Fire Risk Assessment

Harry Price House,



Hartlebury Rd, Oldbury.
B69 1EQ

Date Completed: 15/05/2026.
Review Period: 12 months
Officer: A. Jones. **Building Safety Manager.**
Checked By: A.Froggatt. **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.

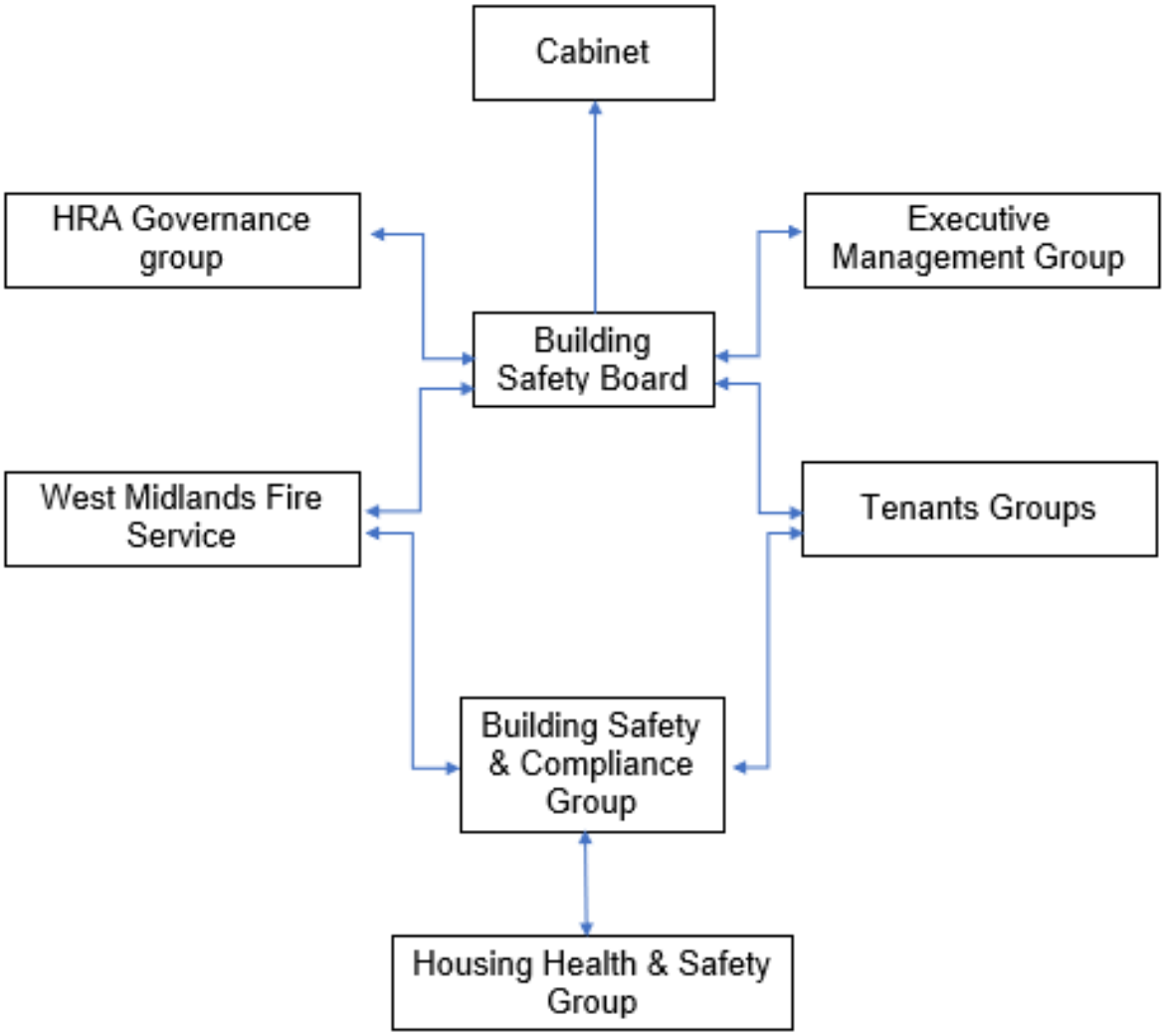
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 this Type 1 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** Brickwork up to 1st floor – Ibstock Rockshield brick slips. (Fire Classification A1) Above 1st floor mixture of insulated Alsecco mineral wool render (Fire Classification A2) and high density Stonewool Panels by Rockwool (Fire Classification A2-s1,d0). Vertically aligned balconies of steel and concrete construction with high density Stonewool panels.	Trivial

Section 7	**Means of Escape from Fire** There is a single protected staircase that provides a sufficient means of escape. AOVs are present on all floors above aground floor. At the time of the assessment the AOV panel was showing as correct. The rear escape route/fire exit is covered in pigeon excrement creating a potential slip hazard. This area should be cleaned. All exits should remain accessible for use at any time.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to LD2 standard. There is an automatic fire alarm panel for the server room. No test certification was available. The bin room is provided with a suppression system.	Trivial
Section 9	**Emergency Lighting** The premises have a sufficient central fed supply emergency lighting system.	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 lift shafts. Communal & flat entrance doors are 30-minute nominal fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. Compartmentation in the main incoming electrical supply plant room is insufficient.	Tolerable

