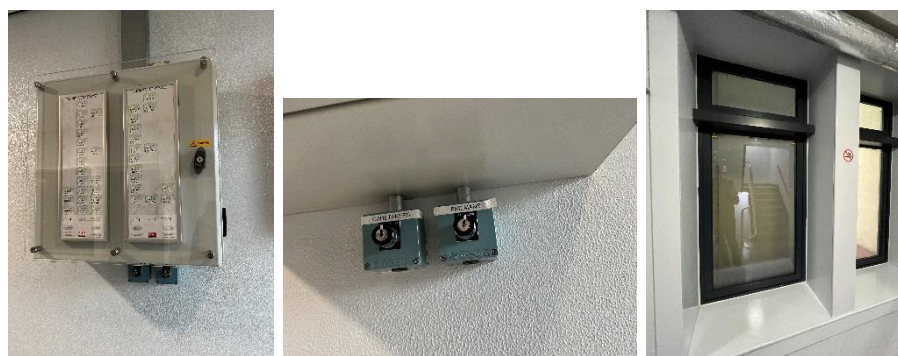
The lower ground floor also contains ancillary rooms only accessible externally. These rooms are electrical plant rooms, SMBC storerooms, the two bin rooms and a disused, secured former underground carpark.



The communal landings are protected by self-closing FD30s fire doors with vision panels. The two bin chutes are behind FD30s fire doors. Residents' electrical supplies are housed in service cupboards behind FD60s fire doors on all floors.



Automatic opening vents (AOV) are installed in the central atrium, corridors & stairwells. The main control panel, caretakers & firefighter override switch are immediately inside the front main entrance. The firefighters switch in the main entrance only operates the AOV's in the atrium and the means of escape corridors on all levels. There are two additional switches located on either side of the building on the lower ground floors.



Lancaster House has two dry risers. The dry riser inlets are near the two front side entrances. The dry riser outlets are available on each half landing within each protected stairwell. The riser cupboards are secured with a suited cylinder key / lock except for the 10<sup>th</sup> floor riser cupboards which secured with a suited 54 key mortice lock.



There is a secure information box (SIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The SIB contains operational information for the responding fire service.



The nearest fire hydrant is immediately outside the front entrance.



There is a firefighter's white box externally to the right-hand side of the main entrance to the front of the building.



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

The enforcing authority is West Midlands Fire Service.

---

## On arrival Information for WMFS.

Address: Lancaster House Oldbury Road B65 0QF		Survey date: 02/04/2026	ON ARRIVAL INFORMATION
<b>BUILDING LAYOUT</b>			
Size: Height	25.6 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.		
Construction	Wattles concrete frame and masonry infill. During 2010 refurbishment works the external wall system to all elevations was upgraded to include Rockwool duo slab insulation (class A1), lbstock brick masonry, Structherm mineral wool insulated render (Class A2), Wienerberger Argeton terracotta tiles (class A1), CEP claddings Ltd high-pressure laminate panels (class B,s2,d0) and Marley Eternit Fibre Cement boards to balconies (Class A2-s1,d0).		
Number of floors	12.		
Layout	<p>The block consists of 12 storeys inclusive of the ground floor &amp; lower ground floor. There are wings to the 1<sup>st</sup> and 2<sup>nd</sup> floors.</p> <p>Lower ground floor consists of two electrical intake rooms, two bin stores and SMBC storage facilities all accessed externally at the rear of the building. Internal - Rear entrance lobby, server room, two storerooms and an area containing the water tank and booster pump.</p> <p>The ground floor consists of a front and rear entrance lobby, cleaners store, caretakers' office, mobility scooter storage room without a charging facility and a staff meeting room. The staff meeting room is opposite the premise information box and contains a WMFS hydraulic door opener (adapted for Lancaster House flat doors, due to their narrow opening). There are also 14 commercial units and an outreach centre all with independent access / egress. There is no access from inside the residential high block.</p> <p>The 1<sup>st</sup> floor contains 19 flats including Flat 14 which is the only 2 storey flat in the building. There is a community room with an independent automatic fire alarm system and a decommissioned laundry room.</p> <p>The 2<sup>nd</sup> floor contains 20 flats, 3<sup>rd</sup> to 9<sup>th</sup> floors all consist of 10 flats with the 10<sup>th</sup> floor containing 8 flats. The 10<sup>th</sup> floor also contains two lift motor rooms, a telecommunication room plus access to the external roof. Opposite is a tank room plus alternative access to the external roof area. THERE ARE NO FLATS 11, 21 OR 35.