Fire Risk Assessment

Sheapecoate House

Beaconview Road, West Bromwich, B71 3PP

Date Completed: 12th February 2026

Review Period: 12 months.

Officer: C. Hill **Building Safety Manager**

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

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0 Introduction

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article *9. — (1) "The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order*".

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

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

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

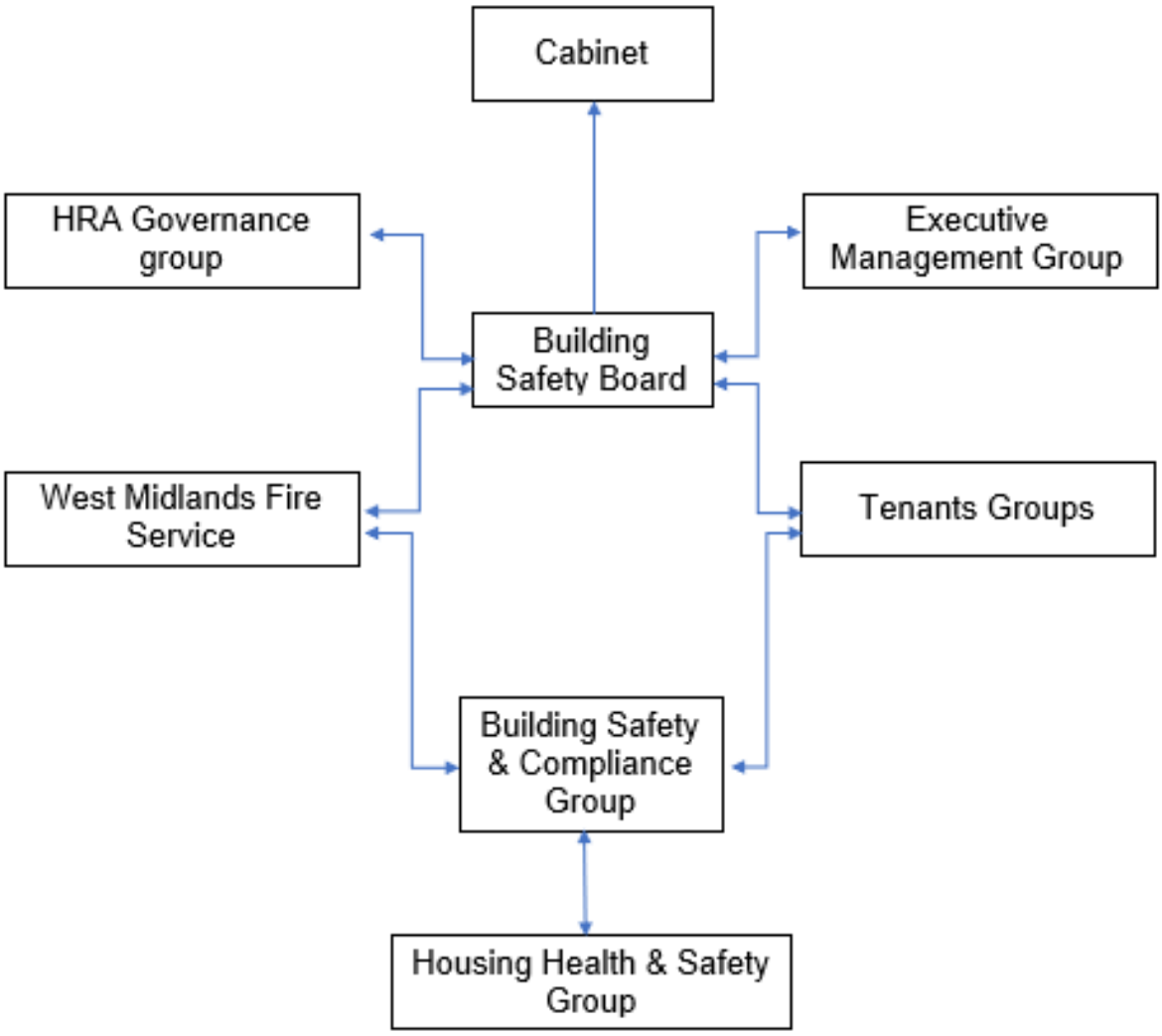
The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and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

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

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

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

Governance Structure



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

This is recorded here in section 1. Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

Section 1 Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.
Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues.

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** FRAEW steps 2-5 was completed by Firntec on 30th January 2025 – Neutral outcome. Trespa Meteon Panels (B,s1-do) over non-combustible Rockwool Insulation (A1). Rockwool Rockshield Insulated Render (A2). Ibstock Brickwork up to 1st floor level.	Trivial

Section 7	**Means of Escape from Fire** Individual flat entrance doors are nominal FD30S composite fire doors. One flat has a nominal FD30s timber flush door. The communal landings and stairs are protected by nominal self-closing FD30S doors. There is a single protected stairwell that provides a sufficient means of escape. Surface coatings are flaking in the stairwell and several chute rooms. Automatic opening vents have been installed within the stairwell and all lift lobby corridors above ground floor.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within sampled flats is installed to a minimum LD3 standard. Smoke detectors within the means of escape are to operate the Automatic Opening Vents in the stairwells and lift lobby corridors. Fire alarm system protects the ground floor server room area only. A deluge system is provided to the bin store.	Trivial
Section 9	**Emergency Lighting** The premises has a sufficient emergency / escape lighting system powered by a central battery system in the event of a loss of mains power.	Trivial

Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and the lift shaft. Flat entrance doors are nominal FD30S fire doors. All service / storage cupboard doors are minimum nominal FD30s. Cold smoke seal to be replaced on 1st floor dry riser cupboard. All communal doors protecting the staircase are nominal FD30s with vision panels.	Tolerable
Section 11	**Fire Fighting Equipment** Dry riser inlet located within ground floor dry riser cupboard. The dry riser outlets serve all floors above ground. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguishers annually. There is a deluge system in the bin store.	Trivial
Section 12	**Fire Signage** Escape signage is present. LPG cylinder warning sign displayed in lift. Wayfinding signage has been installed.	Trivial

Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The last EICR was completed 29/04/2025 with an unsatisfactory outcome. Electrical compliance manager to provide update. Trunking cover fixed with adhesive tape.	Tolerable
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Bins are stored securely in an internal store adjacent the rear entrance.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** A door entry system prevents unauthorised access. Perimeter lighting is in place.	Trivial
Section 18	**Storage Arrangements** Residents instructed not to bring L.P.G cylinders into block. All flats have a storage cupboard in the lift lobby.	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 of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment to include.

Removal and replacement of all flaking paint from multiple areas in the protected stairwell and several chute rooms. Re-paint with suitable euro class B-S3,d2 product.

Confirmation that a satisfactory landlords EICR has been provided.

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 good compartmentation to include nominal FD30s composite doors to flat entrances, nominal FD30s fire doors to stairwells, FD60 fire doors to service cupboards, suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation system to the stairwell and lift lobby corridors and a Stay Put – Unless policy.

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:

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.

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

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

Section 2

People at Significant Risk of Fire

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

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

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

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

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

Section 3

Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.
The Chief Executive has put a structure in place to support the management of the site.
This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

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

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

Section 4

Description of Premises

Sheapecoate House (1-36)
Beaconview Road
West Bromwich
B71 3PP

Description of the Property

The high-rise block was constructed in approximately 1964. The block consists of 9 storeys (inclusive of the ground floor) and is 21.6m in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.


The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab 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. The typical floor slab is between 150-200mm thick.

During 2015 refurbishment works the external wall system to all elevations was upgraded to include Rockwool insulation, Ibstock brickwork to 1st floor level, Rockwool Rockshield insulated render (class A2) and Trespa Meteon high pressure laminate panels (class B,s1,d0).

In addition, replacement balcony doors & glass balustrades, replacement windows and a steel frame pitched roof with aluminium standing seam mineral wool core roof panels was also installed during the 2015 refurbishment.

All floors contain four number dwellings each.

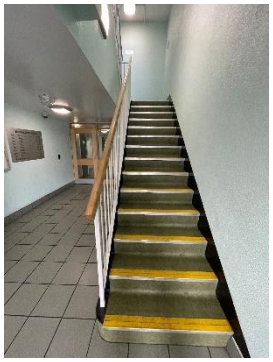
There's a total of 36 number dwellings.

From Beaconview Road, the block has a main entrance to the left side elevation, and a further entrance/exit located on the right side elevation. Both entrances have a door entry system with fob reader access. The left side entrance also has a firefighter override facility operated with a drop latch key.

Left Side

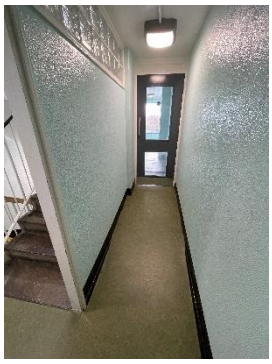
Right Side

There's a protected stairwell which exits to the left side entrance. The stairwell serves all floors.



There's a single lift which serves to the 7th floor.

There is a “viewing pod” accessed via the 1st floor stairwell. The room serves as a viewing pod / waiting room. This is secured with a suited 138 key. This area also contains the cleaners store cupboard.

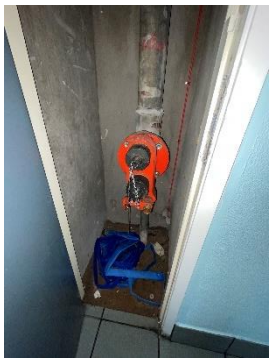

On arrival Information (for WMFS)

The fire fighters’ white box is located adjacent the main entrance door and secured with a WMFS bridge door padlock.

Access to the building is gained via the firefighter’s door override switch (main entrance) using the drop latch key from the white box or fire appliance.

The nearest hydrant is adjacent the main entrance to the building.

The Dry Riser inlet valve is located in a cupboard within the ground floor lift lobby. The cupboard is accessed utilising the suited 54 key from the firefighter's box.

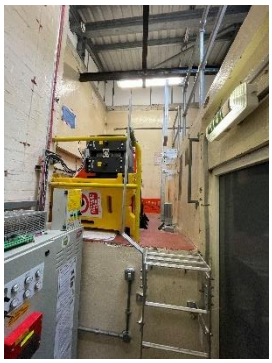


The dry riser outlet valves are located in cupboards on all floors directly above. These cupboards are also accessed utilising the 54 key from the firefighter's box.

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


The lift has a designated firefighter override switch.


