Fire Risk Assessment

Stanton House

Beaconview Road, West Bromwich, B71 3PW

Date Completed: 4th March 2026

Review Period: 12 months.

Officer: Mohammed Zafeer **Fire Risk Assessor**

Checked By: C. Hill **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

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

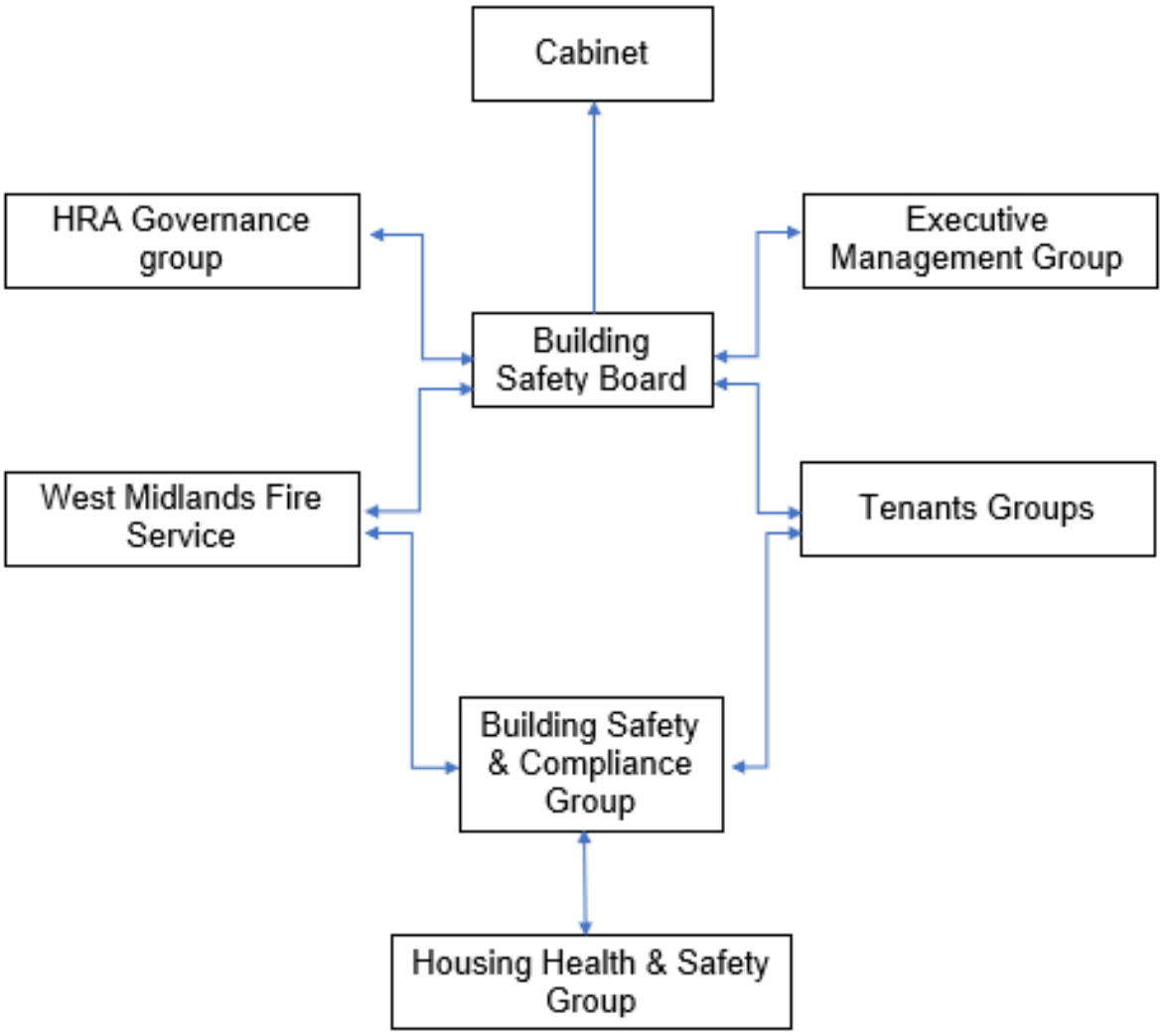
The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and 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 on 20th February 2025 by Firntec Building Compliance – Neutral outcome. Trespa Meteon Panels (B, s1-d0) over non-combustible Rockwool Insulation (A1). Rockwool Rockshield Insulated Render (A2). Ibstock Brickwork up to 1st floor level	Tolerable

	• Flat 36 has multiple items of combustible material stored on the balcony. • Missing brick slips on external envelope, *Email sent to repairs on 23/03/2026*	
Section 7	**Means of Escape from Fire** Individual flat entrance doors are nominal FD30S composite fire doors. 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. Automatic opening vents have been installed within the stairwell and all lift lobby corridors above ground floor. • Condition of door mat to flat 34 is deemed as poor due to the edges being lifted, poses a trip hazard. • Flat 6 has a large piece of carpet used as a door mat, the size and potential of being a trip hazard is not seen as acceptable. • Surface coatings are flaking in the stairwell and several chute rooms. Glazing to kitchen windows within flats has been identified within 1.8 m of the staircase. *Recommended in Observations*.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within sampled flats is installed to a minimum LD3 standard.	Trivial

	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. Detection is evident in lift motor room, battery room located in the roof void, also the roof void is equipped with detection and sounder	
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. All communal doors protecting the staircase are nominal FD30s with vision panels. • Nominal FD30s fire door located on the communal landing on the 2nd,5th and 7th floor have excessive gap at the bottom	Tolerable

	of the doors due to the angle of the floors • Communal fire door on 3rd floor, self-door closure needs adjusting. • 1st and 4th floor electrical riser fire doors have additional timber baton fixed to the front leaf of the door. *Noted in observations.*	
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. Portable CO2 extinguisher evident in lift motor room	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 **27/01/2022** with an unsatisfactory outcome. Electrical compliance manager to provide update.	Trivial
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

After carrying out a Type 1 **non-intrusive** fire risk assessment on

Stanton House (1-36)
Beaconview Road
West Bromwich
B71 3PW

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

Removal and replacement of all flaking paint from in the protected stairwell to floors 5/6,6/7,7/8. Re-paint with suitable euro class B-S3, d2 product.