</p> <p>The block has 5 general access / egress doors. The main door is central to the front elevation. There are 2 further doors to the front elevation via the 2 stairwell exits adjacent each dry riser. Additionally, there are 2 further doors to rear of the building at ground and lower ground level.</p> <p>Total of 3 stairwells serve the block. 2 protected stairwells adjacent to each dry riser inlet serve all floors and an accommodation staircase serves from the lower ground to the 1<sup>st</sup> floor at the rear.</p> <p>There are FD30s doors in lobby areas to support compartmentation in the block.</p>		
Lifts	2 lifts serve alternating floors both with firefighter override facility. Both lifts can be accessed from the ground and lower ground floors.		
Types of entrance doors	Flat entrance doors are FD30s doors, predominantly composite type doors.  NOTE: Flat door entrances are narrow. A SPECIAL NARROW EPCO DOOR OPENER IS STORED IN THE SMALL WMFS MARKED CUPBOARD IN THE OFFICE ROOM TO THE LEFT OF THE MAIN ENTRANCE INSIDE THE ENTRANCE FOYER.		
Rubbish chutes/ bin rooms	2 x bin stores both with fire suppression systems. Automatic closure plate (with manual override) at base of chutes. Hoppers on each floor above contained in rooms with FD30s door.		
Common voids	Lower ground floor plant room, accessed from lower ground floor adjacent lift cars or from bottom of each side stairwell.		
Access to roof/ service rooms	Access via lift motor room (full height door located on 10th Floor). This provides access through a full height door straight ahead or hoop ladder within a motor room onto pitched roof area.  Further access to roof area can be gained via the tank room (full height door located on 10th Floor opposite lift) provides access to the roof through full height door.		
Occupants	Approx. 234 based on an average of 2 occupants per flat (117 flats)		
Evacuation strategy	Stay Put Unless- The escape strategy is 'Stay Put Unless'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke.		
Fire alarm/ evacuation alarm	An independent automatic fire alarm system serves the community room on the first floor. A second independent fire alarm serves the server room on the lower ground floor. There is no common area fire alarm. Early warning within residents' flats is limited to hard wired battery back-up smoke alarms.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building. CCTV to Concierge service. There are no permanent staff in the block.		
<b>FIREFIGHTING SYSTEMS</b>			
Water supplies	Fire hydrant adjacent the main entrance to the front of the building.		
Dry Risers	2 x dry riser inlets to the front of the building. Each one is adjacent a stairwell exit door. A Yale type key in the firefighters' white box will open the riser inlets and the riser outlet cupboards ground to the 9 <sup>th</sup> floor. A 54 mortice key in the white box will open the 10 <sup>th</sup> floor riser outlets.		
Firefighting shafts	No.		
Smoke control vents	Automatic smoke ventilation is employed within flat lobby areas at the end of corridors and within the main entrance atrium. The firefighter override switch for these is in the main entrance beneath the AOV display panel. AOV's are also within each of the communal stairwells at each end of the building. The firefighter override switch for these is at the bottom of each respective staircase.		
Sprinkler system	A fire suppression system is provided in each refuse chute bin store.		
<b>DANGEROUS SUBSTANCES</b>			
Location, type, and quantity	<p>2ND FLOOR HOSE REEL CUPBOARDS X 2 – FLOOR TILES THERMOPLASTIC - SEALED PRESUMED CHRYSOTILE</p> <p>1ST FLOOR HOSE REEL CUPBOARD X 2 – FLOOR TILES THERMOPLASTIC - SEALED PRESUMED CHRYSOTILE</p> <p>BASEMENT – ELECTRICAL DISTRIBUTION BOARDS – FLASH PADS CLOTH - UN-SEALED PRESUMED CHRYSOTILE</p>		
<b>SERVICES</b>			
Electricity	2 electrical intake rooms accessed from the rear car park to the block, other smaller electrical cupboards on each floor		
Gas	Gas isolation points located on the orientation plan.		

