

Fire Risk Assessment

Neale House



**Glover Street,
West Bromwich, B70 6DZ**

Date Completed: 05/12/2025

Officer: A. Froggatt. Building Safety Manager

Checked By: C. Hill Building Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

Contents

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

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. The council has procedures and policies in place that will trigger a review of the fire risk assessment.

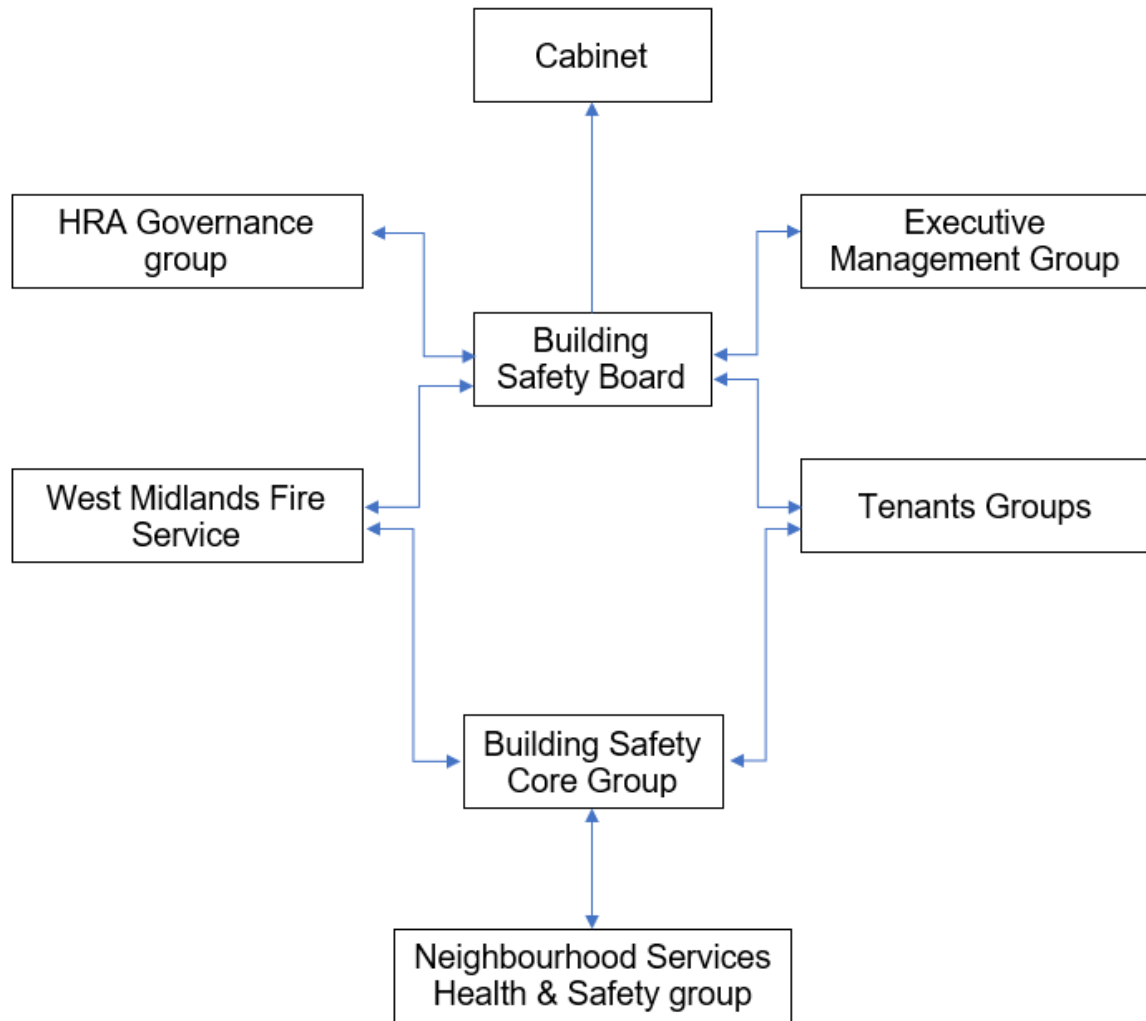
This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building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

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



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

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



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

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

Section

1

Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person 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 or smoke.