Rectify excess gap at the bottom of communal nominal fire doors on floors 5,6,7 with drop down seals due to the angle of the floor

Rectify and adjust self-closing device on communal fire door on 3rd floor

After assessing Stanton House use and its occupants, the potential life safety risk in the event of a fire is slight. This assessment is based on presence the of both certified and nominal composite FD30s doors for all flats and nominal FD30s fire doors to stairwells, FD60 fire doors to service cupboards, the installation of smoke detection systems meeting at least LD3 standards within each flat, alongside detection installed in the roof void, refuse stores, battery room and lift motor room. Effective housekeeping practices in communal areas that minimize combustible materials and aid safe evacuation are maintained. Additionally, the evacuation route is adequately illuminated, and final exit door is installed with a failsafe system which will allow the door to automatically switch to open in an event of an emergency The fire strategy for the block is a 'Stay Put Unless'.

Confirmation that a satisfactory landlords EICR has been provided.

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

Stanton House (1-36)
Beaconview Road
West Bromwich
B71 3PW

Description of the Property

This **type 1 non-intrusive fire risk assessment** pertains to the residential block located 1-36 Stanton House. The high-rise block was constructed in approximately 1964. The block consists of 9 storeys (inclusive of the ground floor). For clarity, this is from the lowest adjoining ground level to the highest habitable floor level. Approximately 21.6m to the highest occupied floor level.


North


East


South


West

The typical structural arrangement of Stanton House comprises a reinforced concrete frame constructed in-situ. The structure consists of reinforced concrete floor slabs supported by reinforced concrete walls and columns that stack vertically throughout the building. Concrete beams and columns are positioned at regular centres and are evenly distributed across the structure. The typical floor slab thickness ranges between approximately 150–200 mm.

During refurbishment works undertaken in 2015, the external wall system across all elevations was upgraded. The improvements included the installation of Rockwool insulation, Ibstock brickwork to first-floor level, Rockwool Rockshield insulated render (Class A2), and Trespa Meteon high-pressure laminate panels (Class B-s1, d0).

The 2015 refurbishment works also included the installation of replacement balcony doors with glass balustrades, new windows, and a steel-framed pitched roof finished with aluminium standing seam mineral wool core roof panels.

Balconies are provided at each level and are formed from cantilevered reinforced concrete slabs that are structurally integrated with the main frame. As part of the 2015 refurbishment, steel balustrades with glazed infill panels were installed to these balconies.

Steel framed roof, aluminium windows and cantilevered balconies

All floors contain four number dwellings each.

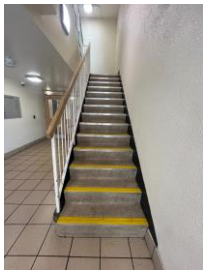
The block consists of 36 dwellings with 4 to each floor.

The building is accessed from Beaconview Road via a primary entrance located on the north/ left-hand elevation, with a secondary entrance/exit situated on the south/right-hand elevation. Both access points are fitted with door entry systems incorporating fob reader access control.

The left-hand entrance is additionally provided with a firefighter override facility, operable by means of a drop-latch key, to facilitate emergency service access.


L/North Side R/South Side

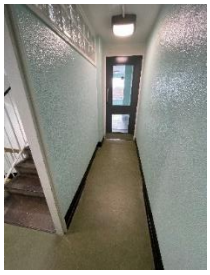
There is a single protected stairwell which exits to the left side entrance. The stairwell serves all floors.




Access to a single lift which serves to the 7th floor is located in ground floor lobby of the block.


A fire control switch is located on the side of the lift for fire service to take control of the lift in an emergency.

A “viewing pod” is accessed via the first-floor stairwell and functions as a viewing and waiting area. Access to this room is secured using a suited 138 key. The area also contains the cleaner’s 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 can be obtained via the firefighter’s door override switch located at the main entrance, operated using a drop-latch key from the white key box or a fire appliance.

The nearest hydrant is adjacent the main entrance to the building. Indication of the hydrant is marked on the wall with ‘H’ sign.

Hydrant

Hydrant locations marked within the red circles

The dry riser inlet valve is located within a cupboard in the ground floor lift lobby. Access to this cupboard is provided using a suited 54 key, which is available in the firefighter’s key box.

The dry riser outlet valves are installed on every floor above ground, each housed within a dedicated cupboard positioned directly above the corresponding inlet. These cupboards are secured behind FD30S fire doors and are accessed using a suited 54 key, which is available from the firefighter's key box, ensuring controlled and secure access for emergency personnel.

FD30s door and example of riser valves from floors, G,1,2,3,

A Secure Premises Information Box (SIB/PIB) is installed at the main entrance. The unit is a Gerda box**,** operated using a standard WMFS-suited key. The PIB contains floor plans, vertical circulation diagrams, orientation plans, and relevant information for WMFS, as well as documents relating to occupants with vulnerabilities who may require additional support during a fire incident.

The lift motor room is accessed via the eighth floor. Entry is controlled using a suited 54 key in combination with the lift motor room padlock key, both of which are stored in the firefighter's key box

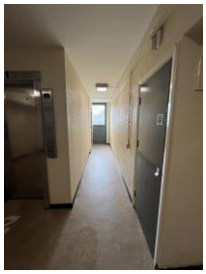
The roof void is accessed through the lift motor room via a fixed ladder and a full-height door. Access to this door is controlled using a suited 54 key.



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 (AOVs) have been installed within the stairwells between floors 2/3, 4/5, and 7/8, as well as adjacent to the refuse chute room in all lift lobbies from the first to eighth floor, providing enhanced smoke ventilation throughout the building. Smoke detectors linked to the AOV's are throughout the communal areas.





AOV installed at the bottom of the corridors with smoke detection linked.

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

The refuse chute terminates in the bin store situated at the rear of the building. The bin store Is equipped with a fire suppression system to mitigate the risk of fire within the refuse area. Additionally, it features an automatic refuse chute closure plate with a manual override function, allowing controlled operation in the event of an emergency. Access to the roller shutter securing the bin store is provided via the key held in the firefighter's key box, ensuring that emergency personnel can gain entry if required.

Bin chute, access via shutter, refuse chute closure plate and suppression system

The incoming electrical supply for the building is housed within the service cupboard located in the main entrance lobby. Access to this cupboard is controlled via a suited 54 key, which is held in the man's white box.