## Fire Risk Assessment

---

High/Low Rise	High
Number of Floors	12
Date of Construction	1967
Construction Type	Wates. Concrete frame with masonry infill.
Last Refurbished	2010
External Cladding	Rockwool duo slab insulation (class A1), Ibstock brick masonry, Strutherm mineral wool insulated render (Class A2), Wienerberger Argeton terracotta tiles (class A1) and CEP claddings Ltd high-pressure laminate panels (class B,s2,d0), Marley Eternit Cement Boards (Class A2), & Granite Panels.
Number of Lifts	2
Number of Staircases	3 3 (including stairs from ground to lower ground to access rear car park)
Automatic Smoke Ventilation to communal area	Yes.
Fire Alarm System	Not in common residential area. LG Server room and 1 <sup>st</sup> floor Community room only.
Refuse Chute	Yes
Access to Roof	Access via motor room. Further access to roof area can be gained via the tank room (full height door located on 10th Floor opposite lift) provides access to the roof through full height door.
Equipment on roof (e.g. mobile phone station etc)	Yes, telecom.

### Persons at Risk

Residents / Occupants of 117 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)

---

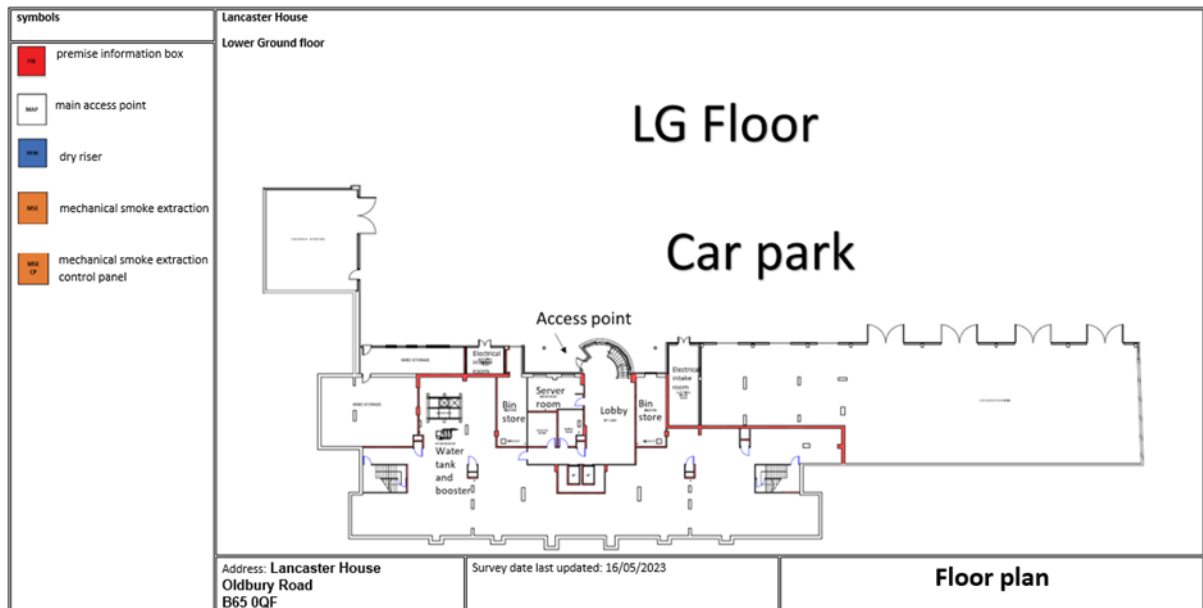
# Section 5

## Building Plan

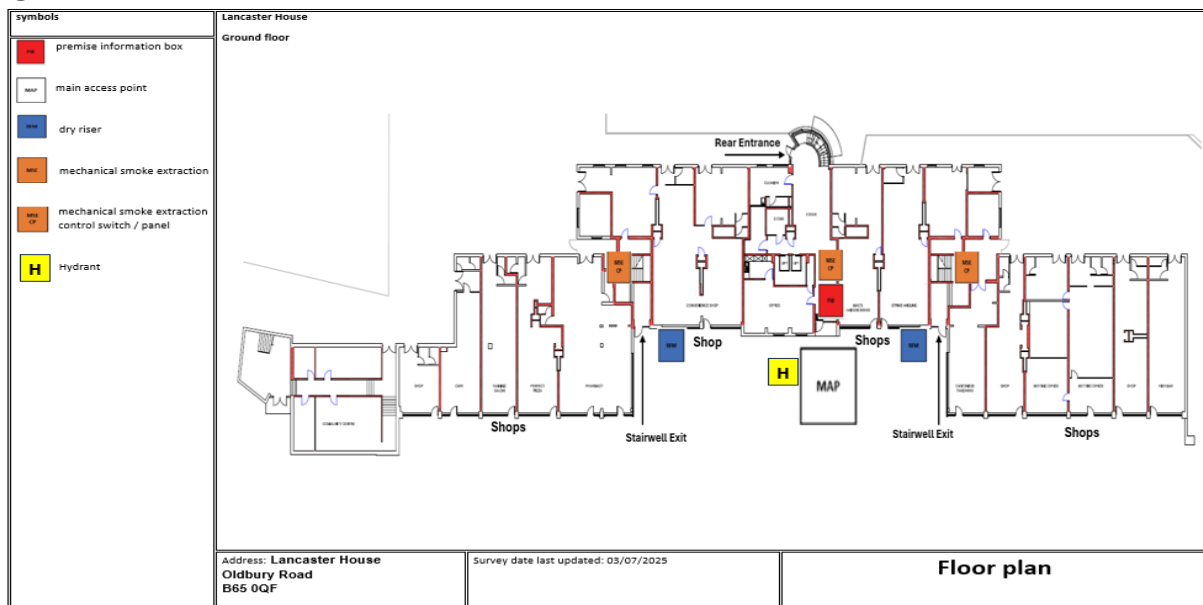
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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

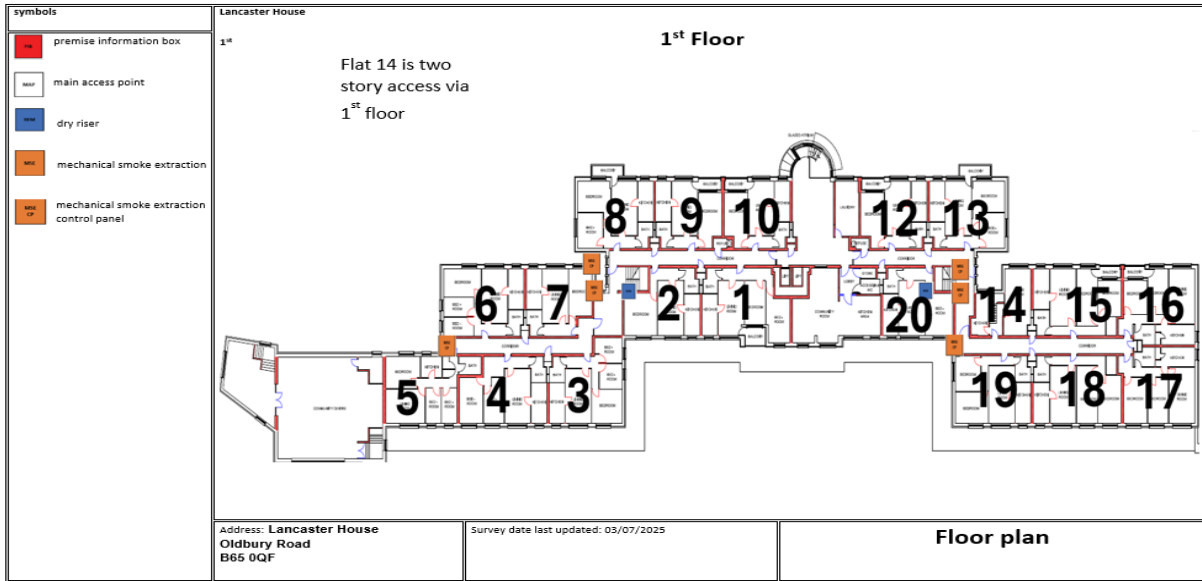
### Lower Ground Floor.