The lift motor room is accessed from the 8th floor. The door is secured with a suited 54 key and lift motor room padlock key from the fireman's white box.

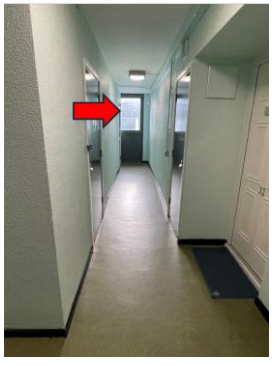
The roof void is accessed from the lift motor room via a fixed ladder and a full height door. The doors is secured with a suited 54 key.


A further fixed ladder leads to the external roof via a roof hatch.

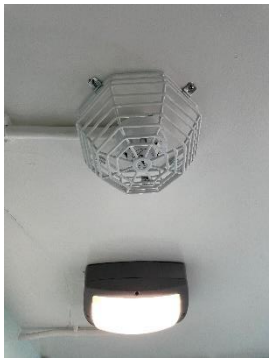
The emergency lighting for the building is powered by a central battery system which is located within a battery room accessed from the roof void.



Automatic opening vents (AOV) have been installed in the stairwell between the 2/3, 4/5, 7/8 floors and also beside the chute room in all lift lobbies from the 1st to 8th floors.




Smoke detectors linked to the AOV's are throughout the communal areas.



The AOV status panel and reset switch are in the main entrance lobby.

The refuse chute terminates in the bin store. The bin store is at the rear of the building is equipped with a fire suppression system and automatic refuse chute closer plate with manual override. The key for the roller shutter is in the fireman's white box.

The incoming electrical supply for the building is accessible from the main entrance lobby service cupboard. The doors are secured with a suited 54 key from the fireman's white box.

The electricity supply to individual flats can be isolated in residents' cupboards in the lift lobbies adjacent flat entrance doors.

Address: Sheapcoate House Beaconview Rd, West Bromwich B71 3PP	Survey date: 01/12/2025	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Height	21.6 metres for clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Concrete construction, Brick to 1st floor level. The two gable elevations have predominantly Rockwool insulated render. The front and rear elevations have high density laminate board façade.
Number of floors	9 floors inclusive of the ground floor
Layout	The block has a main entrance to the left side elevation, and a further exit located on the right side elevation. Each of the floors contains 4 number dwellings, total of 36 flats. On the first floor there is a communal area that is secured with a type 138 suited mortice lock. There is a protected stairwell which serves all floors. There is a lift that serves up to floor 7 with the lift motor room located on the 8th floor.
Lifts	1
Types of entrance doors	Individual flat doors are FD30s rated Manse Masterdoor of composite construction.
Rubbish chutes/ bin rooms	Bin store accessed externally on the right side elevation. Hoppers on all floors above in refuse chute room.
Common voids	No
Access to roof/ service rooms	Access is obtained via full height timber door on the 8th floor with a fixed steel ladder which leads to the upper level. Then a further fixed vertical steel ladder provides access up to an upper level through a timber door leading in to the roof space. Here there is a vertical ladder and sky light leading out on the roof.
Occupants	Approx. 72 based on 2 occupants per flat (36 flats)
Evacuation strategy	**Stay Put Unless**- The escape strategy is **'Stay Put Unless'.** This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke
Fire alarm/ evacuation alarm	Early warning is achieved via a hard wire or battery smoke alarms within each of the resident's flats. Each of the flats has a heat detector with a sounder / hush button installed which is located by the front door. No communal fire alarms.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located adjacent the main entrance of the building.
Fire mains	The dry riser inlet cupboard is accessed from the ground floor lift lobby. Riser outlets are on all floors above. Suited 54 key.
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter control switch is located within the ground floor lobby.
Smoke control vents	Automatic smoke ventilation is employed in the stairwell between floors 2/3, 4/5, 7/8 and on all floors between 1st & 8th adjacent the refuse chute room. There is a master reset switch located within the lobby nearest the main access point to the building on the wall.
Sprinkler system	A fire suppression system (water) protects the bin store at the rear of the building. An automatic closure plate activated by fusible link or manual override protects the refuse chute.

DANGEROUS SUBSTANCES

Location, type, and quantity	COWLS/PIPES ON MAIN ROOF CEMENT UNSEALED PRESUMED CHRYSOTILE

SERVICES

Electricity	Electric cupboard doors are FD30s, secured with type 138 suited mortice locks. Residents have been provided with a key for access to their electricity meters.
Gas	There are 4 gas risers, 2 per side elevation.

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.

High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1964 approximately
Construction Type	Wates cast in situ concrete frame / slabs
Last Refurbished	2015
External Cladding	Brick to 1st floor level. The two gable elevations are predominantly Rockwool insulated render. The front and rear elevations have high density laminate board façade.
Number of Lifts	One
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access to motor room via full height door from 8th floor landing, with a further fixed steel ladder through a timber door leading into the roof space. There is a vertical ladder and sky light leading out on the roof.
Equipment on roof (e.g. mobile phone station etc)	No, but battery room for emergency lighting is in the roof void.