Section number	Section Area	Individual Risk Level
Section 6	<p>External Envelope Brickwork to 1st floor level.</p> <p>Above 1st floor mixture of insulated Wetherby mineral wool render (Fire Classification A2)</p> <p>Aluminium Panels. Fire Classification A1.</p> <p>LockClad Ceramic Tiling. Fire Classification A1.</p>	Trivial
Section 7	<p>Means of Escape from Fire There is 1 protected staircase that provides a suitable means of escape.</p> <p>All communal doors along the means of escape are self-closing fire doors with combined intumescent strips / cold smoke seals & vision panels.</p> <p>There are 2 final exit doors.</p> <p>Automatic smoke ventilation to corridors and stairs.</p> <p>Bicycles required to be removed from common area. Ground floor lobby has peeling paint requiring rectification.</p>	Tolerable
Section 8	<p>Fire Detection and Alarm Systems Fire detection within flats is installed to LD2 or LD1 standard.</p> <p>Smoke detection present within communal areas for the operation of AOV's.</p> <p>Detection is provided in the bin store, for actuation of the deluge system.</p>	Trivial

Section 9	Emergency Lighting The premises have a sufficient emergency / escape lighting system which is tested frequently.	Trivial
Section 10	Compartmentation The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance. All doors are minimum 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. Fire rated glass blocks between flats and extended landing.	Trivial
Section 11	Fire Fighting Equipment There is a fire hydrant adjacent the rear entrance. The dry riser outlets serve all floors. There is a CO2 fire extinguisher within the lift motor room, requiring signage. There is a deluge system in the bin store.	Tolerable
Section 12	Fire Signage Sufficient signage is displayed throughout the building.	Trivial
Section 13	Employee Training All staff receive basic fire safety awareness training.	Trivial
Section 14	Sources of Ignition The fixed electric tests should be done every 5 years, last test date 21/01/2022.	Trivial

Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	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 Residents have no access to storage cupboards within communal areas of the building. Caretaker/ cleaning cupboards are kept locked, and no flammable liquids are to be stored on site.	Trivial

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

Low	Unusually low likelihood of fire because of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

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

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include FD30s rated fire doors to flat entrances, FD30s and FD60s communal fire doors, combined with suitable smoke detection to LD2 standard within sampled flats, an AOV system and a Stay Put – Unless policy.

Overall, the level of risk at the time of this FRA is tolerable, this can be lowered to trivial once recommended actions 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; no detailed records need to be kept.
Tolerable	No 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 is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

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

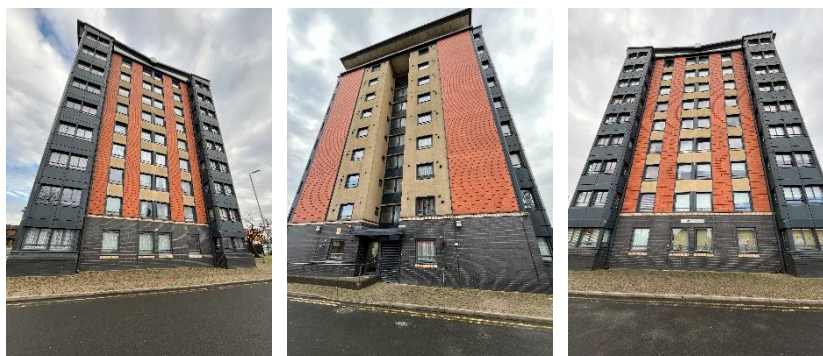
Description of Premises

Neale House
Glover Street
West Bromwich
B70 6DZ

Description of the Property

This type 1 fire risk assessment encompasses Neale House. The block is 21.6 m in height.

This high-rise block was constructed in 1964 of Waites concrete / brick construction. The external wall system to all elevations was installed during a refurbishment in 2007. ACM cladding (Celotex core) was subsequently removed and replaced with H&H Aluminium panels (Classification A1) in 2017/18. A steel frame pitched roof with Aluminium standing seam and mineral wool core panels was installed over the original flat roof construction also during the 2007 refurbishment.