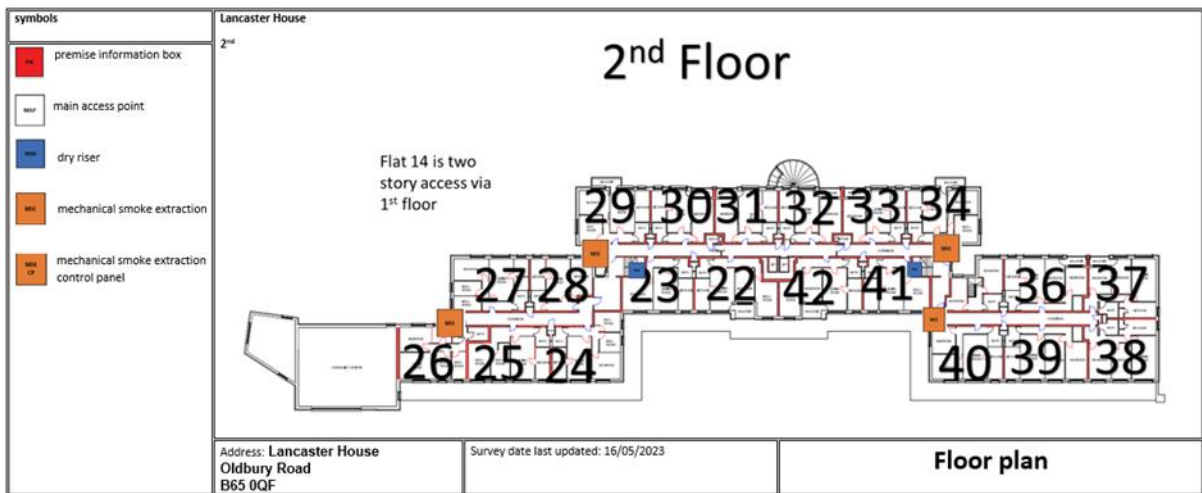
### Ground Floor



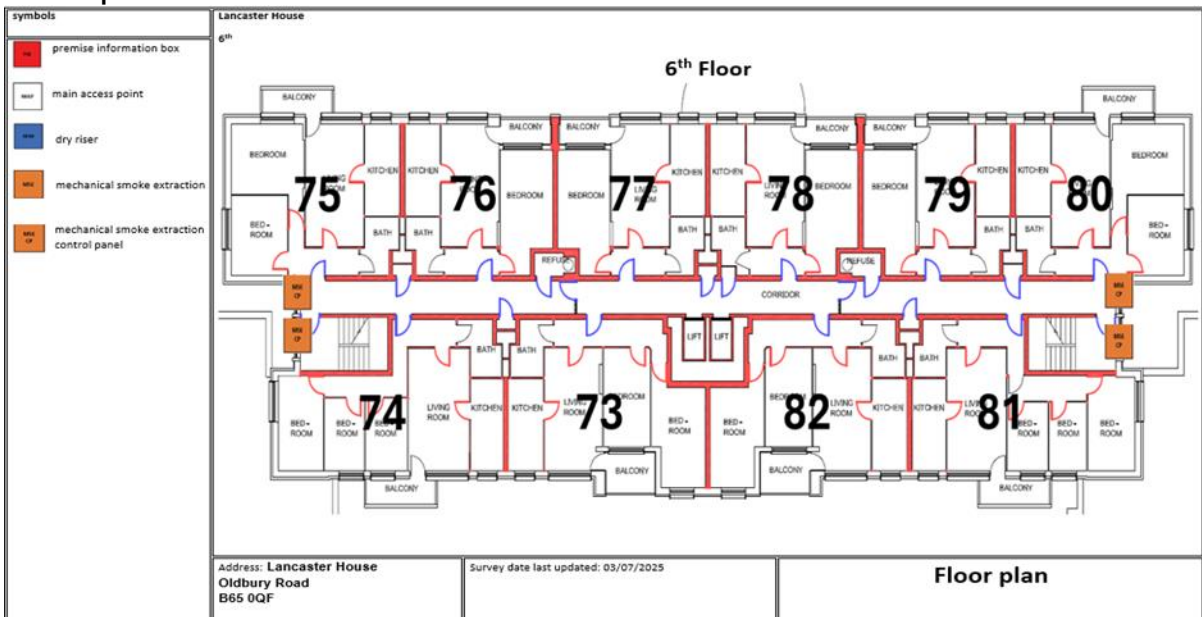
1st Floor.