This arrangement ensures that the electrical infrastructure is securely protected while remaining accessible to authorised personnel


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

Address: Stanton House Beaconview Road B71 3PW	**Survey date: 08/02/2023**	**ON ARRIVAL INFORMATION**

BUILDING LAYOUT	
Size: Width, breadth and height	
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	**Each of the floors contains 4 number dwellings apart from the ground floor which has 2 number dwellings due to there being a Janitorial Office facility / store and also a server room for the CCTV equipment.** **On the first floor there is a communal area that is secured with a type 138 suited mortice lock.** **The block has a main entrance to the front elevation and a further exit located on the rear elevation.** **There is a lift car 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	**Yes secured behind FD30s rated timber fire doors**
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 providing access to the upper level. Then a further fixed vertical steel ladder provides access up to a further upper level through a timber door leading in to the roof space. 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 from the front entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the ground floor and can also be found on the floor plans.**
Fire mains	**There is a dry riser that serves the building. The outlets are contained within the dry riser cupboard that is secured with a type 54 suited mortice lock. The door has signage depicting dry riser.**
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 There is a master reset switch located within the lobby nearest the main access point to the building on the wall.**
Sprinkler system	**A water suppression system is provided to the refuse chute bin store**
DANGEROUS SUBSTANCES	
Location, type, and quantity	**COWLS/PIPES ON MAIN ROOF CEMENT UNSEALED PRESUMED CHRYSOTILE**
SERVICES	
Electricity	**Electric cupboards are FD30s rated, secured with type 138 suited mortice locks. Residents have been provided with a key for access to their electricity meters**
Gas	**4 gas risers Gas isolation points located on the orientation plan**

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.

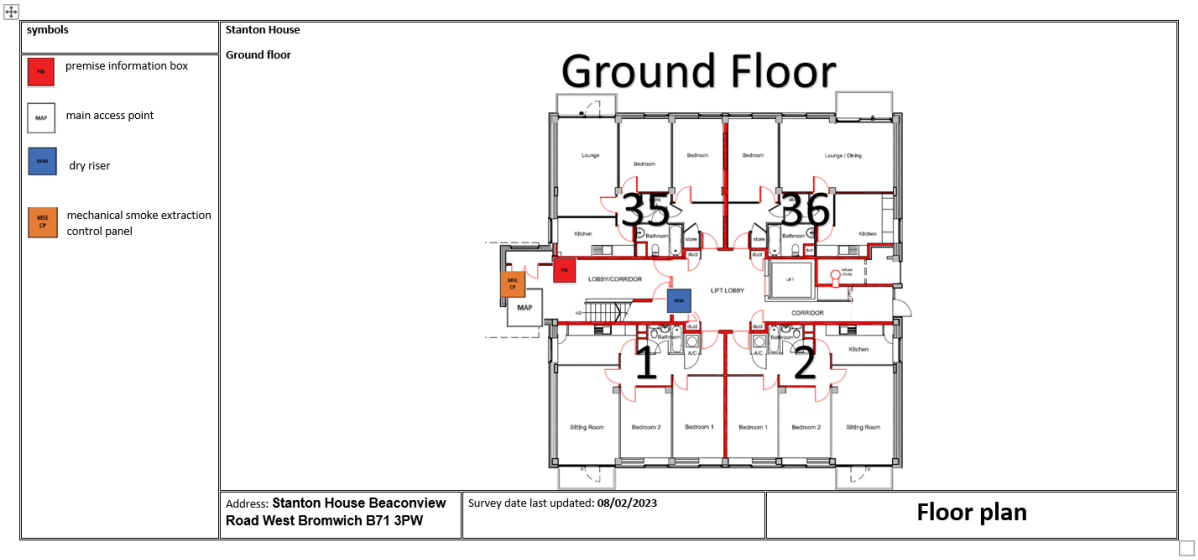
Persons at Risk
Residents / Occupants of 36 number of flats.
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g., meter readers, delivery people etc)

Nearest Fire station is West Bromwich Fire Station which is 2.5 miles

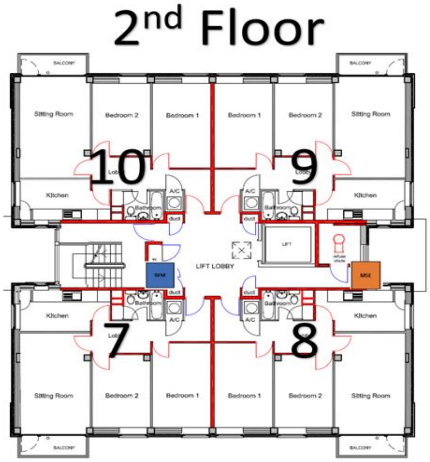
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

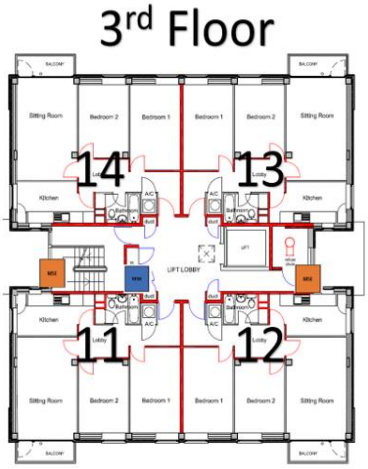
Section 5 Building Plan

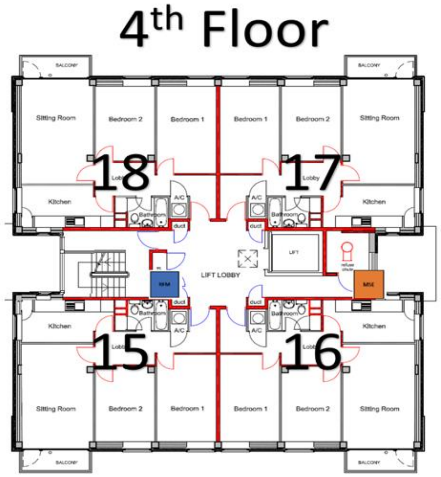
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.
The plans have been shared with WMFS electronically via their portal

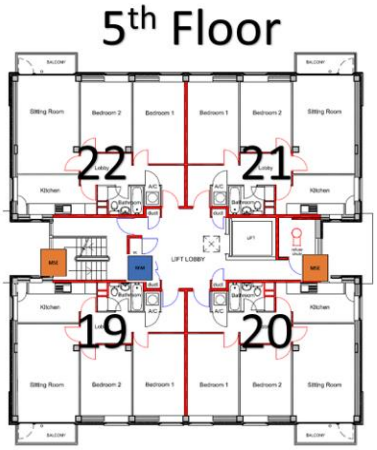


symbols	Stanton House 1st Floor
dry riser mechanical smoke extraction	
Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **08/02/2023**
	Floor plan

symbols	Stanton House 2nd Floor
dry riser mechanical smoke extraction	
Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **11/12/2025**
	Floor plan

symbols	Stanton house 3rd Floor
dry riser mechanical smoke extraction	
Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **08/02/2023**
	Floor plan