	There is light timber panelling in the storeroom off the main entrance and the caretaker's room, requiring investigation. There are gaps around panelled ducting in the far ground floor corridor at high level.	
Section 11	**Fire Fighting Equipment** There is a fire hydrant adjacent the front main entrance. The dry riser inlet is in the main entrance foyer. The dry riser serves all floors above ground. There is a C02 fire extinguisher within the lift motor room and server room. There is a fire suppression system in the bin store. Maintenance contracts are in place to service the dry riser, chute closure plate & suppression system twice yearly and the fire extinguishers annually.	Trivial
Section 12	**Fire Signage** Sufficient signage is displayed throughout the building. The C02 fire extinguisher in the lift motor room requires signage.	Tolerable
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial

Section 14	**Sources of Ignition** Fixed electric tests should be carried out every 5 years. The last inspection was within 5 years and dated as 24th July 2024, the report was recorded as satisfactory. There are exposed electrical wires in the top floor electrical cupboard.	Tolerable
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store at lower ground level.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial
Section 18	**Storage Arrangements** There is a caretaker's store located on the ground floor. Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☐ Medium ☒ High ☐

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

Low — Unusually low likelihood of fire because of negligible potential sources of ignition.

Medium — Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High — Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

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. Notably poor fire stopping in the main incoming electrical plant room.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include nominal FD30s doors to flat entrances & communal corridors / landings, alongside suitable smoke detection to a minimum of LD2 standard within flats and a Stay Put – Unless policy.

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

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

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 Rachel Price		
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

Harry Price House,
Hartlebury Rd,
Oldbury,
B69 1EQ.

Description of the Property

This type 1 fire risk assessment encompasses Harry Price House. The high-rise block was constructed in approximately 1961 for general needs housing, the building is approx. 32.2 metres in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

This high-rise block was designed & constructed utilising a concrete frame with Wimpey no fines / brick infill along with a flat roof construction. A steel framed pitched roof with aluminium standing seam boards was added during 2018 refurbishment works.



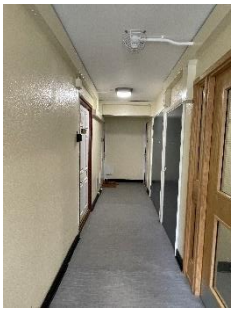


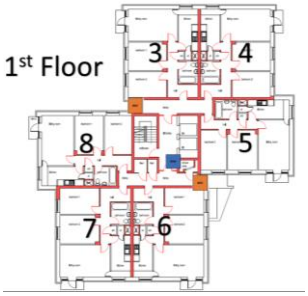
The block consists of 13 storeys (inclusive of the ground floor). The ground floor has a total of five number dwellings all of which are left void, incomplete and unoccupied.





Each of the floors from the first to 11th floors contain 6 number dwellings (3 each side). The 12th floor has 2 number dwellings and access to the roof. The total number of dwellings is 68 not including the 5 ground floor void flats.





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



The block has a main entrance/exit to the front and a further two entrances / exits located on the rear elevation which includes one from the stairwell.





Each entrance is accessed using a door entry system with a fob reader. Additionally, there is a firefighter override switch to the front entrance only that is operated by use of a drop latch key.




There are two lift cars both of which serve alternate floors, but travel is limited to floor 11. The 12th floor is accessed via the internal staircase. The capacity for each lift is 8 persons or 600kg.



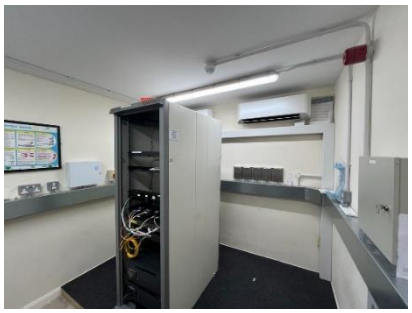

There is a Caretakers / Cleaners Welfare Office and general storage room located on the ground floor; access is obtained utilising the suited 54 lock key.



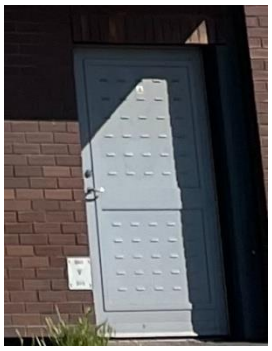



There is a server room which is accessed internally from the caretaker's welfare room. Access is gained to the room via the Fire Control switch or by contacting the concierge. The server room has its own fire alarm panel / system.