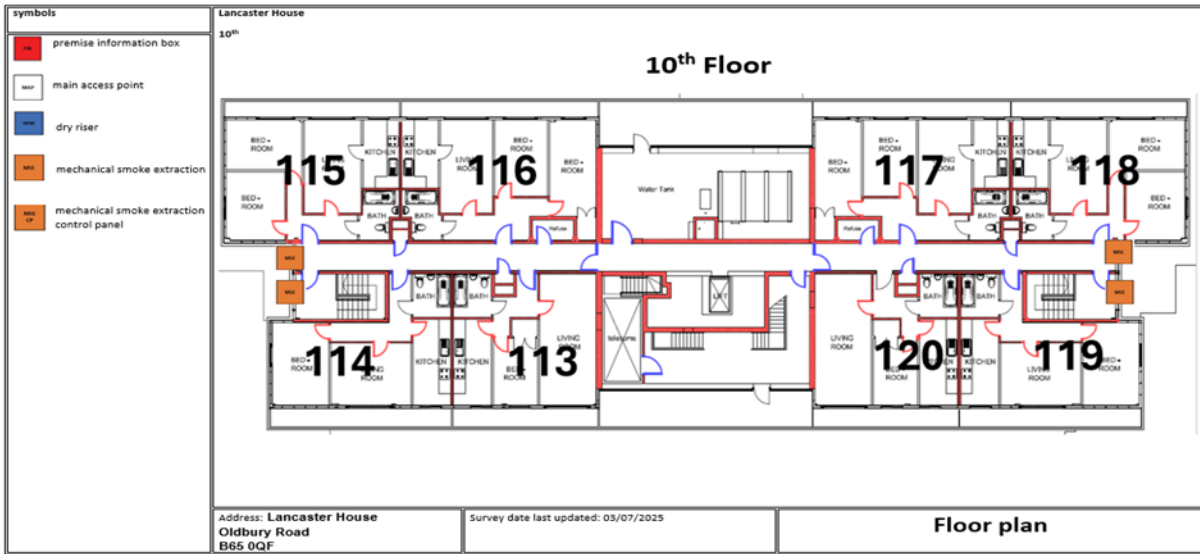
2nd Floor



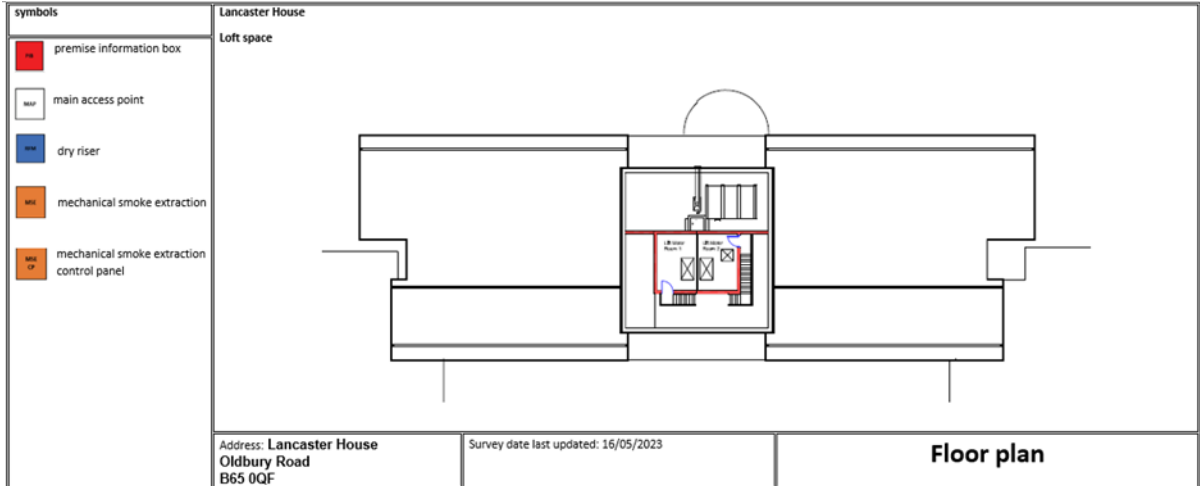
Example of floor 3-9



### 10<sup>th</sup> Floor



### Roof void



# 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 known 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. This FRAEW was undertaken by Firntec Building Compliance in November 2024. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA, and with limited onsite resources. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

Front Elevation



Rear Elevation



South Elevation



## North Elevation



Lancaster House has 5 separate areas of cladding consisting of: -

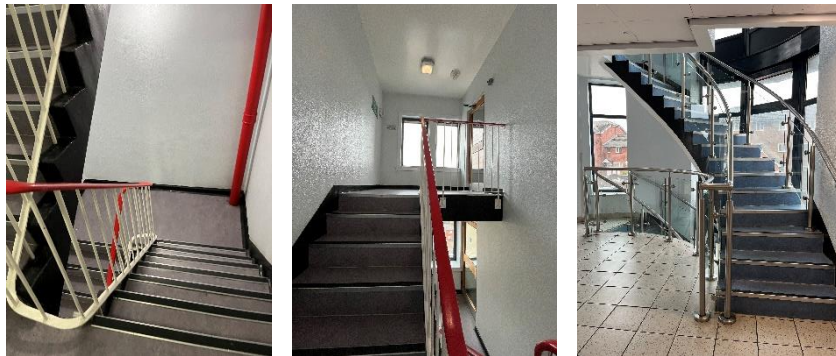
- Ibstock brick masonry.
  - CEP Claddings Ltd high pressure laminate panels class B,s2,d0
  - Structherm mineral wool insulated render class A2 – 1st – 8th<sup>th</sup> floors.
  - Wienerberger Argeton terracotta tiles class A1.
  - Marley Eternit cement boards to balconies Class A2.
  - Granite panels to ground floor entrance.
- 1) Mineral wool manufactured by Rockwool (classification A1) has been used to insulate the external wall system.
  - 2) The pitched roof is a steel framed construction with aluminium standing seam with mineral wool core.
  - 3) Each flat within the block has access to an individual balcony. The balconies are constructed utilising cantilevered concrete and are clad with Marley Eternit Board.
-

## Section

# 7

## Means of Escape from Fire

- 1) The block has two protected staircases that provide sufficient means of escape. Each staircase in width is 960mm from handrail to wall. There is a third (accommodation) staircase at the rear serving the lower ground, ground and 1<sup>st</sup> floor.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.



- 3) The dead-end corridors in the 1st & 2nd floor wings form part of the means of escape. These corridors have travel distances more than 15m. Considering the construction date of the building (1965), additional control measures have been put in place to include automatic opening vents and replacement FD30s composite fire doors to flat entrances. Additional cross corridor fire doors to prevent smoke spread should be considered in the next program of block refurbishment. See observations. See also, action 8/3.

- 4) The means of escape in the residential areas are protected to prevent the spread of fire and smoke.
- 5) The communal landing / staircases are protected by use of notional FD30s fire doors with vision panels.



- 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 opening vents (AOV) are installed in the central atrium, corridors & stairwells. The main control panel, caretakers & firefighter override switch are immediately inside the front main entrance.

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



- 10) Refuse chute hoppers are fitted with seals. There are two hoppers per floor from the first floor upwards. All hoppers are in cupboards installed with a nominal timber FD30s self-closing doors and a ventilation pipe with intumescent liner.



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



- 12) Residents' electrical supplies are situated in the cupboards on all floors, protected with nominal FD30s or FD60s doors.



- 13) The surface coatings to the communal areas are a BS EN 13501-1 (Euroclass) system



- 14) Individual flat entrance doors are predominately nominal FD30S rated composite fire doors.



- 15) Flat front door inspections were not carried out by the fire risk assessor as the SMBC Fire rapid response team now undertake surveys of flat entrance doors. Records are recorded electronically by SMBC.
-

- 16) The fire escape door from the lower ground floor pump plant area requires a thumb-twist lock to be fitted to the inside to prevented persons being locked in this plant room. See action 7/16.



## Section 8

# Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test by the resident.
- 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.