Persons at Risk
Residents / Occupants of 36 number of flats.
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g., meter readers, delivery people etc)
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

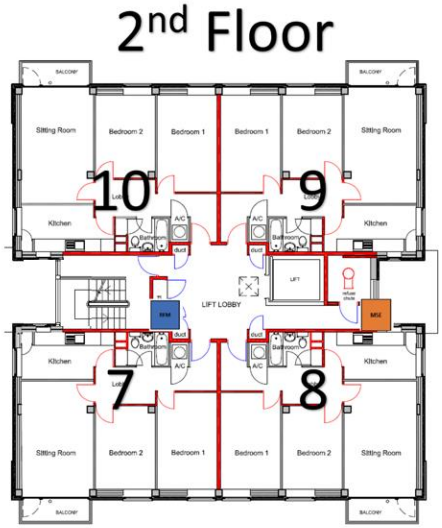
Section 5

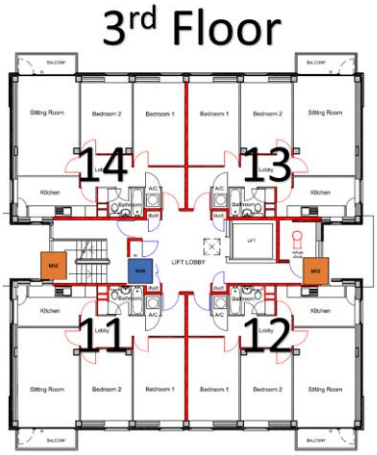
Building Plan

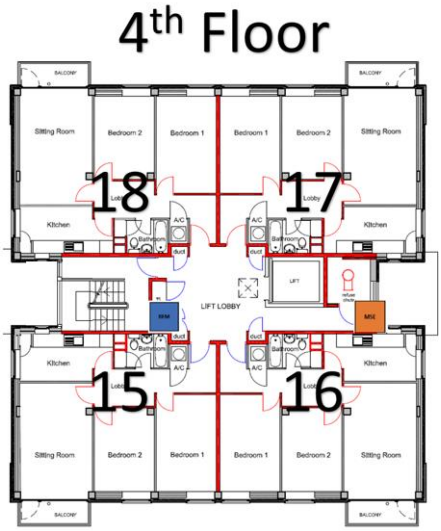
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.
The plans have been shared with WMFS electronically via their portal.

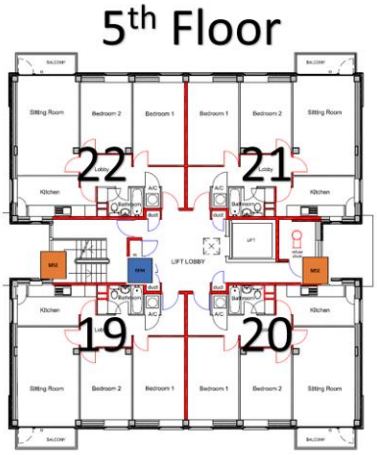
symbols	Sheapcoate house Ground floor
premise information box main access point dry riser mechanical smoke extraction control panel	
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **11/12/2025**
Floor plan	

symbols	Sheapcoate House 1st Floor
dry riser mechanical smoke extraction	
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **08/02/2023**
Floor plan	

symbols	Sheapcoate House 2nd Floor
dry riser mechanical smoke extraction	
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **11/12/2025**
	Floor plan

symbols	Sheapcoate House 3rd Floor
dry riser mechanical smoke extraction	
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **11/12/2025**
	Floor plan

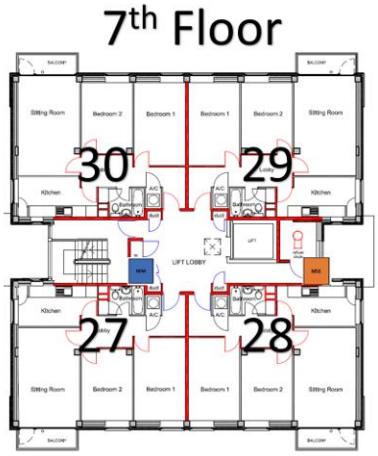
symbols	Sheapcoate House 4th Floor
dry riser mechanical smoke extraction	
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **11/12/2025**
	Floor plan

symbols	Sheapcoate House 5th Floor
dry riser mechanical smoke extraction	

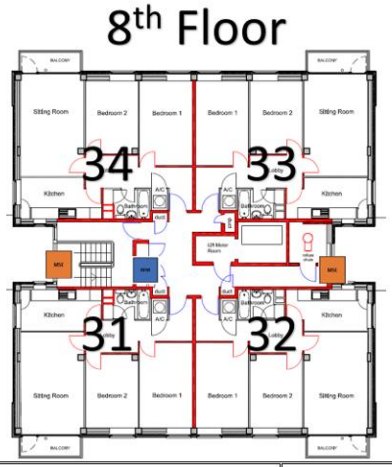
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **08/02/2023**	**Floor plan**

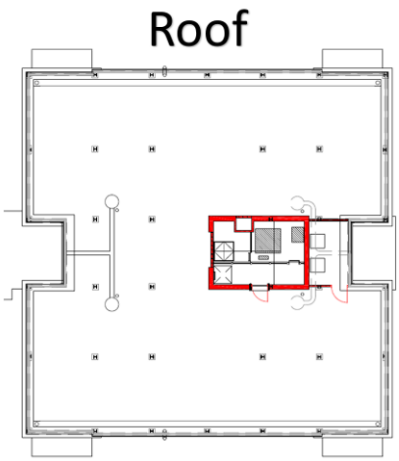
symbols	Sheapcoate House 6th Floor
dry riser mechanical smoke extraction	

Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **11/12/2025**	**Floor plan**

symbols	Sheapcoate house 7th Floor
dry riser mechanical smoke extraction	

Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **11/12/2025**	**Floor plan**

symbols	Sheapcoate House 8th Floor
dry riser mechanical smoke extraction	
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **08/02/2023**
	Floor plan

symbols	Sheapcoate House Roof/ lift motor room
	
Address: **Sheapcoate House Beaconview Rd, West Bromwich B71 3PP**	Survey date last updated: **08/02/2023**
	Floor plan

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.