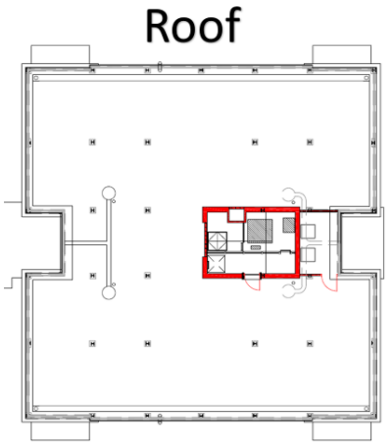
symbols	Stanton House 4th Floor	
dry riser mechanical smoke extraction		
	Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **11/12/2025**
		Floor plan

symbols	Stanton House 5th Floor	
dry riser mechanical smoke extraction		
	Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **08/02/2023**
		Floor plan

symbols	Stanton House 6th Floor	
dry riser mechanical smoke extraction		
	Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **11/12/2025**
		Floor plan

symbols	Stanton House 7th Floor
dry riser mechanical smoke extraction	
Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **11/12/2025**
	Floor plan

symbols	Stanton House 8th Floor
dry riser mechanical smoke extraction	
Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	Survey date last updated: **08/02/2023**
	Floor plan

symbols	Stanton House Roof/ lift motor room
	
Address: **Stanton House Beaconview Road West Bromwich B71 3PW**	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.

On 20th February Firntec Building Compliance were appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings (FRAEW).

Based on the evidence available at the time of the assessment, the building was assigned an overall medium risk rating (neutral outcome). The report did not identify any recommended remedial actions.

Details relating to the external wall construction have been submitted to the fire service via the WMFS portal, in compliance with the Fire Safety (England) Regulations 2022.

The section below provides a summary of the materials used within the external envelope, forming part of the external wall system of Stanton House. The assessment concluded that the combination and installation of these materials present an **acceptable** level of fire risk.

1)The building is of reinforced concrete frame construction with masonry infill (Wates system). It was last refurbished in 2015, during which an external wall system was installed. It is understood that's external wall is of the following build-up (from outermost to innermost layer):

- **Surface Finish:** High-Pressure Laminate (HPL) panels
- **Cavity:** Ventilated cavity
- **Insulation:** Mineral wool insulation (A1-rated Rockwool insulation together with Rockwool insulated render system
- **Inner Leaf / Structural Support:** Reinforced concrete backing wall

This construction forms part of the external envelope of the building.

2)Flat 36 has excessive fire loading to balcony with a number of believed combustible items.

3) External wall on the ground floor level has missing Ibstock brick from the left/north and east elevation of the building. *Email sent on 23/03/2026 to Repairs*




4) Lightening protection is installed to the block with earth rods positioned at various points around the block.


Section 7

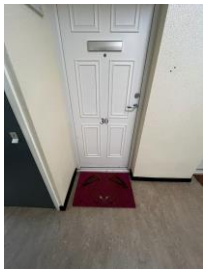
Means of Escape from Fire

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

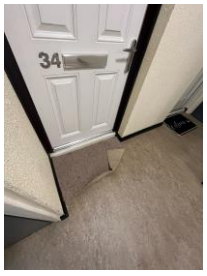



2) All flat entrance doors at Stanton House are scheduled to undergo annual inspection in March 2026 on a best-endeavours basis. The inspections, and where necessary any subsequent repairs or adjustments, will be undertaken by SMBC's in-house fire door inspectors and the Fire Safety Rapid Response Team.

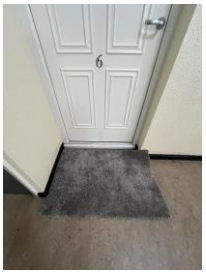
3) Several flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be sufficiently low risk the size and condition of the mats are acceptable for most flat entrances.




4) Condition of door mat to flat 34 is deemed as poor due to the edges being lifted which could potentially cause a trip hazard.



5) Flat 6 has a off cut of carpet placed as a door mat, the size and potential trip hazard is not deemed as acceptable.

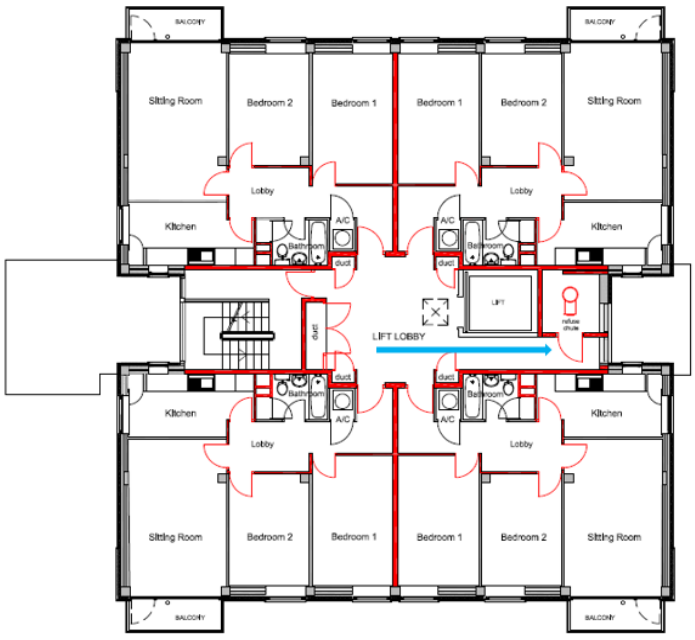


6) The means of escape are protected to prevent the spread of fire and smoke.

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

8) Dead-end corridor sections are present on all floors from Levels 1 to 8, located between the lift lobbies and the refuse chute rooms. Each corridor is approximately 1050 mm in width with a travel distance of 5.1 metres and is provided with Automatic Opening Vent (AOV) smoke control. On this basis, the arrangement is considered acceptable in accordance with relevant fire safety guidance.

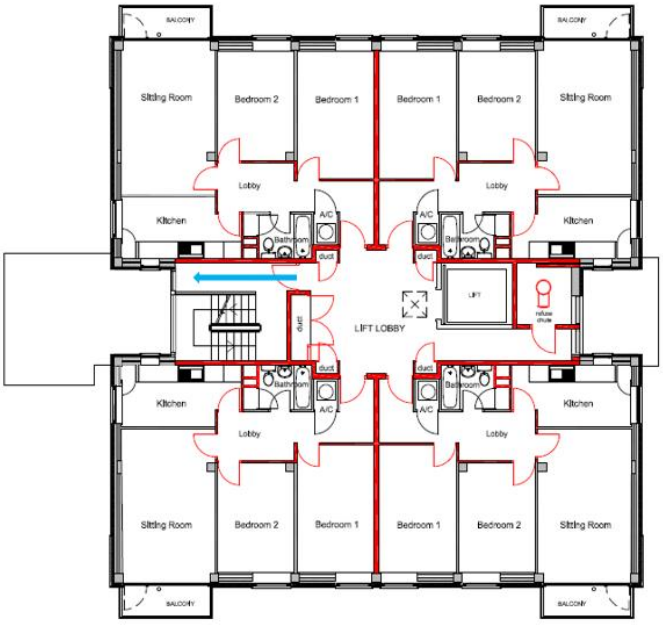
Dead end corridor marked by blue arrow.