Flats; 3 LD1, 6 LD3, 16 LD1, 17 LD2, 19 LD2, 24 LD3, 26 LD1, 27 LD1, 28 LD2, 38 LD2, 39 LD2 & 40 LD1.

*For information*

*LD1 all rooms except wet rooms*

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

*LD3 Hallway only*

- 3) **As recorded above in Section 7, dead-end corridors in the 1st & 2nd floor wings have excessive travel distances of more than 15m. Additional fire safety measures are required. Fire detection in the flats in these wings is required to be investigated and up upgraded to LD1 if not already done. The flats affected are 1<sup>st</sup> floor, flats 3, 4, 5, 6, 7, 14, 15, 16, 17, 18 & 19. 2<sup>nd</sup> floor, flats 24, 25, 26, 27, 28, 36, 37, 38, 39 and 40. See action 8/3.**



- 4) The communal room on the 1st floor has an automatic fire alarm system that appears to conform to BS5839. There are detector heads, sounders, manual call points and a fire alarm control panel. This panel indicates that the alarm system has multiple zones, however only a temporary zone plan is present. BS 5839-1:2025 states that zone plans are required on every system of any size to be compliant. It is required that a suitably compliant zone plan is provided near the fire alarm control panel. See action 8/4.



- 5) The server room on the lower ground floor has an automatic fire alarm system that appears to conform to BS5839. There are detector heads, sounders, a manual call point and a fire alarm control panel. This panel indicates that the alarm system is zoned, however, only a temporary zone plan is present. BS 5839-1:2025 states that zone plans are required on every system of any size to be compliant. It is required that a suitably compliant zone plan is provided near the fire alarm control panel. See action 8/5.

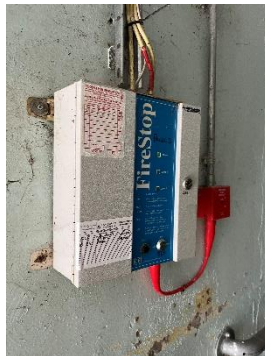


- 6) There is no means for detecting an outbreak of fire to the remaining communal areas. Automatic fire alarm systems are not usually required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.
-

- 7) Smoke detectors linked to the automatic opening vents have been installed in the common areas. The vents in the stairwells will automatically open when smoke has been detected.



- 8) A deluge system is provided in each of the refuse chute bin stores. Detectors for actuation and the control unit are sited within the bin stores. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October).



**Section  
9**

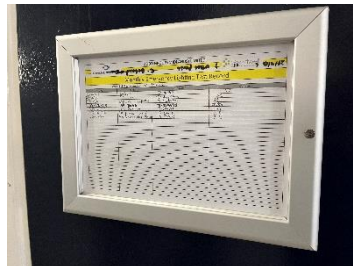
**Emergency Lighting**

---

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266.



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



## Section 10

# Compartmentation

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

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation in the residential areas to limit the travel and effect of smoke and flame in event of a fire in the residential areas. 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) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.



- 5) 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).



- 6) Service cupboards on all floors are notional FD30s and FD60s timber fire door sets. The keys are held centrally at SMBC Roway Lane, and within the firefighter's white box.



- 7) Individual flat entrance doors are predominately nominal FD30S rated composite fire doors.



- 8) The communal staircase, lobbies and corridors are protected by use of notional FD30s self-closing timber fire doors with vision panels. The vision panels are Georgian wired glass.



- 9) Cabling from service cupboards / risers to individual meter cupboards and AOV controls is housed in metal trunking.



- 10) There are two hoppers per floor from the first floor upwards. All hoppers are in cupboards installed with a nominal timber FD30s self-closing door and a ventilation pipe with intumescent liner.



Section

11

Fire Fighting Equipment

- 1) There are two dry riser systems at Lancaster House. The inlet cupboards are both to the front of the building adjacent the protected stairwell exits. The key for the inlets is within the firefighter's white box.

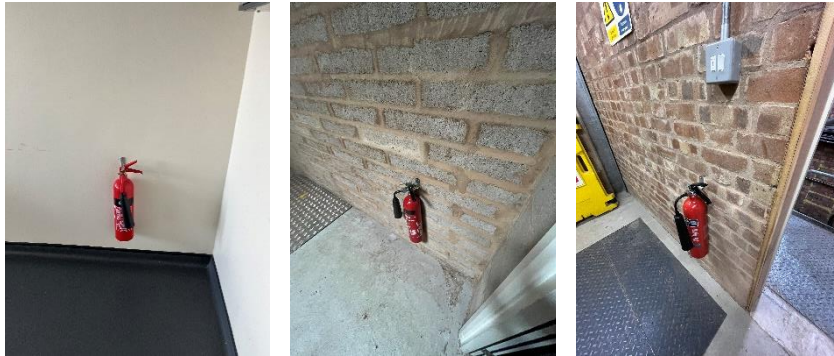


- 2) The dry riser outlets are available on each half landing in each protected stairwell (1st – 10th) within cupboards secured by suited cylinder key 1st – 9th floors & 54 key mortice locks on the 10th.



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

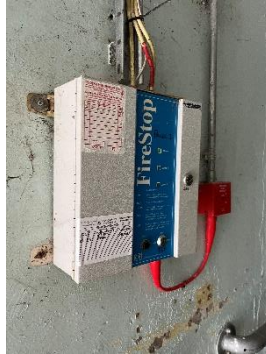
- 4) The frequency for the maintenance checks of fire extinguishers is once (October) each calendar year. Portable fire extinguishers are provided to the lift motor room, tank room, basement, laundry rooms, community and meeting rooms. Fire blankets are fitted in the kitchens of both the community and meeting rooms.
- a. **There is no extinguisher information sign for the 1<sup>st</sup> floor laundry room CO2 extinguisher, an information sign is required to be fitted. See action 11/4a.**
  - b. **There is no extinguisher information sign for both lift motor room CO2 extinguishers, an information sign is required to be fitted. See action 11/4b.**



- 5) **A foam fire extinguisher is present in the lower ground floor common area. The presence of fire extinguishers in the common areas of residential high rise blocks is discouraged as it may encourage untrained residents to firefight instead of alerting the fire service and evacuating the block. The assessor requires this foam extinguisher to be removed. It could be re-sited in the fire Rapid Response Teams store on the lower ground floor. See action 11/5.**



- 6) The bin stores are protected by a fire suppression system and serviced 6-monthly. The control panels are located on the wall within each bin store.