Firntec Building Compliance were appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings (FRAEW).

An FRAEW steps 2-5 was completed by Firntec on 30th January 2025. Based on the available evidence, the building presents an overall medium risk rating (neutral outcome). There are no recommended remedial actions within the report.

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

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system of Sheapecoate House.

Section 7

Means of Escape from Fire

1) Individual flat entrance doors are predominantly nominal FD30S composite fire doors.


2) Flat 30 has a nominal FD30s timber flush door.

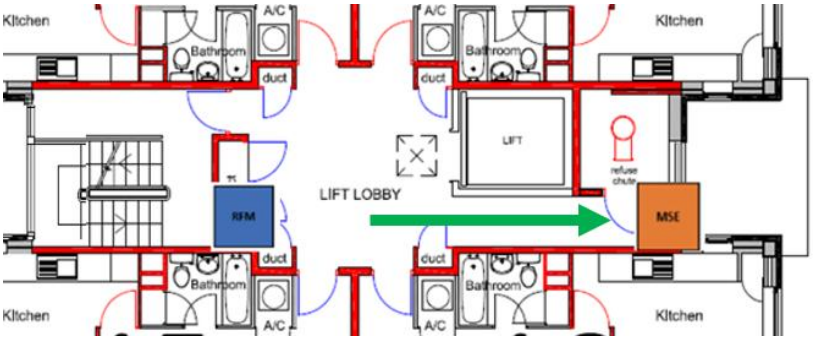
3) All flat entrance doors at Sheapecoate House are scheduled for an annual inspection in February 2026, on a best endeavour basis. The inspections and where necessary, any subsequent repairs or adjustments will be carried out by SMBC inhouse fire door inspectors / Fire Safety Rapid Response Team.

4) A number of flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be sufficiently low risk.

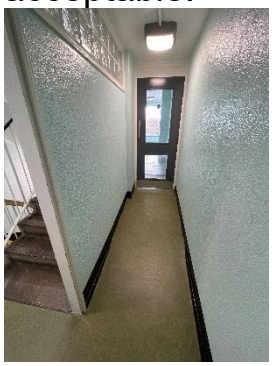
5) The means of escape are protected to prevent the spread of fire and smoke.

6) Emergency lighting is provided to the communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.

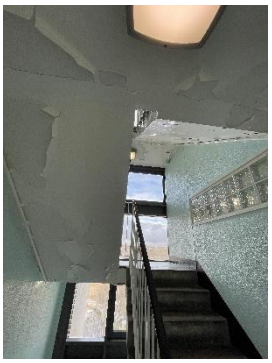
7) There are dead end corridors on all floors from the 1st to 8th. The dead end corridors are between the lift lobbies and the chute room. All are approximately 1050mm wide, 5.6 metres long and benefit from an Automatic Opening Vent therefore are acceptable.



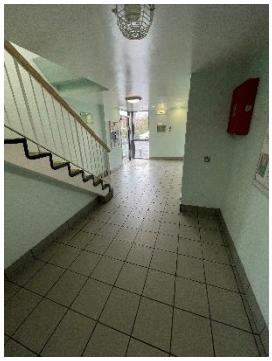
8) There is a further dead end corridor situation on all floors within the stairwell. The stairwell is protected with automatic opening vents, and each dead end is less than 4 metres therefore deemed acceptable.



9) Surface coatings to the communal areas are Torrex Flameshield Ultimate 2015, class 0 rated. **The surface coating to ceilings is flaking in multiple areas across the protected stairwell and some refuse chute rooms. To be removed and re-painted with suitable product**



10) All corridors are of adequate width and will be maintained clear.

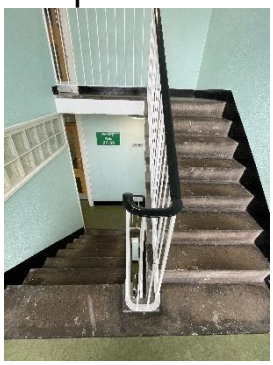
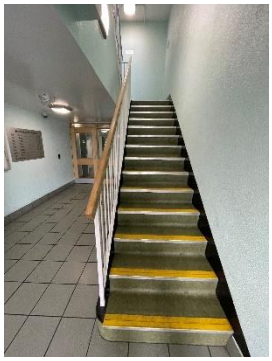


11) The communal lobbies and staircases are protected by use of nominal self-closing FD30s fire doors.