Example: Seventh Floor Plan

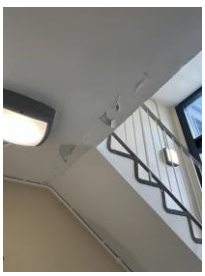
9) A secondary dead-end condition is present on each floor within the stair enclosure. The stairwell is provided with automatic opening vents (AOVs) for smoke control, appropriate emergency lighting, and each dead-end travel distance is less than 4 metres. As such, the arrangement is considered acceptable in accordance with relevant fire safety guidance.

Dead end corridor marked by blue arrow.



Example: Seventh Floor Plan

10) The surface coatings applied within the communal areas comprise Torrex Flameshield Ultimate 2015, which is Class 0 rated. However, the coating to the ceilings is flaking in multiple locations throughout the protected stairwell. **These areas should be prepared by removing the defective coating and subsequently redecorated using a suitable fire-rated product**.



5th & 6th floor stairs

6th &7th floor stairs

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

Ground, 5th and 8th floor corridors

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

Ground,5th and 7th floor communal lobby doors

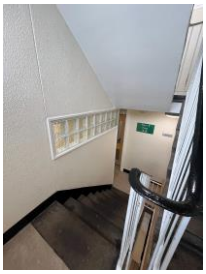
13) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

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

15) There is a single staircase, from the communal lobby that serves ground to 8th floor, these stairs are measure at approximately 999mm wide and are equipped with automatic opening vents allowing sufficient means of escape.

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





17) Automatic opening smoke vents have been installed within the stairwell serving floors 2/3,4/5,7/8, as well as in the battery room located within the roof void. The system status panel is situated in the main entrance foyer. These systems are inspected, serviced, and maintained by a suitably competent, appointed contractor in accordance with the relevant British Standard, BS 7346.

18) Glazing to kitchen windows within flats has been identified within 1.8 m of the staircase. As a result, the implementation of a sprinkler roll-out programme should be considered as part of any future refurbishment works. *(Recommended Observations)*

Kitchen windows near protective staircase

19) The final exit doors on the L/North and R/South side of 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.


L/North


R/South

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.

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, lift motor room, battery room and roof 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 8 - Detectors in Hall, Lounge, Bedrooms, Kitchen (LD1)
   Flat 13 - Detectors in Hall, Lounge, Kitchen (LD2)
   Flat 18 - Detectors in Hall, Lounge, Bedrooms, Kitchen (LD1)
   Flat 22 - Detector in Hall, Lounge, Kitchen (LD2)

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

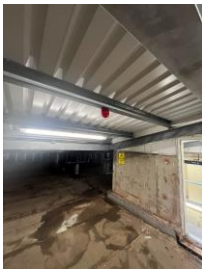
4) There is no effective means for detecting an outbreak of fire to the residential communal areas. The reason for this is:

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

5) A deluge fire suppression system is installed within the refuse chute bin store to provide automatic fire control. The system is maintained by an approved contractor, with planned inspection and servicing undertaken biannually, typically in April and October each year, to ensure continued operational effectiveness.


6) Detectors that are linked to the buildings AOV systems are also installed in the battery room, lift motor room and in the roof void.

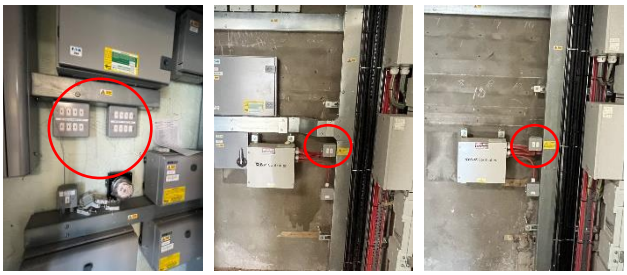




Section 9

Emergency Lighting

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



Ground, 2nd and 5th floor emergency light test switches

2) The units are provided to the communal landings, stairs and corridors and near exit routes. There is additional emergency lighting units installed in the lift motor room and

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

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

SC434 Landlords Central Battery Systems – Eaton

Sandwell

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

Address: 1-24 Stanton House

Location of Central Battery System: Roof space

Serial Number: N/A

Access / Keys Required: Std Allen Keys

Approximate Number of Fittings: 140

Central Battery System Details

System Type: ☑ 3 Hour System ☐ 1 Hour System

Type of Test: ☑ Monthly ☐ 6 Monthly ☐ 12 Monthly

Length of Test: ☐ <15 Minutes ☑ 15 Minutes ☐ 1 Hour ☐ 3 Hours

See page 2 for simulated mains failure durations

Visual Inspections

No	Description	Status	Comments
V1	Battery Visual Inspection	(PASS) / FAIL	
V2	Ventilation Check	(PASS) / FAIL	
V3	Display LED Check	(PASS) / FAIL	
V4	Operating environment free from dust	(PASS) / FAIL	
V5	Battery Room free from debris and is well lit	(PASS) / FAIL	

Functional Test

No	Description	Status	Comments
F1	All Luminaires working when supplied from the Central Battery System for the prescribed duration (see overleaf)	(PASS) / FAIL	

Following reinstatement of mains power, the following items must be checked

No	Description	Status	Comments
V6	Control Panel Indicators working	(PASS) / FAIL	
V7	Charging system is functioning properly	(PASS) / FAIL	
V8	Complete Battery Voltage Log Sheet	(Use Table Appendix 1)	Completed

Date and Signature of person carrying out the Inspection and Testing

No	Description	Details
S1	Engineers Name (Print)	C. Bedford
S2	Engineers Name (Signature)	
S3	Date	14/1/26