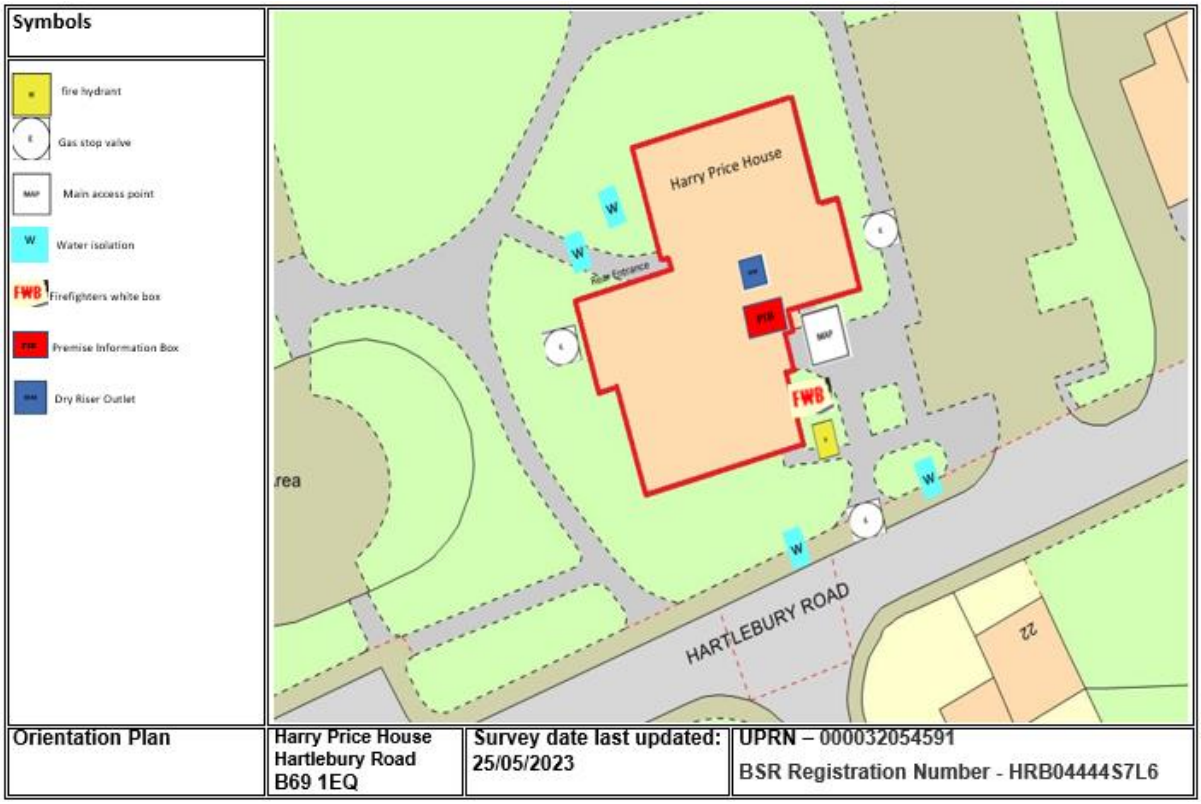
The incoming electrical supply and battery system for the emergency lighting are housed in a service cupboard accessed externally left of the main entrance to the building.




On arrival Information (for WMFS)

Address: Harry Price House Hartlebury Road B69 1EQ	Survey date: 25/05/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT		
Size: Height	32.2 metres . For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.	
Construction	Insitu concrete frame with Wimpey no fines concrete / brick infill. Brickwork to the 1st floor (Ibstock Rockshield Brick Slips). Above 1st floor there is a mixture of insulated Alsecco mineral wool render (fire classification A2) and high density Stonewool Panels by Rockwool (fire classification A2,S1-d0).	
Number of floors	13 floors	
Layout	The block consists of 13 storeys (inclusive of the ground floor). Each of the floors from the 1st to 11th floors inclusive contain 6 number dwellings (3 each side). The 12th floor has 2 number dwellings and provides access to the roof. Roof void is accessed via full height timber doors on the 12th floor. The ground floor consists of an entrance lobby, lift lobby, voids, and caretaker areas. The ground floor has a total of five number dwellings all of which are incomplete and unoccupied. The block has 3 entrance/exits. Main access point at the front elevation and a further 2 access point at the rear of the block. Main access point has a drop latch system granting access to the building. Server room that is accessed externally from the side elevation of the block. 2 lifts and 1 staircase serve the building. The lifts serve alternate floors serving till the 11th floor and the staircase serves all floors. Stairwell is of concrete construction and is protected with good compartmentation provided. The block is split in the middle via the lift lobby areas with 3 flats to the left and right-hand sides of the lobby compartmented via a FD30S timber door.	
Lifts	2 lifts serve alternate floors. Both lifts can be accessed from the ground floor lift lobby. Lift override switch located on the ground floor.	
Types of entrance doors	Flat doors are predominantly FD30s composite doors sets with the exception of some timber flush FD30s doors.	
Rubbish chutes/ bin rooms	Yes, secured behind nominal timber fire doors and with natural ventilation coming by means of louver vents and ventilation system.	
Common voids	Yes in roof accessed from 12th floor.	
Access to roof/ service rooms	Access to roof is via full height timber doors secured with suited 54 lock on the 12th floor leading out on to the roof. The roof is split into two halves with a separate door to each. The upper roof can be accessed via the vertical looped ladder and through full height timber door secured with a suited 54 mortice lock The lift motor room is located on the 12th floor; access is obtained via a full height door (secured with a suited mortice lock) from the communal landing.	
Occupants	Approx. 132 based on an average of 2 occupants per flats (68 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	The building consisting of early warning limited to hard wire or battery smoke alarms within each of the resident's flats.	
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building	
FIREFIGHTING SYSTEMS		
Water supplies	Fire hydrant is located at the main entry/ exit to the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans provided.	
Fire mains	The dry riser inlet (twin valve) is located on the ground floor of the block and can be located on the floor plans.	
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block that can be controlled.	
Smoke control vents	Automatic smoke ventilation is employed with the controls to each smoke vent located in the service cupboards on each floor. With a repeater panel on the ground floor showing the status of each vent and a master control switch located adjacent this.	
Sprinkler system	A drenching system is provided to the refuse chute bin store.	
DANGEROUS SUBSTANCES		
Location, type, and quantity	LIFT MOTOR ROOM 300mm DIA PIPE - CEMENT - SEALED – PRESUMED – CHRYSOTILE	
SERVICES		
Electricity	Server room that is accessed externally from the side elevation of the block, service cupboards located on each floor of the block. Solar PV system in roof void.	
Gas	Gas service risers are external to the building. Isolation points can be located via the orientation plan.	