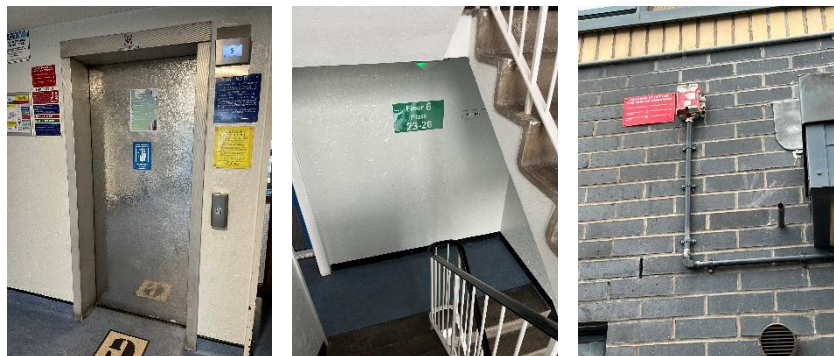
The block consists of 9 stories with four dwellings to each floor, a total of 36 flats.



The block has a main entrance/exit to the front elevation, and a further entrance/exit located on the rear elevation. The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front entrance only, has a firefighter override by use of a drop latch key.



All floors are served with a single passenger lift (to the 7th floor) and a single protected staircase with windows and automatic opening vents. There's a firefighter's lift override switch for the lift. The switch is external to the left-hand side of the rear entrance.



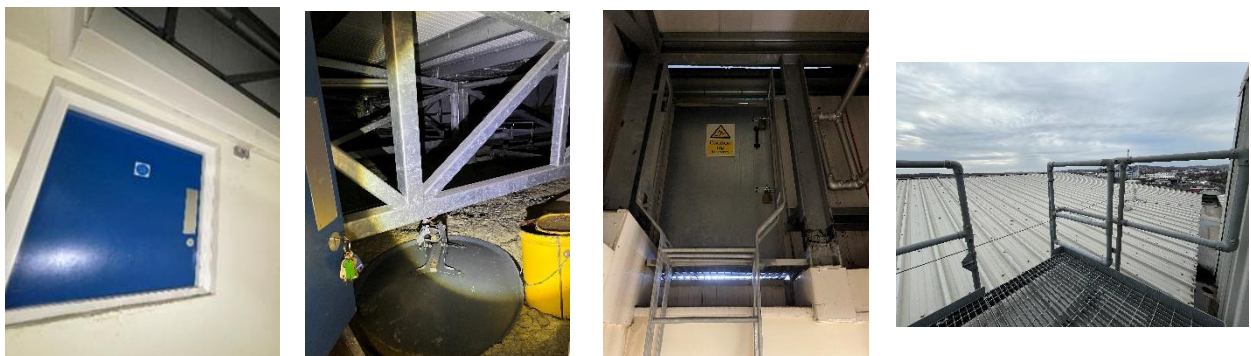
Automatic opening vents are installed on all floors from the ground (lobby door & rear door) to 8th in dead end corridors and the 2nd & 8th floors in the stairwell. The smoke vent panel is in the front entrance foyer and there is a reset switch next to the ground floor service cupboard in the lift lobby. Smoke detectors for the AOV system are fitted in the common areas of the building.



Access to the lift motor room is obtained via a door on the 8th floor. The door is secured with suited 54 key mortice lock.



The roof void can be accessed via a half door from the lift motor. The external roof can be accessed via a metal door also from the lift motor room.



The ground floor lift lobby area contains the electrical service cupboard and dry riser inlet.



The residents' flats open onto the lift lobby which is protected by self-closing FD30s fire doors with vision panels. The bin chutes are behind FD30s fire doors on dead end corridors, with an acceptable travel distance. The protected staircase has a half landing atrium type space off the communal stairs, between all floors.



The service cupboards have double nominal FD60s 54mm doors secured with a suited 138 key mortice lock. All floors have dry riser outlet cupboards in the lift lobbies, with 44mm nominal FD30s doors, secured with a 54 suited mortice lock. All floors have one resident's storage cupboard per flat. Residents own the keys to their storage cupboards and therefore these storage cupboards do not form part of this fire risk assessment.



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



The nearest fire hydrant is immediately outside the front entrance.



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



Externally accessed, a service cupboard with electrical switchgear is situated to the left-hand side of the front entrance.



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

The enforcing authority is West Midlands Fire Service.