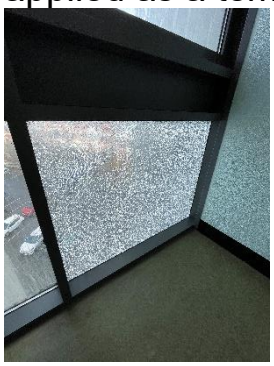

12) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

13) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

14) There is a single staircase approximately 1020mm wide, equipped with automatic opening vents provides a sufficient means of escape.

15) The inner pane of a double glazed window was noted as shattered between the 5th and 6th floors of the protected stairwell. The required repair has been reported, and a protection film has been applied as a temporary measure.



16) The maximum travel distance from any flat to the nearest protected stairwell is 5.3 metres.

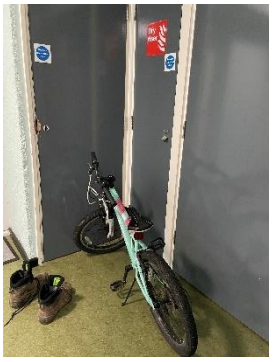
17) Automatic opening smoke vents have also been installed in the stairwell between the 2/3, 4/5, 7/8 floors. The system status panel is located in the main entrance foyer. These systems are inspected, serviced, and maintained by a competent procured contractor in accordance with the relevant British Standards, BS 7346.

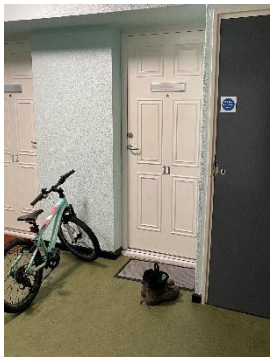
18) Glazing for kitchen windows in flats noted within 1.8m of staircase. Sprinkler roll out programme should therefore be considered as part of future refurbishments. (Recommended in section 19 Observations).

19) The final exit doors from the building have a door entry & exit system 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.

20) Communal areas should be kept free of flammable items and were noted as sterile during this survey. 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.

Shoes and a bicycle were seen in front of the dry riser outlet adjacent flat 11. There was no answer at flat 11 so the assessor moved the items. An email has been sent to the housing officer to instruct the tenant to refrain from leaving personal items in the communal areas.





Section 8 Fire Detection and Alarm Systems

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

2) Smoke detectors within the means of escape are to operate the Automatic Opening Vents in the stairwells and lift lobby corridors.

3) Based on a sample of properties via SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. The detectors are checked and records updated annually during annual the gas service.

   Flat 7 - Detectors in Hall, Lounge, Kitchen. (LD2)
   Flat 12 - Detectors in Hall, Lounge, Kitchen. (LD2)
   Flat 30 - Detectors in Hall, Kitchen. (LD2)
   Flat 33 - Detector in Hall, Bedrooms, Lounge, Kitchen. (LD1)

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

4) There is no effective means for detecting an outbreak of fire to the residential communal areas. The reason for this is:

   I. Such systems may get vandalised.
   II. False alarms would occur.
   III. A Stay Put - Unless policy is in place.

5) A deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.

Section 9

Emergency Lighting

1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.

2) The units are provided to the communal landings, stairs and corridors.

3) Emergency power is supplied from a central battery unit located in the roof void.

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

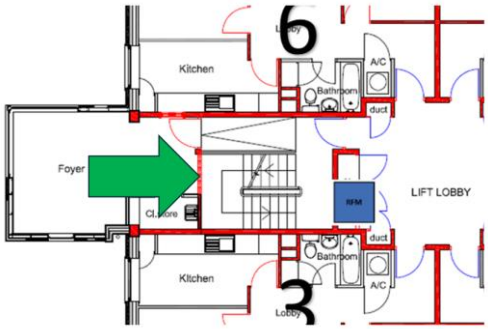
Central Battery System Monthly, 6 Monthly & 12 Monthly Inspection and Test Certificate (A3)

Section 10 Compartmentation

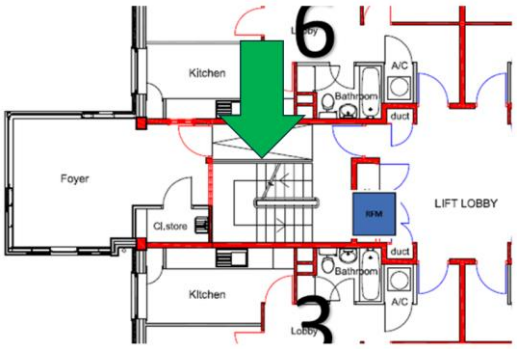
This section should be read in conjunction with Section 4

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) Nominal 1-hour glass blocks form part of the wall between the protected stairwell and 1st floor viewing room. The blocks were installed during the 2015 refurbishment and are Weck Fire Glass blocks - 190x190x100mm supplied by Glass Block Technology to BS EN 1051-1 and anchored within a prefabricated aluminium frame.



3) The same glass blocks were noted in other areas of the protected stairwell where 60 minute fire resistance isn't required.

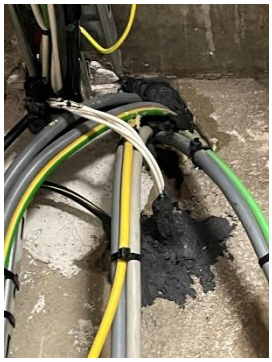


4) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.