**Section  
12**

**Fire Signage**

- 1) Fire doors display suitable signage where appropriate. However, a 'Fire Escape Keep Clear' sign is required to be fitted on the foyer side of the fire escape door from the lower ground floor pump room. See action 12/1.



- 2) No smoking (Smoke Free England) signage is displayed throughout the premise.



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



4) Fire Action Notices are displayed throughout the building.



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



6) Photoluminescent wayfinding signage depicting floor levels and flat numbers has been installed. The signage meets the requirement the Fire Safety (England) Regulations 2022.



- 7) Fire escape routes on the 1<sup>st</sup> and 2<sup>nd</sup> floor wing staircases and community room have directional fire escape signage displayed.



**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. There are no employees permanently based in the premise.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Building safety and evacuation notices are displayed in common areas and lift cars.



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



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



**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 works are not usually conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) The electrical installation shall be tested every 5 years. Latest EICR dated 05/10/2024 and recorded as satisfactory.

This report is not valid if the serial number has been deleted or altered  
219320 EICR18.3C

**ELECTRICAL INSTALLATION CONDITION REPORT**  
Issued in accordance with BS 7671:2018 (as amended) - Requirements for Electrical Installations

PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION		
<b>DETAILS OF THE CONTRACTOR</b> Registration No: 08255 Branch No: 000 Trading Title: C & S Electrical Installations Ltd Address: Unit 2, Bridge Street, Widdowbury Postcode: W5209PH Tel No: 020 302 2027		<b>DETAILS OF THE CLIENT</b> Contractor Reference Number (CRN): N/A Name: Sunbeam MFC Address: DIRECT 2 INDUSTRIAL PARK, ROWAY LANE, OLDBURY, WEST MIDLANDS Postcode: B61 3ES Tel No: N/A
<b>DETAILS OF THE INSTALLATION</b> Occupier: Commercial UPN: N/A Address: Lancaster House, Oldbury Road, WEST MIDLANDS Postcode: B61 Tel No: N/A		
PART 2: PURPOSE OF THE REPORT		
Purpose for which this report is required: Requested by the housing association to verify the standard of the electrical installation and to suit for continued use Date when inspection and testing was carried out: 05/10/2024 Records available (BS7671): (N/A) Previous inspection report available (BS7671): (N/A) Previous report date: ( )		
PART 3: SUMMARY OF THE CONDITION OF THE INSTALLATION		
General condition of the installation (in terms of electrical safety): This installation is safe for continued use noting observations in part 5. Description of premises: Dwelling: <input type="checkbox"/> Commercial: <input checked="" type="checkbox"/> Industrial: <input type="checkbox"/> Other (include brief description): N/A Estimated age of electrical installation: (0) years Evidence of additions or alterations: (N/A) if Yes, estimated age: (N/A) years Overall assessment of the installation is: <b>Satisfactory</b> <small>*The consultant has assessed the installation and is satisfied that it complies with the requirements of BS 7671:2018 (as amended) and it is recommended that there are no further actions required.</small>		
PART 4: DECLARATION		
<b>INSPECTION AND TESTING</b> I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particular of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedule, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report. Name (signature) on behalf of the contractor identified in PART 1: CONNOR BRYAN Signature: Date: 05/10/2024 I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: ( ) ( ) Give reason for recommendation: N/A <small>Preparation of this report should take into consideration any legislation or industry requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period of time to agree between relevant parties REVIEWED BY THE REGISTERED QUALITY SUPERVISOR FOR THE CONTRACTOR</small>		

- 4) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by nominal FD60s doors.



- 5) There is a lightning protection system installed to the building. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.



- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) **Most sampled portable electrical equipment is in date. 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. However, there was no evidence of a PAT on the kettles in the 1<sup>st</sup> and ground floor community rooms. The items are required to be subjected to a PAT. See action 14/7.**



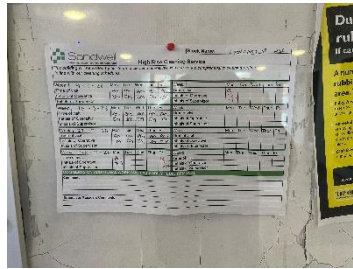
- 8) There is a small kitchenette within the community room on the 1<sup>st</sup> floor and another in the ground floor community room. Both kitchenettes are to be used for the reheating and cold preparation of food only.



**Section  
15**

**Waste Control**

- 1) There is a regular cleaning service to the premises.



- 2) Refuse & recycling containers are emptied regularly. Refuse containers are in the 3 bin store areas situated at the rear of the block. Recycling containers are kept away from the block.