Orientation Plan



There is a firefighter's white box externally to the left-hand side of the main entrance to the front of the building. The box contains all keys for the building and is secured with a bridge-door padlock.

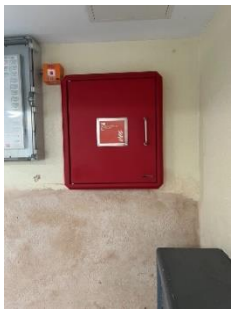


Access to the building is gained via the firefighter's door override switch utilising the drop latch key from the white box.



There is a Secure Information Box (PIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance.

The SIB contains floor plans, vertical plans, orientation plans, information for WMFS and a plan to indicate the location of those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).



The fire hydrant is left of the main entrance in the grass.





There is a dry riser system at Harry Price House. The riser inlet is to the right-hand side in the main entrance foyer and is secured with a fire service bridge door padlock.





Dry riser outlets are available on each floor above ground opposite the stairwell door / in lift the lobby. The outlets are contained within a dry riser cupboard that is secured with a type 54 suited mortice lock.




The bin store is located to the side of the main entrance and is installed with a fire suppression system, with flashing beacon and an automatic closer plate.






Automatic Opening Vents (AOV's) have been installed to the head of protected staircase and in each corridor above the ground floor. The status panel is in the entrance foyer whilst override controls are in a service cupboard on each floor above ground.





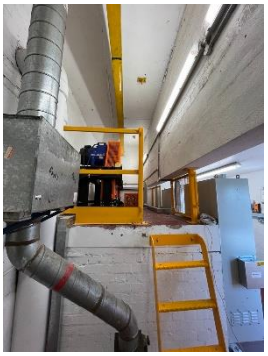

There is a firefighter's lift override switch for each lift between the ground floor lift cars. This is operated by the drop latch key.





The lift motor room is accessed via a full height door on the 12th floor. The key is contained in the firefighter's white box.







Access to the roof void is gained on the 12th floor (from either wing) via a full height timber door secured with a suited 54 mortice lock.





There are access panels in each void (secured with tower bolts) in the glazed section of the roof loft cladding to facilitate access to the abseil points.



The roof void adjacent the lift motor room has a photovoltaic system installed. The solar PV system panels are directly above on the outer roof.





The void adjacent to the lift motor room facilitates access via a looped ladder up to the elevated upper roof void. Access is restricted by a further timber door secured with a suited 54 mortice lock.





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

The enforcing authority is West Midlands Fire Service.

High/Low Rise	High
Number of Floors	13
Date of Construction	1961
Construction Type	Concrete frame, Wimpey no fines / brick infill.
Last Refurbished	2018/19
External Cladding	Brickwork up to 1st floor – Ibstock Rockshield brick slips, (A1) Above 1st floor mixture of insulated Alsecco mineral wool render (Fire Classification A2) and high density Stonewool Panels by Rockwool (Fire Classification A2-s1,d0), balcony balustrades are also Rockwool Stonewool panels.
Number of Lifts	2
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	Server room only.
Refuse Chute	Yes
Access to Roof	Access to roof is via full height timber doors on the 12th floor leading on to the lower roof voids. The roof is split into two halves with a separate door to each. The upper roof can be accessed via the vertical looped ladder and through full height timber door.
Equipment on roof (e.g. mobile phone station etc)	Solar PV panels

Persons at Risk

Residents / Occupants of 68 flats (5 flats to ground floor are void incomplete / unoccupied),
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

