

Fire Risk Assessment

St Mary's House 1-64



**Summer Street, West Bromwich,
B71 4HZ.**

Date Completed: 11/03/2026

Officer: A. Froggatt. Building Safety Manager

Checked By: A. Jones. Building Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

Contents

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/feedb ack_and_complaints or by phone on 0121 569 6000.

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

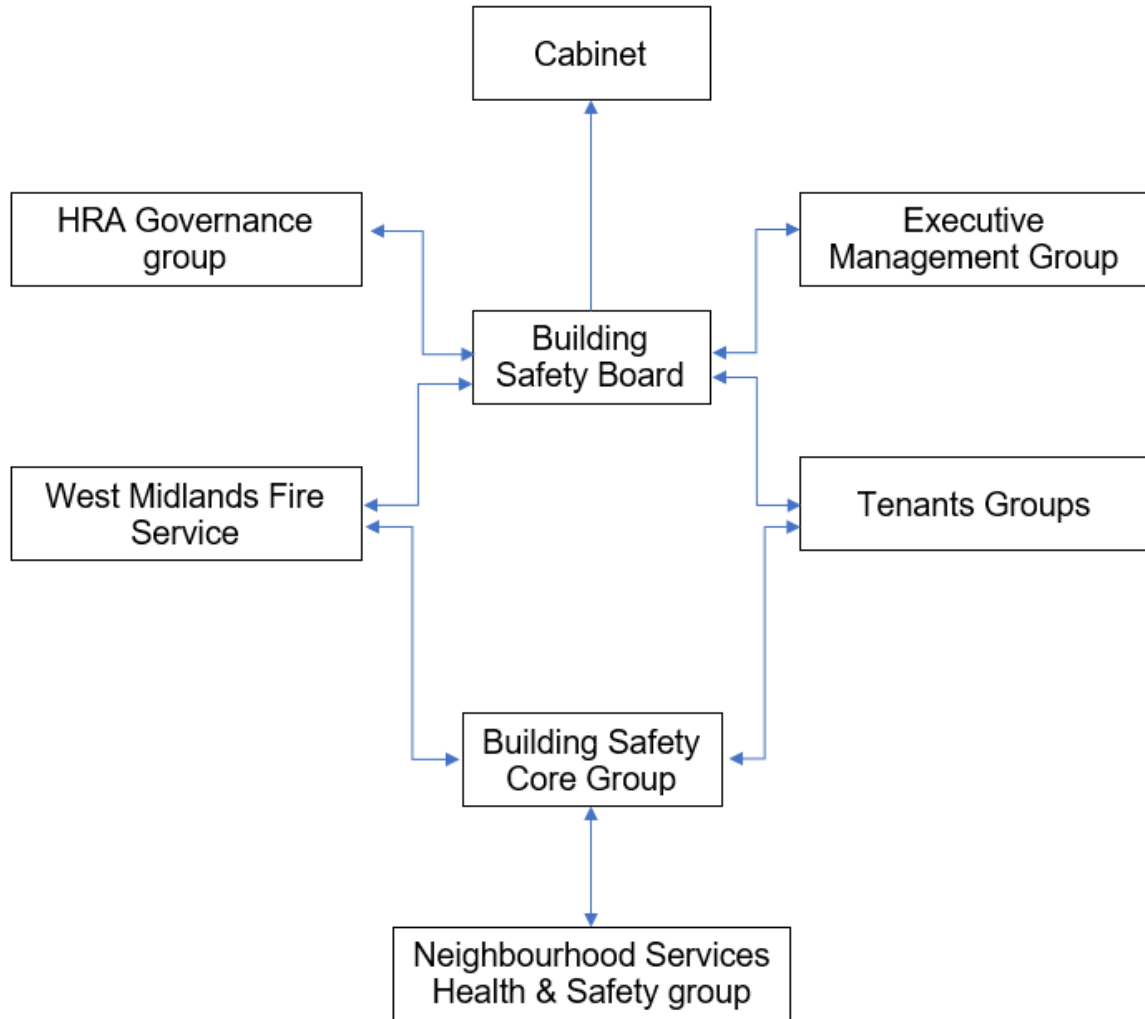
This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building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