On arrival Information (for WMFS)

Address: Neale House, Glover Street B70 6DZ		Survey date: 10/12/2024	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Height	21.6 metres		
Construction	Wates - Concrete Brick construction - Brickwork to 1 st floor, mixture of mineral wool insulated silicone render, mineral wool insulated tiled façade panels and mineral wool insulated solid aluminium cladding to enclosed balconies and window areas		
Number of floors	9 floors including the ground floor with a loft space.		
Layout	<p>The block consists of 9 storeys (inclusive of the ground floor) Each of the floors contains 4 number dwellings with the top floor granting access to a loft space.</p> <p>Protected stairwell serving all floors of the building.</p> <p>The block has 2 final exit/entrances.</p> <p>1 lift that serves up to the 7th floor that is located in the centre of the block. Stairs must be taken to access the 8th floor and loft space.</p> <p>Good compartmentation between dwellings with a protected staircase separate from the lobby areas on each floor.</p> <p>Each floor has a landing area separated from the entrance lobby's via an FD30s doors.</p> <p>Smoke vents panel located in the main entrance / stairwell to the right-hand side. The reset switch is in the lift lobby next to the ground floor service cupboard.</p>		
Lifts	1 lift that serves up to the 7 th floor.		
Types of entrance doors	Flat entrance doors are Permadoor FD30s construction.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors.		
Common voids	No		
Access to roof/ service rooms	Access via full height timber door through lift motor room. A steel ladder to upper level leads to a half size door to roof void and a further metal ladder through a full height steel door then allows access onto the main roof.		
Occupants	Approx. 72 based on an average of 2 occupants per flats (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	The building consists 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 1m from the front entrance/exit of the building.		
Fire mains	The dry riser inlet (twin valve) can be found within the lobby's areas secured behind an FD30s timber door.		
Firefighting shafts	No firefighting lifts/shafts however there is a lift with an override switch and a lift motor room in the loft space of the block.		
Smoke control vents	Automatic smoke ventilation is employed to each floor of the block . There is a reset switch in the ground floor lift lobby next to the service cupboard. The information panel is inside in the front main entrance stairwell.		
Sprinkler system	A drenching system is provided to the refuse chute bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	N/A		
SERVICES			
Electricity	Electric meter cupboards located on each floor of the block		
Gas	Gas isolation points located on the orientation plan		

High/Low Rise	High
Number of Floors	9
Date of Construction	1964
Construction Type	Wates
Last Refurbished	2007 / 2008 (2017/18 ACM replaced)
External Cladding	Brickwork to 1 st floor, mixture of mineral wool insulated Wetherby render (Fire Classification A2), mineral wool insulated tiled façade (Ceramic tiling- Lockclad) (Fire Classification A1) and mineral wool insulated solid aluminium cladding to balconies and window areas. (Fire Classification A1)
Number of Lifts	1
Number of Staircases	1
Automatic Smoke Ventilation	Yes.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access via full height timber door through lift motor room. A steel ladder to upper-level leads to a half size door to roof void and a further metal ladder through a steel door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

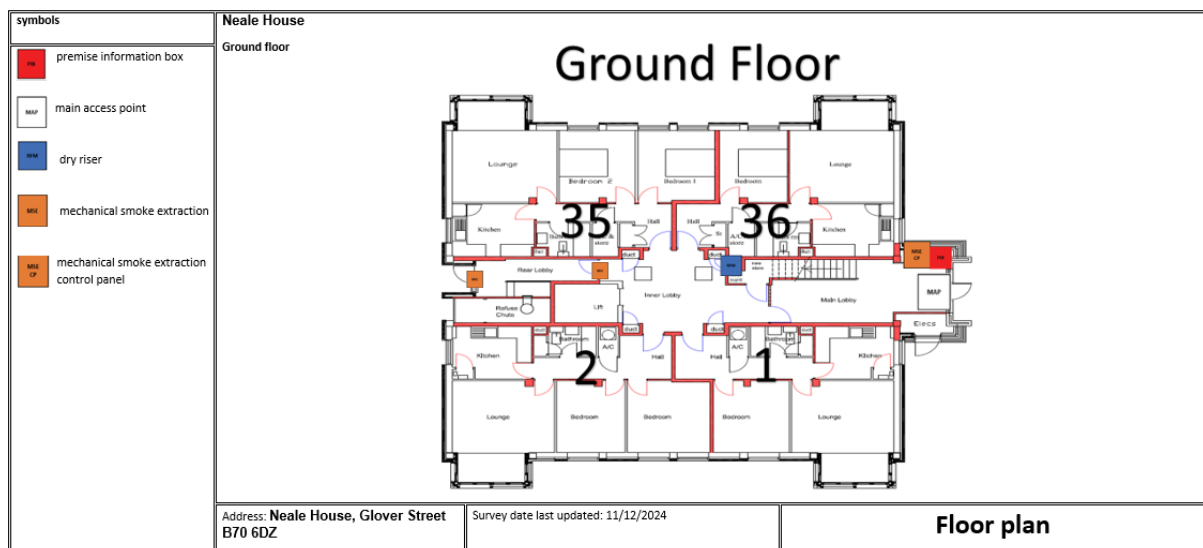
Residents / Occupants of 36 flats,
 Visitors,
 Sandwell MBC employees,
 Contractors,
 Service providers (e.g. meter readers, delivery people etc)
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