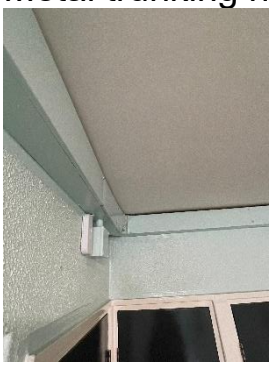
5) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.

6) Any remedial works arising from the fire stopping / compartmentation check(s) are actioned immediately by the Fire Safety Rapid Response Team.

7) A variety of methods / materials have been used to achieve fire-stopping including intumescent mastic, fire rated mortar and intumescent pads.



8) Metal trunking has been used to house cabling in common areas.



9) Access panels to stop taps are fixed to masonry and bedded on Intumescent foam.

10) A steel frame pitched roof with aluminium standing mineral wool core panels, was constructed over the original flat roof during extensive refurbishment works in 2015.

11) The internal linings of a cupboard within the 1st floor viewing room appear to be a non-combustible cement bonded calcium silicate based insulation board. The door to the cupboard is a locked FD30 timber door.

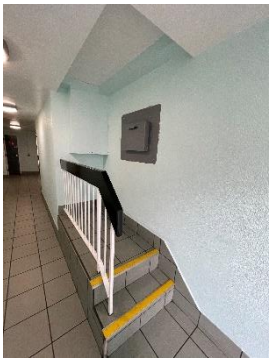
12) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

13) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.

14) Refuse chute hoppers on all floors above ground have intumescent seals and are contained in dedicated ventilated chute rooms. The base of the chute is protected with an automatic closure plate.



15) The ground floor refuse chute hopper is not enclosed in a chute room as per the original design of the building; however it does have intumescent seals.



16) Communal fire doors within the means of escape are nominal FD30s doors with vision panels.


17) The dry riser cupboards are secured with locked nominal FD30s fire doors. **The combined intumescent / cold smoke seal strip to the head of the 1st floor cupboard is damaged and requires replacement. Door will need adjustment to accommodate replacement.**

18) The service cupboards in this building are secured by locked nominal FD60s fire doors.

19) The doors to chute rooms are nominal FD30s with a Georgian wired vision panel.

20) The lift motor room is secured with a locked nominal FD60s fire door.

21) Individual flat entrance doors are predominantly nominal FD30S composite fire doors. Flat has a nominal FD30s timber flush door.


22) Individual flat entrance doors are scheduled for annual inspection February 2026 by SMBC's Fire Rapid Response team. Repairs will be completed by the Fire Rapid Response team. An approved contractor will install any replacement FD30s doors that are required.

    The inspections will be attempted on a best endeavour basis in line with The Fire Safety England Regulations 2022.

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 have not been awarded the official certification of doors manufactured and tested by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

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

Section 11

Fire Fighting Equipment

1) There is a fire hydrant the main entrance.

2) There is a dry riser that serves the building. The dry riser inlet is located within the ground floor lift lobby / dry riser cupboard. This is secured with a suited 54 key. The doors have signage depicting dry riser.

3) The dry riser outlets that serve the building are located on each floor above ground within cupboards secured by suited 54 key. The doors have signage illustrating a dry riser. The dry risers are checked regularly as part of the Caretakers duties.

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

5) A portable CO2 fire extinguisher is provided to the lift motor room.

6) Bin room is protected by deluge/sprinkler system and serviced 6-monthly.

7) The bin chute is protected by an automatic chute closure plate operated by fusible link. This is serviced 6-monthly.

Engineering Report

Prestige Protec Systems Limited
3 Fireseed Barn
Money Lane
Bromsgrove
Worcestershire
B61 9QY
0121 453 7796
0121 453 7565
enquiries@ppslimited.net

Prestige Protec Systems
FIRE PROTECTION FOR BUSINESS

BAFE SP203 ID: 381901

Site ID	SMBCISHEAPCO		SSANDCOU
Site Name	SMBC Sheapcote House		Sandwell Metropolitan Borough Council
Address	Beaconview Road West Bromwich B71 3PP		PO Box 11196 Sandwell Council House Freeth Street Oldbury, West Midlands B69 3WF
Contact:	Jason Blewitt	Customer Reference:	
System Type:	Chute Fire Shutter Door	System Maintained:	Y
Call No. J-107875	Type: Preventative Maintenance	Reason:	Service
		Status:	PASSED

Description:

Started: 02/04/25 @ 14:30:00 Finished: 02/04/25 @ 14:58:00 Excludes travel to and from site

Remarks: CONFORMANCE COMPLETION CERTIFICATE

BIN CHUTE FIRE SHUTTER DOOR - SYSTEM STATUS PASSED

I being the competent person(s) responsible (as indicated by my/our signatures below) for the inspection and servicing of the Bin Chute Fire Shutter Door, particulars of which are set out above, CERTIFY that the said work for which I have been responsible complies to the best of my knowledge and belief with the recommendations of BS 476: Part 22: Section 8.1987 Code of Practice for the fire tests on building materials and structures Part 22. Methods for determination of the fire resistance of non-loadbearing elements of constructions except for any variations, if any, stated in this report.