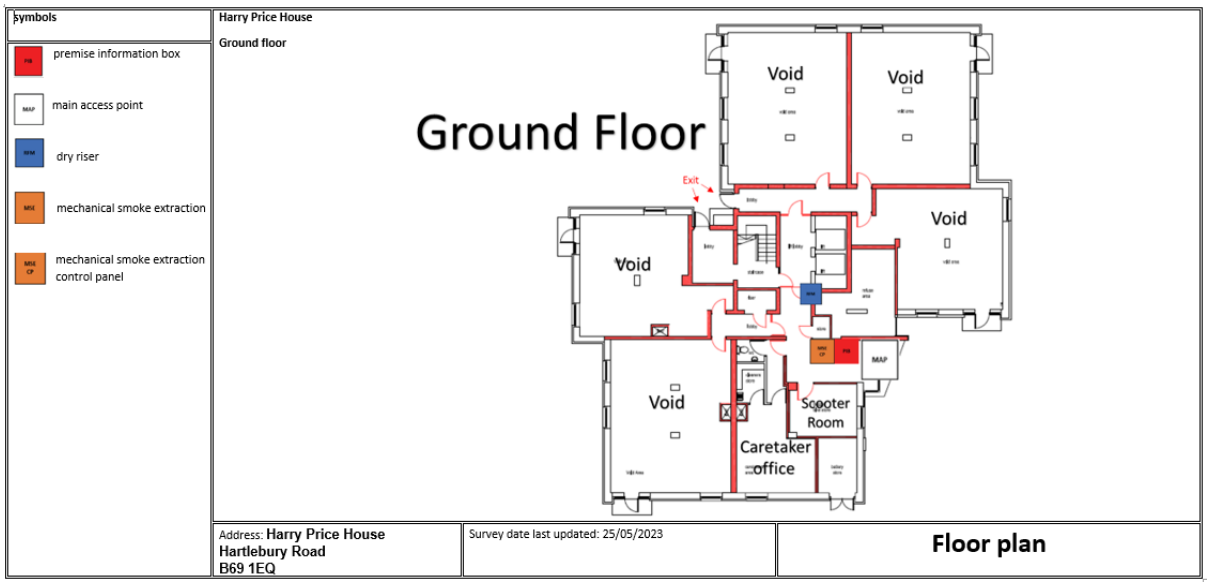
Section 5

Building Plan

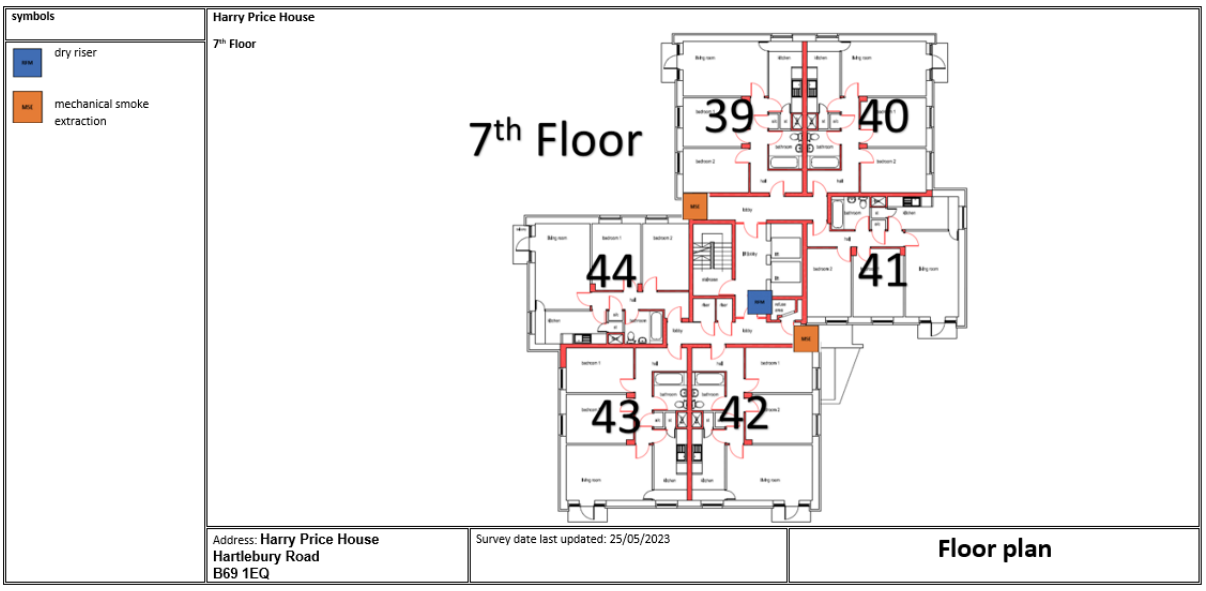
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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