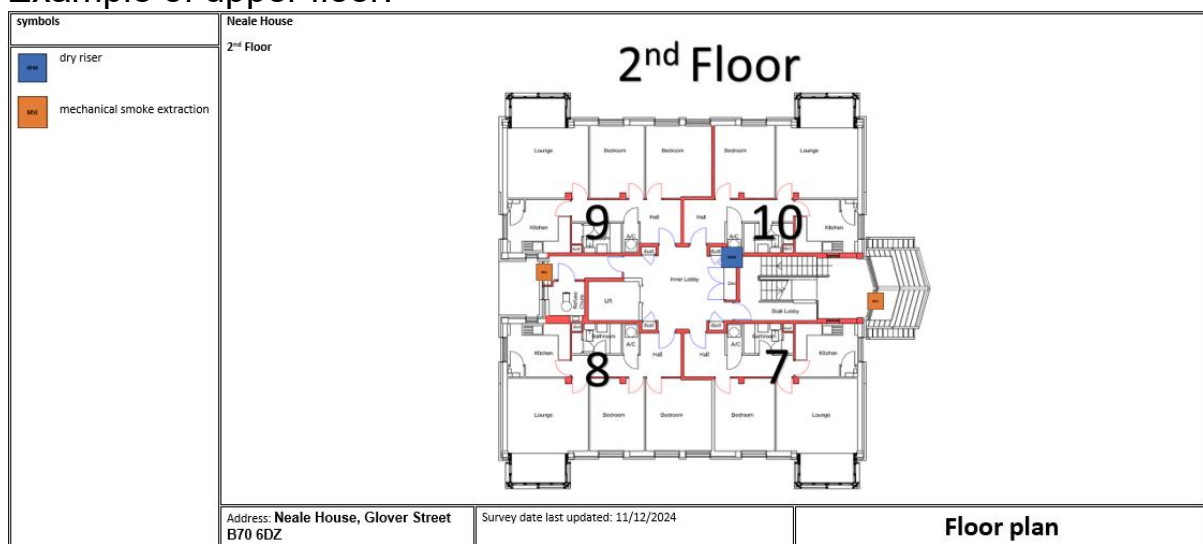
Building Plan

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

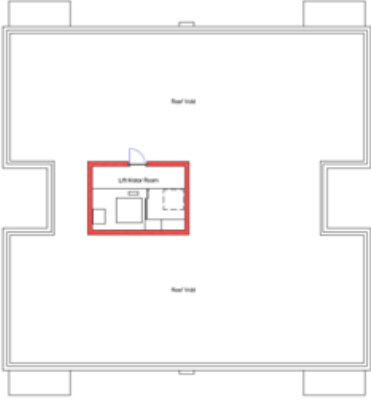
The plans have been shared with WMFS electronically via their portal.



Example of upper floor.