1

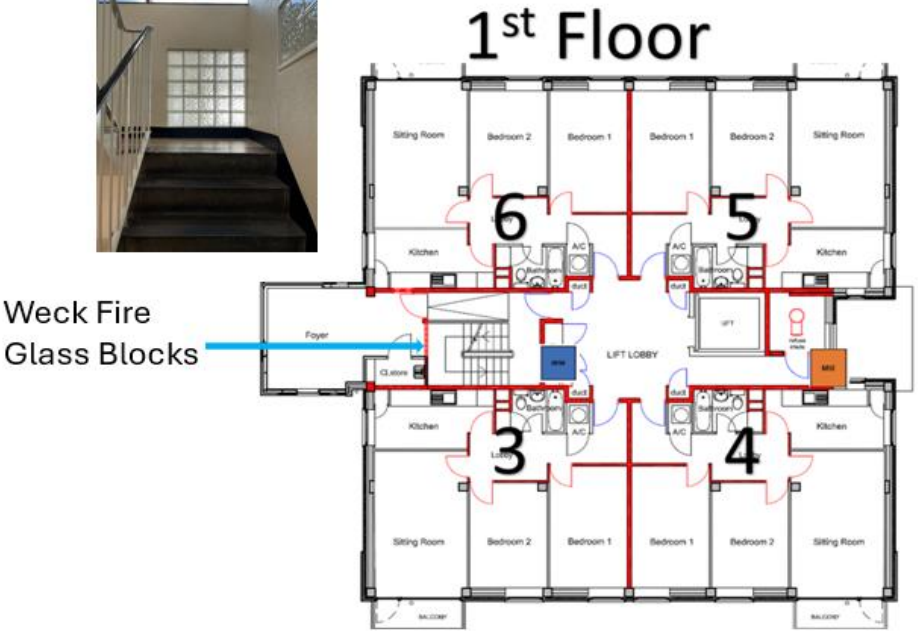
Section 10 Compartmentation

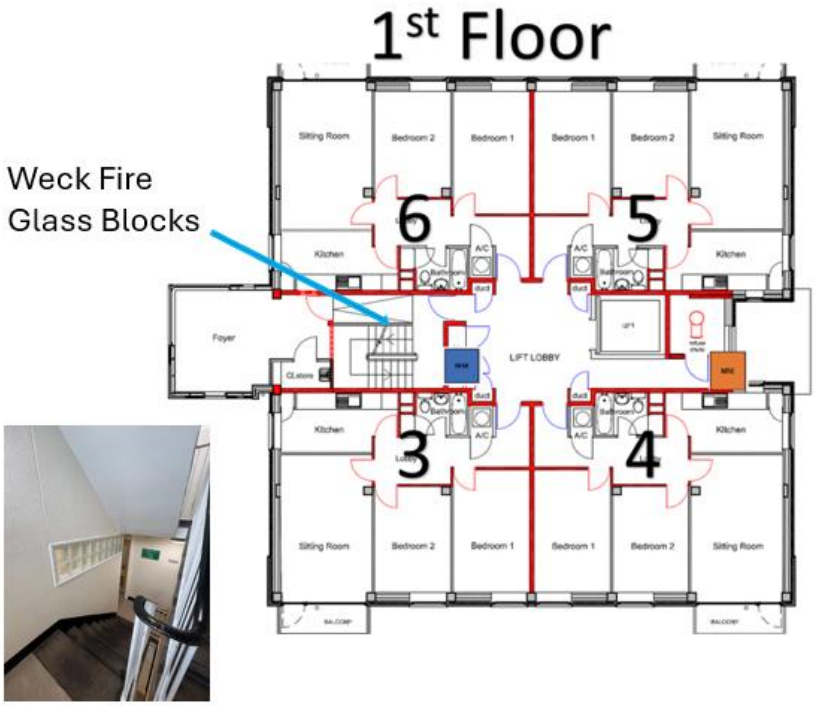
This section should be read in conjunction with Section 4

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 fire-rated glass blocks form part of the wall separating the protected stairwell from the **first floor** viewing room. These were installed as part of the 2015 refurbishment and comprise Weck Fire Glass blocks (190 × 190 × 100 mm) supplied by Glass Block Technology. The blocks are manufactured in accordance with BS EN 1051-1 and are secured within a prefabricated aluminium frame with appropriate anchorage.

3) Weck Fire glass blocks are also installed other areas of the protected stairwell where 60-minute fire resistance isn't required.





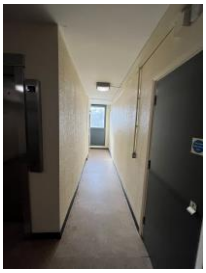
4) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire 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) All electrical cabling throughout the block in communal areas is securely installed within metal trunking and metal conduit.



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) 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).

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

13) Refuse chute hoppers on all floors above ground level are fitted with intumescent seals and are located within dedicated, ventilated chute rooms. The base of the chute is protected by an automatic closing plate.





14) On the ground floor there is a refuse chute hopper located in the communal lobby area, in accordance with the building's original design, this is not enclosed within a dedicated chute room, however, it is fitted with intumescent seals.

15) Communal fire doors within the means of escape on each floor are nominal FD30s doors with vision panels. The glazing installed within these doors is Georgian Wired Glass




16) The dry riser cupboards are installed with FD30s (44mm) nominal doors electrical cupboards are secured with locked nominal FD60s (54mm) fire doors. The electrical risers on the 1st and 4th floor have had an additional hardwood strip added to the front of the doors, it is recommended that on any future refurbishment of the block that the doors be upgrade to certified fire doors. *(Recommended Observations).*

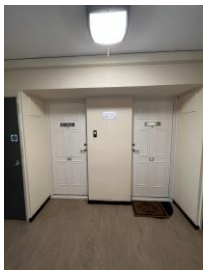
Dry Riser and electrical riser cupboards with nominal FD30 & FD60s doors

First and 4th floor additional timber strip added to the electrical riser doors

17) Refuse chute rooms in the communal landing are equipped with nominal FD30s (44mm) doors with a Georgian wired glazing installed within vision panel.

18)The lift motor room on the 8th floor is secured with a locked nominal FD60s(54mm) fire door.


19)Individual flat entrance doors are nominal FD30s composite fire doors.




20)Individual flat entrance doors are scheduled for annual inspection March 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.

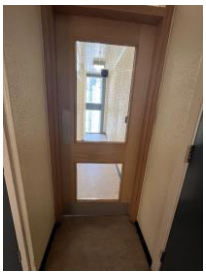
21)Nominal FD30s fire door located on the communal landing on the 2nd floor has excessive gap at the bottom of the door due to the angle of the floor

22) Nominal FD30s fire door located on the communal landing on the 3rd floor; self-closing device did not allow the door to fully automatically close into the frame.



23) Nominal FD30s fire door located on the communal landing on the 5th floor has excessive gap at the bottom of the door due to the angle of the floor.

24)Nominal FD30s fire door located on the communal landing on the 7th floor has excessive gap at the bottom of the door due to the angle of the floor.