Ground Floor

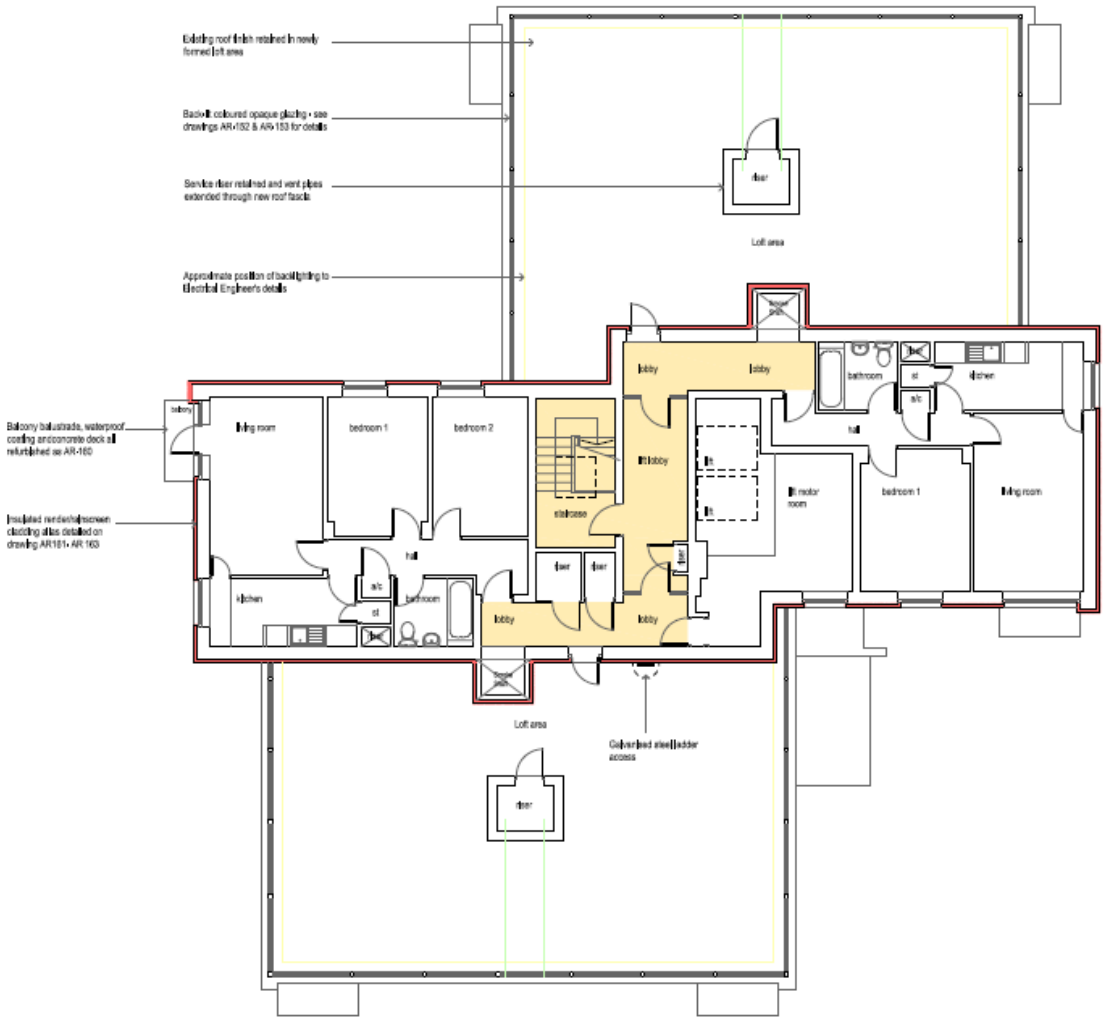


Typical Upper Floor



Twelfth Floor

Symbols	Harry Price House 12th Floor	
dry riser mechanical smoke extraction	12th Floor 70 69	
	Address: Harry Price House Hartlebury Road B69 1EQ	Survey date last updated: 25/05/2023
		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.

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

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 - Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings.

This FRAEW was undertaken by Firntec Building Compliance in November 2024, review date recommended for November 2029. The outcome of the external wall appraisal was low risk.

The combination of the materials to the external wall system (listed below) that were installed during the 2018 refurbishment of the building in conjunction with a non-combustible mineral wool insulation present an acceptable level of fire risk.

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



1) Harry Price House has three separate areas of cladding consisting of: -

- Ibstock Brick-slips up to 1st floor level. (Class A1)
- Alsecco EWI Mineral Wool Render (Class A2)
- High Density Stone Wool Panels (Class A2-s1, d0) including to balconies.

2) The steel framed pitched roof with aluminium standing seem core panels was constructed over the original flat roof during the 2018/19 refurbishment works.





3) Windows & balcony doors to flats are double glazed powder coated aluminium externally and timber internally. Communal windows are double glazed powder coated aluminium.




4) Each flat within the block has access to an individual balcony. The balconies are constructed utilising a cantilevered concrete with steel and high density Stonewool Panels.

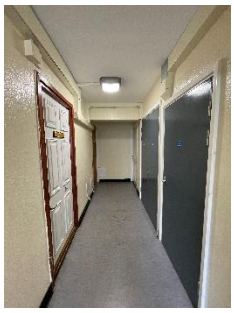
Section 7

Means of Escape from Fire

1) The site has a protected staircase that provides a sufficient means of escape which is 1020mm in width from balustrade to wall.

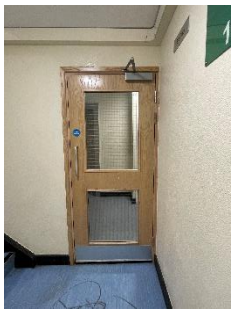



2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.

3) None of the corridors that form part of the means of escape are dead ends.

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

5) The communal landing / staircase is protected by use of nominal FD30s timber fire doors with vision panels.





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

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

8) The final exit door has a door entry 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.




9) One escape route from the rear fire exits is covered in pigeon excrement creating a potential slip hazard. These areas should be cleaned.




10) Automatic smoke ventilation is employed. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. Communal windows can only be opened by operating the automatic smoke vents.

11) Automatic opening vents have been installed to the head of protected staircase and in each corridor above the ground floor. It was noted that the opening vents in the 12th floor corridors are of a different design to other corridors within the building.





12) There is a repeater panel located on the wall of the ground floor lobby that provides the status of the system. At the time of the FRA, the AOV control panel was showing a red fault light. Email sent to Jason Blewitt 15-05-25. Visit by Prestige Protect Systems 15-05-24 System checked and re-set, system recorded as ‘healthy’



0121 453 7796
0121 453 7565
enquiries@ppslimited.net

Prestige Protec Systems
FIRE PROTECTION FOR BUSINESS

Site ID	SMBCHARRYPR		SSANDCOU
Site Name	SMBC Harry Price House		Sandwell Metropolitan Borough Council
Address	Hartlebury Road Lion Farm Road Oldbury B69 1EQ		PO Box 11196 Sandwell Council House Freeth Street Oldbury, West Midlands B69 3WF
Contact:	Jason Blewitt	**Customer Reference:**	May 2025 AOV Repairs
System Type:	Heat & Exhaust Smoke Ventilation System	**System Maintained:**	Y
Call No. / 168715	**Type:** Reactive Call - 2hr	**Reason:**	Fault

Description: Red light on the AOV control panel, assuming it's a fault.