Roof.

symbols	Neale House		
<div data-bbox="199 271 231 302" style="background-color: blue; width: 20px; height: 10px; display: inline-block;"></div> dry riser <div data-bbox="199 318 231 349" style="background-color: orange; width: 20px; height: 10px; display: inline-block;"></div> mechanical smoke extraction	<div data-bbox="400 264 491 275">Roof/ loft space</div> <div data-bbox="858 255 944 309" style="text-align: center; font-size: 24px; font-weight: bold;">Loft</div> 		
	Address: Neale House, Glover Street B70 6DZ	Survey date last updated: 13/03/2023	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 January 2025. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

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

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



- 1) The external walls at Neale House have four separate areas of cladding.
 - Solid aluminium panels (fire classification A1) ground to 8th floors.
 - Forterra Lockclad ceramic tiles (fire classification A1) 1st – 8th floors.
 - Wetherby EWI Render (fire classification A2) 1st – 8th floors.
 - Ibstock brick - ground to 1st floor.
 - 2) Rockwool Duo slab has been used to insulate the external wall system.
 - 3) Entrance doors and communal windows are powder coated aluminium frames.
 - 4) Individual flat windows are powder coated aluminium faced, timber composite double glazed units.
-

Section 7

Means of Escape from Fire

- 1) The site has a single protected staircase that provides a sufficient means of escape. Each staircase in width is 1000 mm from handrail to wall.



- 2) All corridors are of adequate width (at least 960mm) and will be maintained clear to that width as a minimum.
- 3) There are dead end corridors on all floors from the 1st to 8th, to the bin chute rooms only. All are 1050mm wide, with an acceptable 6 metres travel distance. These corridors are provided with AOV.



- 4) The communal landing / staircases are protected by the use of notional self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with intumescent strips / cold smoke seals.



- 5) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team or the in-house repairs team.
- 6) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 7) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



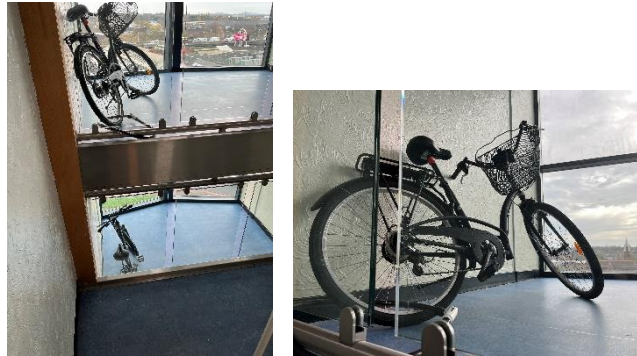
- 8) Automatic smoke ventilation is employed in the staircase. This is tested, inspected, and maintained by a competent person procured by a competent contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October). Automatic opening vents are installed on all floors from the ground (lobby door & rear door) to 8th in dead end corridors and, the 2nd & 8th floors in the stairwell.



- 9) The building, on all floors, has an extended landing / atrium type space off the communal stairs. Potted house plants are displayed on some floors within the extended landings of the staircase. The plants do not cause an obstruction or present a fire risk within the escape route. Therefore, the risk is deemed to be low.



- 10) Bicycles were seen to be stored on the extended landings on the 7th and 6th floors. It is noted that these bicycles may not cause an obstacle to escape, however their presence may encourage other residents to use the common areas for storage. It is required that these bicycles are removed from the common area. See action 7/10.



- 11) The waste disposal chute room doors on each floor are 44mm notional 30-minute fire doors with combined intumescent strips & cold smoke seals and overhead self-closing devices.



- 12) 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.

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



- 14) The service cupboards on all floors contain residents' electrical meters, from 1st to 8th floors. These cupboards have double nominal FD60s 54mm doors secured with a suited 138 key mortice lock. All floors have dry riser outlet cupboards in the lift lobbies, with 44mm nominal FD30s doors, secured with a 54 suited mortice lock. All floors have one resident's storage cupboard per flat. Residents own the keys to their storage cupboards and therefore these storage cupboards do not form part of this fire risk assessment.



- 15) The surface coatings to the communal areas are Euro Class B-s3, d2 rated. It was noted that surface coatings in the ground floor lobby are peeling off the surface of the walls in some areas. This paint should be scraped off and repainted an appropriately rated material. See Action 7/15.



- 16) The building has sufficient passive controls that provide effective compartmentation 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.
- 17) Individual flat entrance doors are nominal FD30s composite doors manufactured by Permadoor.