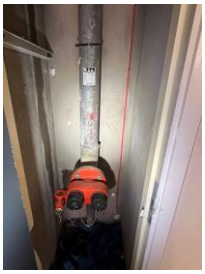
Section 11

Fire Fighting Equipment

1) Fire hydrant is located on the L/East side elevation to the building


Hydrant locations marked within the red circles

2) The building is provided with a dry riser system. The dry riser inlet is located within the ground floor lift lobby, inside a dedicated dry riser cupboard secured with a suited 54 key. The cupboard doors are clearly marked with appropriate dry riser signage.

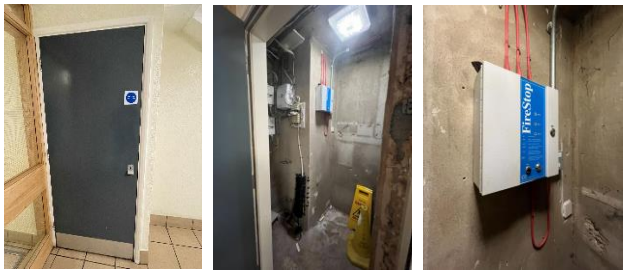
3) The Dry riser outlets serving the building are located on each floor above ground level within cupboards secured with a suited 54 key. The cupboard doors are clearly marked with appropriate dry riser signage. The dry riser system is subject to regular checks as part of the caretaker's duties.

Example of dry riser from 1st and 2nd floors

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) Lift motor room is equipped with a CO2 portable fire extinguisher. Service date shows that it is scheduled for a service for Oct 2026.

6) Bin room on the ground floor within the communal lobby is protected is 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 Fivewood Barn
Money Lane
Bromsgrove
Worcestershire
B61 0QY
0121 453 7796
0121 453 7565
enquiries@ppslimited.net

Prestige Protec Systems
FIRE PROTECTION FOR BUSINESS

BAFE FIRE SAFETY REGISTER
ID: 301901

Site ID	SMBC/STANTON	SSANDCOU
Site Name	SMBC Stanton House	Sandwell Metropolitan Borough Council
Address	Beaconview Road West Bromwich B71 3PW	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 107879	**Type:** Preventative Maintenance	**Reason:** Service **Status:** PASSED

Description:

Started: 02/04/25 @ 17:10:00 **Finished:** 02/04/25 @ 17:38:00 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 6 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

GENERAL COMMENTS
Called to site to carry out a periodic test of the Chute Fire Shutter Door, as per the contract.
Visual and Manual operation test carried out.

Engineer Signature: CM **Customer Signature:** SMBC

Engineer: Chris Maxwell **Customer Name:** SMBC

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. Additionally, floor numbers are also marked on the landing floor outside the lift doors for each floor. Signage meets the requirement of ADB and Fire Safety (England) Regulations 2022.

Floor signage in communal areas, adjacent to lifts and within staircas

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.


Fire safety advice

Sandwell

We are committed to educating residents about fire safety and what you should do in the event of a fire in your own home or another part of the building.

What to do if a fire breaks out in your flat

1. Leave the room where the fire is and close the door.
2. Alert anyone else in the property that there is a fire and leave the flat, closing all doors behind you. Do not stay to put out the fire.
3. Use the staircase to exit the building. Do not use the lift.
4. Dial 999 and wait for the fire service to arrive. Do not re-enter the building.

What to do if you see or hear a fire in another flat or part of the building

1. It will normally be safest for you to remain in your flat and stay put unless the heat or smoke from the fire is affecting you. If your safety is compromised, then you should leave the building following the guidance as if the fire was in your flat.
2. If you are instructed to leave by a member of the emergency services, you should do so immediately.
3. In either case, use the staircase to exit the building. Do not use the lift.

'Stay Put/Unless' is an evacuation strategy used in purpose-built blocks of flats. It is in place to keep people safe when they are not in an area directly affected by fire.

If you notice any fire doors within the building that are damaged or wedged open, or have any other concerns, please call us on 0121 569 6000.

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 STANTON 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 Abdulmoeim_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 and within the communal areas.

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. The last inspection for Stanton House was recorded as satisfactory and completed **27/01/2022**.

ELECTRICAL INSTALLATION CONDITION REPORT

Requirements For Electrical Installations - BS 7671 IET Wiring Regulations

Report Reference: 21/CEICR/001

1 DETAILS OF THE PERSON ORDERING THE REPORT

Client: Sandwell MBC

Address: Direct 2 Industrial Estate, Roway Lane, Oldbury , B69 3ES

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

Access the condition of the fixed wiring in accordance with BS7671REG651-6515

Date(s) on which inspection and testing was carried out: 27/01/2022

3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: 1 - 34 Stanton House, 1 - 34 Stanton House Beaconview Road, Charlemont Farm, West Midlands , B71 3PW

Description of premises: Domestic N/A Commercial ✓ Industrial N/A Other: N/A

Estimated age of wiring system: 7 years Evidence of additions/ alterations: No If yes, estimated age: years

Installation records available? (Regulation 651.1) N/A Date of last inspection: 02/02/2015

4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

All distribution and fixed wiring final circuits within property

Agreed limitations including the reasons (see Regulation 653.2):

None

Agreed with: Sandwell Council

Operational limitations including the reasons:

Outside lights , cameras that requires tower or scaffolding has not been tested, unable to gain access to roller shutter room, motor lift room. Unable to locate DB.C

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020.
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: SATISFACTORY

*** An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.**

6 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.
Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 5 Years

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

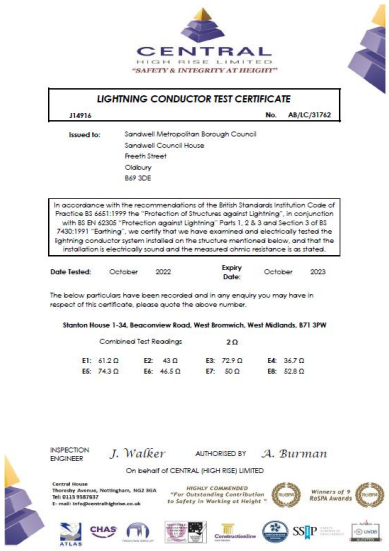
This form is based on the model shown in Appendix 6 of BS 7671:2018. Page: 1 of 24

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



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

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



CENTRAL
HIGH RISE LIMITED
"SAFETY & INTEGRITY AT HEIGHT"

LIGHTNING CONDUCTOR TEST CERTIFICATE

J14916 No. AB/LC/31762

Issued to: Sandwell Metropolitan Borough Council
Sandwell Council House
Freeth Street
Oldbury
B69 3DE

In accordance with the recommendations of the British Standards Institution Code of Practice BS 6651:1999 the "Protection of Structures against Lightning", in conjunction with BS EN 62305 "Protection against Lightning" Parts 1, 2 & 3 and Section 3 of BS 7430:1991 "Earthing", we certify that we have examined and electrically tested the lightning conductor system installed on the structure mentioned below, and that the installation is electrically sound and the measured ohmic resistance is as stated.