Directions: Engineer telephone forward re collection of keys Jason Blewitt - Roway Lane, Oldbury B69 3ES - keys must be returned 0121 569 2975

Started: 15/05/25 @ 16:08:00 **Finished:** 15/05/25 @ 16:45:00 Excludes travel to and from site

Remarks: Attended site to investigate issue with Smoke Ventilation System.
On arrival, found control panel to be showing healthy, and also main reset switch.
Checked windows on front and rear stair and shaft vent and all closed as normal.
System left healthy.

Engineer Signature: **Customer Signature:** SMBC

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

13) The manual override and master reset for the entire system is located next to the repeater panel.



14) Individual override / reset controls for each corridor AOV are in service cupboards on each floor (single door secured with a 54 lock). It should be noted that the system installed is fully automated and each vent is independently controlled by a localised smoke detector. Once smoke has cleared the system will automatically reset.



15) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.

16) Individual floor mats were noted outside some flats. Fire rating of the mats is unknown but deemed to be of low risk.





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



18) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them, or they are asked to leave by the emergency services.



19) Electrical risers are situated in the cupboards on all floors, protected with nominal FD30s or FD60s doors.

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





21) Individual flat entrance doors are nominal FD30S rated composite fire doors.

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

Section 8 Fire Detection and Alarm Systems

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

2) Access was not gained to resident's flats to sample smoke detection. Based on information collated from in house teams (JM) the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

   Flats sampled were 9, 10,11, 25, 63 and 64.

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

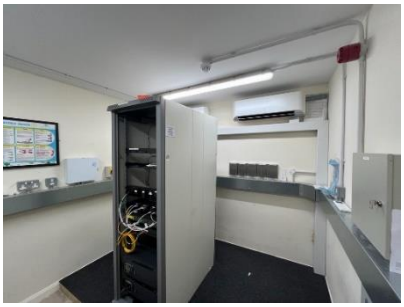
3) There is no means for detecting an outbreak of fire in the communal areas. Automatic fire alarm systems are not usually required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.

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



5) The server room is equipped with an automatic fire alarm system. The system protects the server room only and incorporates smoke detection and a break glass call point.

The system sounds locally only however; there's a separate room temperature monitoring system that is remotely monitored and therefore will raise the alarm in the event of a fire. No evidence of routine testing and maintenance of the fire alarm system was available. Email sent to Jodie Howell, response, waiting for confirmation from Orton Electrical.





6) Server room temperature monitoring system.



7) A fire suppression system is provided to the refuse chute bin store. An approved contractor maintains the systems. The frequency for the maintenance checks is twice per year (April and October).



Section 9

Emergency Lighting

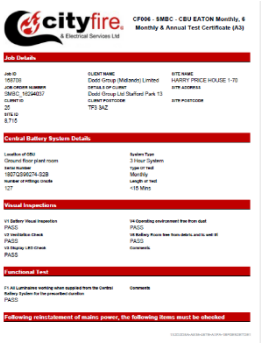
1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.

2) The units are provided throughout the common areas of the building including those areas not accessible to the residents such as the lift motor room and roof voids. Emergency power is supplied by a central battery system which is located within the service cupboard housing the incoming electrical supply. The cupboard is accessed externally and is left of the main entrance.





3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards. The last monthly test carried out by City Fire & Electrical Services Ltd on 23.04.25.




Section 10 Compartmentation

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

1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are a minimum 30-minute fire resistant with intumescent strips & cold smoke seals, including those in 1-hour rated walls.

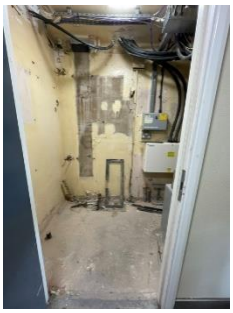
2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire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

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

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

5) All service cupboards to communal corridors are nominal timber FD60s, locked with suited keys. It was noted that cabling is run through metal trunking protected by intumescent pads or pillows.

6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and Supalux boards.


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

8) There is timber panelling requiring removal to check for compartment breaches and reinstating with materials offering 60 mins of fire resistance in the following areas: Storeroom off main entrance lobby, Corridor to ground floor void flats and the ceiling of the corridor near flats 66,67 and 68 on floor 11.





9) Fire stopping is inadequate in the main incoming electrical plant room (also containing the emergency lighting back up power supply) around cable penetrations, the ceiling and where the walls met the ceiling. This area requires adequate fire stopping to be fitted by a competent provider.





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

11) Individual flat doors are predominantly nominal FD30s composite fire door sets manufactured by IG doors. Flats 25, 43, 56, 64 & 66 were noted as timber flush fire doors. See section 7 for further details regarding flat entrance doors.



12) The communal corridor and staircase doors are nominal FD30s timber fire doors with vision panels.



13) All cupboard doors to the dry riser, roof voids & cleaner's / caretakers' rooms & cupboards are nominal 44mm timber FD30s fire doors.



14) Doors to chute rooms are nominal FD30s with vision panels and ventilation grill with intumescent baffle.



15) Refuse hoppers on all floors are Dartford Metalcrafts type LC conforming to BS1703: 2005 with 4 ¼ hours fire rating to BS476 part 22 and smoke containment to BS476 part 31.1. The hoppers were installed 23/02/23.





16) Access panels to stop taps are fixed to walls via timber rebate strips and found outside the flats of every floor.