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

**Section  
16**

---

## **Control and Supervision of Contractors and Visitors**

---

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

**Section**  
**17**

---

## Arson Prevention

---

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



- 3) There is no current evidence of arson
  - 4) There has been one reported fire incident since the previous FRA in April 2025. The fire incident occurred in Whiteheath Supermarket commercial premise on the ground floor. WMFS confirmed that the cause of the fire was an electrical fault at the rear of the premise. The incident was subject to a SMBC fire incident review and the previous fire risk assessment was reviewed and found to be suitable and sufficient.
-

## Section 18

### Storage Arrangements

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



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

Lancaster House


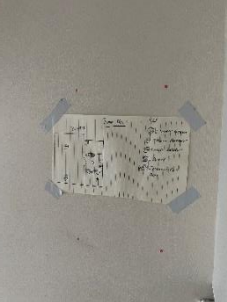
Date of Action Plan:

22/04/2026


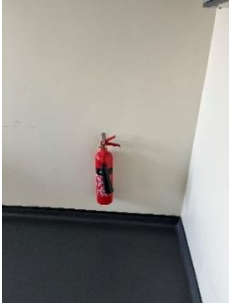
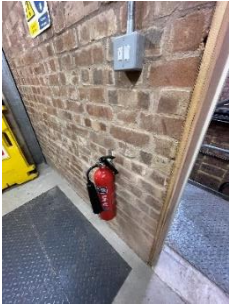
Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/16	The fire escape door from the lower ground floor pump plant area requires a thumb-twist lock to be fitted to the inside.		P2	Fire Rapid Response 1 – 3 months.	




Fire Risk Assessment

<p>8/3</p>	<p>Fire detection in the flats in the wings on the 1<sup>st</sup> and 2<sup>nd</sup> floors is required to be investigated and upgraded to LD1 if not already done. The flats affected are 1<sup>st</sup> floor, flats 3, 4, 5, 6, 7, 14, 15, 16, 17, 18 &amp; 19. 2<sup>nd</sup> floor, flats 24, 25, 26, 27, 28, 36, 37, 38, 39 and 40.</p>		<p>P3</p>	<p>Electrical 3 – 6 months.</p>	
<p>8/4</p>	<p>The 1<sup>st</sup> floor communal room fire alarm control panel has an unsuitable temporary zone plan present. It is required that a suitable zone plan is provided near the fire alarm control panel. This panel indicates that the alarm system has multiple zones, the new zone plan should state that unused zones are designated as such.</p>		<p>P2</p>	<p>Electrical 1 – 3 months.</p>	

Fire Risk Assessment

<p>8/5</p>	<p>The server room fire alarm control panel has an unsuitable temporary zone plan present. It is required that a suitable zone plan is provided near the fire alarm control panel.</p>		<p>P2</p>	<p>Electrical 1 – 3 months.</p>	
<p>11/4a</p>	<p>There is no extinguisher information sign for the laundry room CO2 extinguisher, an information sign is required to be fitted.</p>		<p>P2</p>	<p>Asset Management 1 – 3 months.</p>	
<p>11/4b</p>	<p>The CO2 extinguishers in both lift motor rooms have no extinguisher information signs. A CO2 extinguisher information signs are required to be fitted.</p>		<p>P2</p>	<p>Asset Management 1 – 3 months.</p>	

Fire Risk Assessment

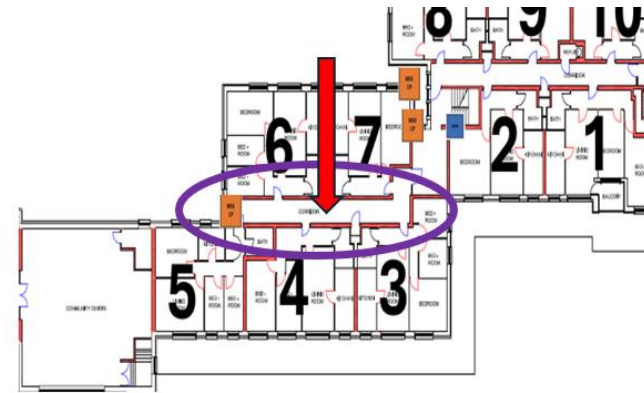
<p>11/5</p>	<p>The foam fire extinguisher present in the lower ground floor common area is required to be removed. It can be re-sited in the fire Rapid Response Teams store on the lower ground floor.</p>		<p>P2</p>	<p>Asset Management 1 – 3 months.</p>	
<p>12/1</p>	<p>A 'Fire Escape Keep Clear' sign is required to be fitted on the lift lobby side of the fire escape door from the lower ground floor pump room.</p>		<p>P2</p>	<p>Fire Rapid Response 1 – 3 months</p>	
<p>14/7</p>	<p>There is no evidence of a PAT on the kettles in the 1<sup>st</sup> and ground floor community rooms. These items are required to be subjected to a PAT.</p>		<p>P2</p>	<p>Asset Management 1 – 3 months.</p>	

## Fire Risk Assessment



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.

The dead-end corridors in the 1st & 2nd floor wings form part of the means of escape. These corridors have travel distances more than 15m. Considering the construction date of the building (1965), additional control measures have been put in place to include automatic opening vents and replacement FD30s composite fire doors to flat entrances. Additional cross corridor fire doors to prevent smoke spread should be considered in the next program of block refurbishment.



### Signed

	Building Safety Manager	Date: 20/04/2026.
 Aderian Jones	Quality Assurance Check	Date: 22/04/2026.

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

**Name of property:** Lancaster House.

**Date:** 14/05/2025

**Premise Manager:** Tony Thompson

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

An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division ([Tel:- 0121 569 5077](tel:01215695077)).



**Report No.:** J410650  
**Nature of Work:** Management Survey  
**Issue Date:** 14/05/2025  
**Client Name:** Sandwell MBC (formerly Homes)  
Building Services, Direct 2 Trading Estate, Roway Lane,  
Oldbury, West Midlands, B69 3ES  
**UPRN:** BL35780LA02 10  
**Site Address:** |1-112 Lancaster House, Rowley Regis, B65 0QF



**Order Placed By:** Dean Harding  
**Site Contact:** Not Applicable  
**Date(s) of Work:** 25/04/2025  
**Technical Manager:** D Ely CCP (Asbestos)  
**Assistant Surveyor(s):** Elliott Hickman  
**Lead Surveyor:**

**Authorised Signatory:**

Jack France  
Asbestos Surveyor

Paul Walters  
Technical Review Officer  
14/05/2025

Non-accredited activities are present within this report.

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