- 18) 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.
-

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.
- 2) Based on the sample of properties assessed during the previous fire risk assessment, the assessor confirmed that smoke alarms are installed to a LD1 or LD2 Standard. Flats assessed were: -

Flat – 28 LD2

Flat – 14 LD1

Flat – 13 LD1

Flat – 12 LD2

Flat – 04 LD2

For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to the remaining communal areas. Automatic fire alarm systems are not usually required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.
- 4) Smoke detectors linked to the AOV system have been installed on stairwell and landing lobbies. The vents will automatically open when smoke has been detected.



- 5) A deluge system is provided to the refuse chute bin store. Detectors for actuation are sited within the bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October).



Section 9

Emergency Lighting

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



- 2) The self-contained units are provided to the communal landings, stairs, and lift motor room.
- 3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



Section 10

Compartmentation

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

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) 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) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.
- 4) 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).



- 5) All service cupboards containing electrical meters from 1st to 8th floors have double nominal FD60s 54mm doors secured with a suited 138 key mortice lock.



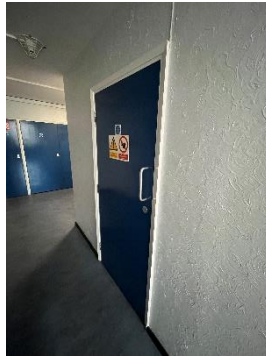
- 6) Bin chute room doors on each floor are nominal 44mm FD30s doors with self-closing device and vision panel.



- 7) Dry riser outlets on lobbies are housed in service cupboards with 44mm nominal FD30s doors. Doors secured with a 54 suited mortice lock.



- 8) The lift motor room is an FD60s 54mm door secured with a suited 54 key mortice lock.



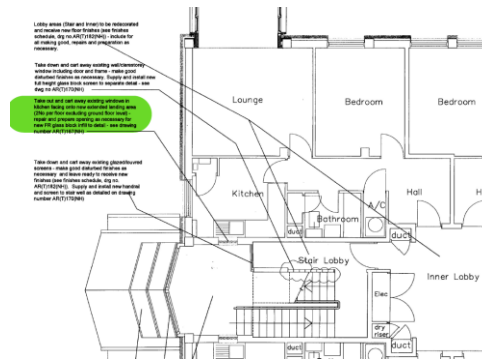
- 9) The landings & staircase from the first floor up, are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels. It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door install. However, because they were installed at the time of the building's construction and to the standard of that time they are deemed as acceptable so long as the doors are free of damage and function as they were intended to do so. It has been recognised that all the landing / staircase notional doors in this block have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards.



- 10) Communal timber doors to the ground floor lobby are nominal 44mm to FD30s standard. These doors were installed during the 2007/8 refurbishment.



- 11) Flats to the front of the building (excluding ground floor) have a window consisting of glass blocks that face the extended stairwell landing. The blocks were installed during the 2007 refurbishment and are Weck Fire Glass blocks - 190x190x100mm supplied by Glass Block Technology to BS EN 1051-1 and anchored within a prefabricated aluminium frame. The nominal 1 hourglass block windows measure 590 x 590mm.



- 12) Service panels to stop taps are fixed to masonry and bedded on intumescent foam.



- 13) Individual flat entrance doors are nominal FD30s composite doors manufactured by Permadoor.



Section 11

Fire Fighting Equipment

- 1) The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with type 54 suited mortice lock.



- 2) There is a dry riser outlet on each floor lift lobby, secured within a riser cupboard, the cupboards are locked with a suited 54 key.



- 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) A portable fire extinguisher (CO2) is provided in the lift motor room. Maintenance contracts are in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year. The CO2 extinguisher is missing its information notice, a suitable CO2 extinguisher information notice is required to be fitted. See action 11/5.



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



Section 12

Fire Signage

- 1) Fire doors display suitable signage where appropriate.



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



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



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



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



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



Section 13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Building safety and evacuation notices are displayed in common areas and lift cars.



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



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



Section 14

Sources of Ignition

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



- 2) Hot works are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) The electrical installation shall be tested every 5 years. The last inspection was 21/01/2022 and recorded as Satisfactory.