Date Tested: October 2022 Expiry Date: October 2023

The below particulars have been recorded and in any enquiry you may have in respect of this certificate, please quote the above number.

Stanton House 1-34, Beaconview Road, West Bromwich, West Midlands, B71 3PW

Combined Test Readings: 2 Ω

E1: 61.2 Ω E2: 43 Ω E3: 72.9 Ω E4: 36.7 Ω
E5: 74.3 Ω E6: 46.5 Ω E7: 60 Ω E8: 62.8 Ω

INSPECTION ENGINEER J. Walker AUTHORISED BY A. Burman
On behalf of CENTRAL (HIGH RISE) LIMITED

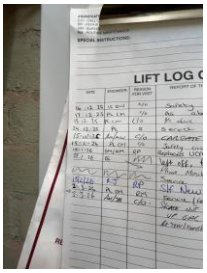
Central House
Thoresby Avenue, Nottingham, NG2 3GA
Tel: 0115 9587837
E-mail: info@central-highrise.co.uk

HIGHLY COMMENDED "For Outstanding Contribution to Safety in Working at Height"
Winners of 9 RoSPA Awards

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

9) 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.

10) The lift to the block is serviced on regular cycle by a Sandwell contractor LES, with the record of service and any maintenance completed kept on site.



11)Central Battery system in roof space is inspected on a 6-month cycle.

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

Address: 1-24 Stanier House

Location of Central Battery System: Roof space

Serial Number: N/A

Access / Keys Required: Site Main Keys

Approximate Number of Fittings: 164

Central Battery System Details

System Type: ☑ 3 Hour System	☐ 1 Hour System		
Type of Test: ☑ Monthly	☐ 6 Monthly	☐ 12 Monthly	
Length of Test: ☐ <55 Minutes	☑ 55 Minutes	☐ 1 Hour	☐ 3 Hours

See page 2 for simulated mains failure duration

Visual Inspections

No	Description	Status	Comments
V1	Battery Visual Inspection	PASS / FAIL	
V2	Ventilation Check	PASS / FAIL	
V3	Display LED Check	PASS / FAIL	
V4	Operating environment free from dust	PASS / FAIL	
V5	Battery room free from debris and is well lit	PASS / FAIL	

Functional Test

No	Description	Status	Comments
F1	All Luminaires working when supplied from the Central Battery System for the prescribed duration (see overleaf)	PASS / FAIL	

Following reinstatement of mains power, the following items must be checked

No	Description	Status	Comments
V6	Control Panel Indicators working	PASS / FAIL	
V7	Charging system is functioning properly	PASS / FAIL	
V8	Complete Battery Voltage Log Sheet	See Table Appendix 1	Completed

Date and Signature of person carrying out the Inspection and Testing

No	Description	Details
S1	Engineers Name (Print)	C. Boland
S2	Engineers Name (Signature)	
S3	Date	19/1/26

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 with the use of street lighting and external lighting units installed on the building. The site is covered by CCTV which is manned 24/7

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

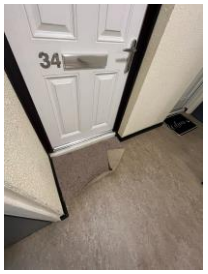
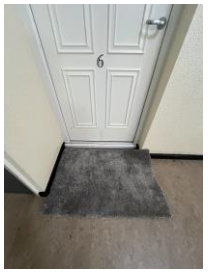
Fire Risk Assessment Action Plan

Name of Premises or Location: Stanton House

Date of Action Plan: 20th March 2026

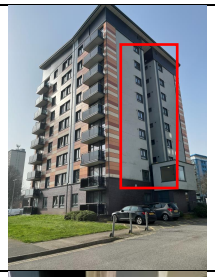
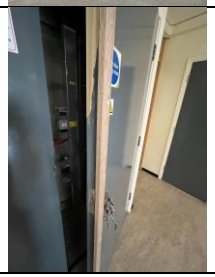
Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/2	Flat 36 has combustible items stored on the balcony. Required to have it removed.		P3	Within 3-6 Months Housing Manager	

7/4	Flat 34 front door mat required to be removed or replaced by resident due to poor condition		P2	Within 1-3 Months Housing Manager	
7/5	Flat 6 requires removing or replacing off cut carpet due not being acceptable		P2	Within 1-3 Months Housing Manager	
7/10	Remove and replace all flaking paint from multiple areas in the protected stairwell Re-paint with suitable euro class B-S3, d2 product.	 	P3	Within 3-6 Months Repairs	
10/21	Excessive gap at the bottom of communal fire door on 2nd floor. Requires a drop-down seal installed		P2	Within 1-3 Months Fire Rapid Response	

10/22	Self-closing device on fire door in the communal area on the 3rd floor requires adjusting		P2	Within 1-3 Months Fire Rapid Response	
10/23	Excessive gap at the bottom of communal fire door on 5th floor. Requires a drop-down seal installed		P2	Within 1-3 Months Fire Rapid Response	
10/24	Excessive gap at the bottom of communal fire door on 7th floor. Requires a drop-down seal installed		P2	Within 1-3 Months Fire Rapid Response	

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.	 
The electrical risers on the 1st and 4th floor have had an additional hardwood strip added to the front of the doors, it is recommended that on any future refurbishment of the block that the doors be upgrade to certified fire doors.	 

Signed

Mohammed Zafeer	Fire Risk Assessor.	Date: 20th March 2026
Carl Hill	Building Safety Manager	Date: 20th March 2026

Appendix 1

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

Name of property: Stanton 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.:	J420957
Nature of Work:	Management Survey
Issue Date:	08/07/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL03680ST31 8
Site Address:	1-34 Stanton House, West Bromwich, B71 3PW

Order Placed By:	Jon Hemming
Site Contact:	Dean Harding
Date(s) of Work:	22/06/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor: Jack Baldwin, Asbestos Surveyor

Authorised Signatory: Louise Farmer, Technical Review Officer and Asbestos Consultant, 08/07/2025

Non-accredited activities are present within this report.

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Halesowen, West Midlands
B63 3US
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Registered Office: Bradley Environmental Consultants Limited, 20 Stourbridge Road, Halesowen, West Midlands, B63 3US. Registered in England No. 02573757

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Management Survey (with MA - LOD) Template Version 56