Shutter Door Mechanism
Fusible Link
Manual Override

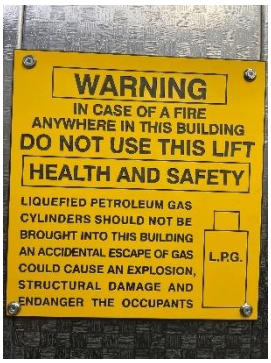
Section 12

Fire Signage

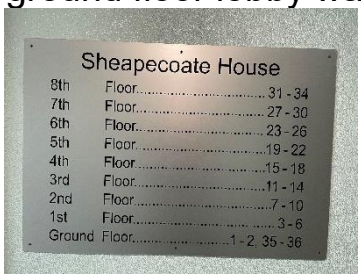
1) All fire doors display “Fire Door Keep Shut”, “Fire Door Keep Locked Shut” where appropriate.

2) Fire Action Notices are displayed throughout the building.

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



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



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

6) The fire escape routes have directional fire signage.

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) Staff undertaking fire risk assessments on High Rise buildings are qualified to Level 4 Diploma in Fire Risk Assessment.

4) Fire safety information has been provided as part of tenancy pack.

5) Building safety and evacuation notices are displayed in common areas and lift cars.

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

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

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

BUILDING SAFETY INFORMATION		Sandwell Metropolitan Borough Council SHEAPCOATE 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	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE			Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
	Gas supply tested annually				Stairs and corridors are escape routes and must be kept clear
	Water supplies checked in line with water hygiene regulations				Emergency lighting comes on in the event of power failure and is checked monthly
	There is 4 yearly check of the structural condition				Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance
	An asbestos survey has been completed and available on request				Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
	This building has protection against lightning strikes. The system is checked annually	THIS BUILDING IS DESIGNED TO SUPPORT A ***STAY PUT*** POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT ***UNLESS*** AFFECTED BY FIRE OR SMOKE.			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 brick, rockwool insulated render (class A2), & high-pressure laminate panels (class B,s1,d0). It is deemed that the combination and application of these materials present an acceptable level of risk.	Fire safety advice	Further information available at www.Sandwell.gov.uk, your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 Abdulmonim_Khan@sandwell.gov.uk Resident Engagement Officer carl_hill@sandwell.gov.uk Building Safety Manager	Sandwell FRAs	Bin rooms have sprinkler protection activated by smoke alarms

Section 14

Sources of Ignition

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

2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.

4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was recorded as unsatisfactory and completed 29/04/2025. The electrical compliance manager has confirmed they will provide an update on progress shortly. This FRA will then be updated accordingly.


ELECTRICAL INSTALLATION CONDITION REPORT

5) **Trunking cover housing wiring is held on with adhesive tape adjacent flat 10.**

6) The electrical installation i.e., risers are contained within dedicated service cupboards that are secure and protected by means of a nominal FD60S door.

7) Residents' cupboards containing electricity metres are secured by FD30s doors.

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

9) Portable heaters are not allowed in any common parts of the premises.

10) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is internal.

Section 15

Waste Control

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

2) Refuse containers are emptied regularly.

3) Regular checks by Caretakers minimise risk of waste accumulation.

4) ‘Out of Hours’ service is in place to remove bulk items.

section 16

Control and Supervision of Contractors and Visitors

1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.

2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.

4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -

    a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:

        - Health and Safety.
        - Site Security.
        - Safety of working and impact on children/school business.
        - Fire risk, if any.
        - Site Emergency Plan.

    b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.

    c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.

    d) Final Contractor review on completion of works undertaken.

Section 17

Arson Prevention

1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.

2) Restricted access to the premises by means of a door entry system.

3) There is no current evidence of arson.

4) The perimeter of the premises is well illuminated.

5) There have been no reported fire incidents since the last FRA.

Section 18

Storage Arrangements

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

2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use”.

3) No Flammable liquids are stored on site by Caretakers / cleaners.

4) All store cupboards are kept locked.

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: Sheapecoate House

Date of Action Plan: 12/02/2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/9	Remove and replace all flaking paint from multiple areas in the protected stairwell and several chute rooms. Re-paint with suitable euro class B-S3,d2 product.		P3	Within 3-6 Months Repairs	

10/17	Replace damaged cold smoke seal to head of 1st floor dry riser cupboard. Door may need to be rehung to accommodate.		P2	Within 1-3 Months Fire Rapid Response	
14/5	Remove adhesive tape and re-fix trunking cover with suitable fixings adjacent flat 10.		P2	Within 1-3 Months Electrical	

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	
Due to proximity of glazing to flat kitchens to staircase a sprinkler installation should be considered to the flats as part of a future works programme.	

Signed

	Building Safety Manager.	Date: 12/02/2026
Adrian Jones	Quality Assurance Check	Date: 19/02/2026

Appendix 1

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

Name of property: Sheapecoate House**.**

Updated: 13/07/2025

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

Hazard	Information/Comments
Asbestos (*Crocidolite - Presumed and Identified by Analysis of Sample in Various Areas.*)	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 5077.

bradley ENVIRONMENTAL

Report No.:	J420956
Nature of Work:	Management Survey
Issue Date:	29/07/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL03680SH01 8
Site Address:	1-34 Sheapecoate House, West Bromwich, B71 3PP

Order Placed By:	Jon Hemming
Site Contact:	Communal
Date(s) of Work:	13/07/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor: **Authorised Signatory:**

Jack France
Asbestos Surveyor

Louise Farmer
Technical Review Officer and Asbestos Consultant
29/07/2025

Non-accredited activities are present within this report.

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