ELECTRICAL INSTALLATION CONDITION REPORT	
Requirements for Electrical Installations - BS 7671:2018 (IET Wiring Regulations)	
Report Reference: 19/CEICR/005	
1 DETAILS OF THE PERSON ORDERING THE REPORT	
Client:	Sandwell MBC
Address:	Direct 2 industrial estate, Roway lane, Oldbury, B693ES
2 REASON FOR PRODUCING THIS REPORT	
Reason for producing this report:	Access the condition of the fixed wiring in accordance with BS7671:2018
Date(s) on which inspection and testing was carried out:	21/01/2022
3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT	
Installation Address:	1-30 Neale House, 1-30 Neale House, West Bromwich, West Midlands, B70 6DZ
Description of premises:	Domestic <input type="checkbox"/> N/A <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> N/A <input type="checkbox"/> Other: <input type="checkbox"/> N/A
Estimated age of wiring system:	5 years <input type="checkbox"/> Evidence of additions/alterations: <input type="checkbox"/> No <input type="checkbox"/> If yes, estimated age: <input type="checkbox"/> years
Installation records available? (Regulation 651.1)	N/A <input type="checkbox"/> Date of last inspection: 03/05/2019
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 651.2): None	
Agreed with: Sandwell Council	
Operational limitations including the reasons: Flood lights, cameras that requires tower or scaffolding has not been tested, unable to gain access to roller shutter room.	
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 its 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 'F1 - 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.	

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



- 5) Portable heaters are not allowed in any common parts of the premises.
- 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is internal to the building.



Section 15

Waste Control

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



- 2) Refuse & recycling containers are emptied regularly. Refuse containers are in the bin store which is at the rear of the block. There is also a recycling project currently being undertaken at the block, recycling bins are stored at a suitable distance away from the block within the car park.



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

Section 16

Control and Supervision of Contractors and Visitors

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

Section 17

Arson Prevention

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



- 3) CCTV has been installed to the ground floor lobby, each entrance and around the building.



- 4) There is no current evidence of arson
 - 5) The perimeter of the premises is well illuminated.
 - 6) There have been no reported fire incidents since the previous FRA in December 2024.
-

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) Residents have access to storage cupboards adjacent their flats. All store cupboards are kept locked and were not available for inspection during the fire risk assessment.
 - 4) No Flammable liquids stored on site by Caretakers / cleaners.
 - 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:



Neale House

Date of Action Plan:

08/12/2025

Review Date:

Fire Risk Assessment

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/10	It is required that the bicycles currently stored on the half-landings on the 6 th and 7 th floors are removed.		P2	Housing Manager. 1 – 3 months.	
7/15	The flaking paint in the ground floor lobby is required to be scraped off and repainted with an appropriately rated material.		P3	Repairs. 3 – 6 months.	

Fire Risk Assessment

11/5	The CO2 extinguisher in the lift motor room is missing an information notice. A suitable CO2 extinguisher information notice is required to be fitted.		P3	Asset Management 3 – 6 months.	
------	--	--	----	-----------------------------------	--

Fire Risk Assessment



When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Observations.

Some communal notional fire doors show signs of wear and tear due to age. Consideration should be given to upgrade these doors with certified FD30s door sets & combination frames as part of any future work programme.



Signed

	Building Safety Manager	Date: 08/12/2025.
	Quality Assurance Check	Date: 09/12/2025

Appendix 1

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

Name of property: Neale House.

Updated: 10.06.25.

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

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



Report No.: J421054
Nature of Work: Management Survey
Issue Date: 25/06/2025
Client Name: Sandwell MBC (formerly Homes)
Building Services, Direct 2 Trading Estate, Roway Lane,
Oldbury, West Midlands, B69 3ES
UPRN: BL19800NE01 8
Site Address: Neale House 1-36 (O&E), West Bromwich, B70 6DZ



Order Placed By: Dean Harding
Site Contact: Not Applicable
Date(s) of Work: 10/06/2025
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor(s): Not Applicable
Lead Surveyor:

Authorised Signatory:

A handwritten signature in black ink, appearing to read 'Anton Rickards'.

Anton Rickards
Asbestos Surveyor

A handwritten signature in black ink, appearing to read 'Ian Hawthorne'.

Ian Hawthorne (CoC Asbestos)
Technical Manager
25/06/2025

Non-accredited activities are present within this report.

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