Section 11

Fire Fighting Equipment

1) The riser inlet is located within the ground floor lobby, inside a dry riser cabinet and is secured with a firefighter's suited bridge door padlock.





2) The Dry riser outlets are available in cupboards on each floor above ground adjacent the stairwell door. The cupboards are secured with a suited type 54 key mortice lock.




3) The dry riser is checked regularly as part of the Caretakers duties.

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

5) Portable fire extinguisher (CO2) is provided to the lift motor room & server room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year. Last test October 2024.



6) The bin store is protected by fire suppression system and serviced 6-monthly.



7) There's an automatic closure plate installed to the refuse chute. The system can also be manually operated and is serviced 6-monthly.



Section 12 Fire Signage

1) All fire doors and dry riser outlets display appropriate signage.





2) Fire Action Notices are displayed throughout the building.



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



4) Signage illustrating 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) Directional fire escape signage has been installed in the building.



7) The portable fire extinguishers(CO2), provided in the lift motor room and the server room have not been supplied with information ID 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) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.

4) Staff undertaking fire risk assessments are qualified to a Level 4 Diploma in Fire Risk Assessment.

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

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





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



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



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

BUILDING SAFETY INFORMATION		Sandwell Metropolitan Borough Council HARRY PRICE 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				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.	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 detectors in common are to open automatic vents and not to raise the alarm.
	The external façade is brick slips up to 1st floor. Above 1st floor mixture of insulated render (Fire Classification A2) and Rockwool Stonewool Panels (Fire Classification A2 s1 d0)	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 hannah_russon@sandwell.gov.uk Resident Engagement Officer andrew_froggatt@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.



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

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

Portable appliances sampled in the caretaker's area were in test date.



4) **There are exposed electrical cables in the 12th floor electrical cupboard. These cables are required to be capped and secured.**



5) The fixed electrical installation shall be tested every 5 years. The last inspection was noted 22-07-2024 and recorded as satisfactory.


ELECTRICAL INSTALLATION CONDITION REPORT

6) **No service or maintenance works have taken place with the photovoltaic (PV) system. It is essential that a service contract is required for this area of work. This is ongoing work involving the contracts manager.**
Email sent requesting update.

7) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a notional 54mm FD60 timber fire doors.




8) Roof area adjacent to flat 30 not accessed or accessed due to dead pigeons & the amount of pigeon excrement.

9) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651. Labelled test dated 11-2024 by Central High Rise Ltd.



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

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





Section 15 Waste Control

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

2) Refuse hoppers are accessed in each floor within the chute rooms.




3) Refuse containers are in the bin store at ground level.



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

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

Section 16 Control and Supervision of Contractors and Visitors

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

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

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

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

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

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

    b) Monthly Site Meetings – 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) CCTV is in operation covering the ground floors, lifts and external areas and surrounding areas. The system is monitored 365 days per year by the centralised CCTV control room located at the Sandwell MBC Operations and Development Centre, Roway Lane, Oldbury, B693ES.

4) The perimeter of the premises is well illuminated.

5) There have been no reported fire incidents since the last FRA (05-06-2024)

Section 18

Storage Arrangements

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

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

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

4) All store cupboards are kept locked.

5) There are no flammable liquids or gas cylinders stored on site.

Section 19 Additional Control Measures; Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

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

Trivial ☒ Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment Action Plan

Name of Premises or Location: Harry Price House, Hartlebury Rd, Oldbury.

Date of Action Plan: 28/05/2026

Review Date: <Insert date>

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).

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/09	Remove pigeon excrement from rear exit door. This is a potential slip hazard. These areas should be cleaned on a regular basis & included in any rota.		P2	Within 1-3 months Caretakers	

10/08	The timber panelling in the following areas: Corridor to ground floor void flats. The ceiling of the corridor near flats 66,67 and 68 on floor 11. Requires removal to check for compartment breaches and then reinstating with materials offering 60 mins of fire resistance.	 	P3	Within 3-6 months Fire Rapid Response jm19300760	FO
10/09	Compartmentation in the main incoming electrical supply plant room is insufficient.		P2	Within 1-3 months Fire Rapid Response 19303115	fo

12/07	The C02 fire extinguisher in the lift motor room requires signage.		P3	Asset Management Within 3-6 months	
14/4	There are exposed electrical cables in the 12th floor electrical cupboard. These cables are required to be capped and secured.		P3	Electrical. 3-6 months.	
14/06	No service or maintenance has taken place with the photovoltaic (PV) system. A service contract needs securing ASAP for this area of work.	N/A.	P3	Electrical. 3-6 months.	

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	
Roof area adjacent to flat 30 not accessed and accessed due to dead pigeons & the amount of pigeon excrement.	

Signed

	Building Safety Manager	Date: 28/05/2026.
	Quality Assurance Check	Date: 29/05/2026.

Appendix 1

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

Name of property: Harry Price House

Updated: 12/03/2025.

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

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 5077). *Include survey*

bradley ENVIRONMENTAL

Report No.:	J411328
Nature of Work:	Management Survey
Issue Date:	28/03/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Rowsay Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL22700HA22 12
Site Address:	1-70 Harry Price House, Oldbury, B69 1EQ



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	12/03/2025
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
28/03/2025

Non-accredited activities are present within this report.

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Tel: 0121 550 0224
Email: sales@bradley-enviro.co.uk

UKAS 201 UKAS 1155 UKATA atac