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



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

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



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

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

Section

1

Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person 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. Fire classification A1. Concrete panel. Fire classification A1. Aluminium panels. Fire classification A1.</p>	Trivial
Section 7	<p>Means of Escape from Fire There is one protected stair that provides sufficient means of escape.</p> <p>Detection for AOV present in staircase on 16th and 8th / 7th floor half landing.</p> <p>Emergency lighting is provided to communal lobby, corridors, stairs communal room and ground floor lobby.</p> <p>The communal landings and stairs are protected by notional self-closing FD 30S doors.</p> <p>Flaking paint in stairwell.</p> <p>Flat 57 damaged front door.</p>	Tolerable
Section 8	<p>Fire Detection and Alarm Systems Fire detection within sampled flats is installed to a minimum LD3 standard.</p> <p>Detector heads for the automatic opening vents are installed to the staircase.</p> <p>The communal room on the ground floor has a dedicated automatic fire alarm system.</p> <p>There is no zone plan near the AFA control panel.</p> <p>A deluge system is provided to the bin store.</p>	Tolerable

<p>Section 9</p>	<p>Emergency Lighting The premises have a sufficient emergency lighting system which is tested frequently. The EL system is a central battery type.</p>	<p>Trivial</p>
<p>Section 10</p>	<p>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.</p> <p>All communal & flat entrance doors are 30-minute and 60 minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> <p>All service / storage cupboard doors are minimum 30-minute fire doors.</p> <p>Missing ceiling tiles ground floor lobby.</p> <p>Damage around lock on main electrical cupboard.</p>	<p>Tolerable</p>
<p>Section 11</p>	<p>Fire Fighting Equipment The dry riser outlets serve floors 1 to 16.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguishers annually.</p> <p>Dry riser inlet located within ground floor dry riser cupboard.</p> <p>Fire suppression system installed to the bin store.</p> <p>Fire extinguishers have no information signage.</p>	<p>Tolerable</p>

<p>Section 12</p>	<p>Fire Signage Appropriate signage has been displayed within the block including fire action notices, emergency escape signage and fire door keep shut signs.</p> <p>The block has wayfinding signage depicting floor level and flat numbers in line with the Fires Safety England Regulations 2022.</p> <p>Directional fire escape signage is required from the pump room to the final fire exit on the side elevation.</p>	<p>Tolerable</p>
<p>Section 13</p>	<p>Employee Training All employees are encouraged to complete 'In the line of fire' training on an annual basis.</p> <p>Fire safety information has been provided to residents.</p>	<p>Trivial</p>
<p>Section 14</p>	<p>Sources of Ignition The date of the last EICR was 13/12/2024, recorded as unsatisfactory. Outstanding C2 faults are required to be rectified.</p> <p>Storage requires moving from the communal room and storeroom.</p> <p>Smoking is prohibited within the communal areas.</p>	<p>Tolerable</p>
<p>Section 15</p>	<p>Waste Control Regular checks by Caretakers minimise risk of waste accumulation.</p> <p>Refuse containers are secured within the bin store.</p> <p>Recycling bins are provided away from the block.</p>	<p>Trivial</p>

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.	Trivial
Section 18	Storage Arrangements Residents have no access to storage cupboards within communal areas of the building.	Trivial

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

Slight Harm Moderate Harm Extreme Harm

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

Slight harm Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm Significant potential for serious injury or death of one or more occupants.

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

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

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

Overall, the level of risk at the time of this FRA is tolerable, this can be lowered to trivial once recommended actions 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 takes the health, safety and wellbeing of its colleagues, contractors, residents, and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

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

Section

3

Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

The Chief Executive has put a structure in place to support the management of the site.

This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

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

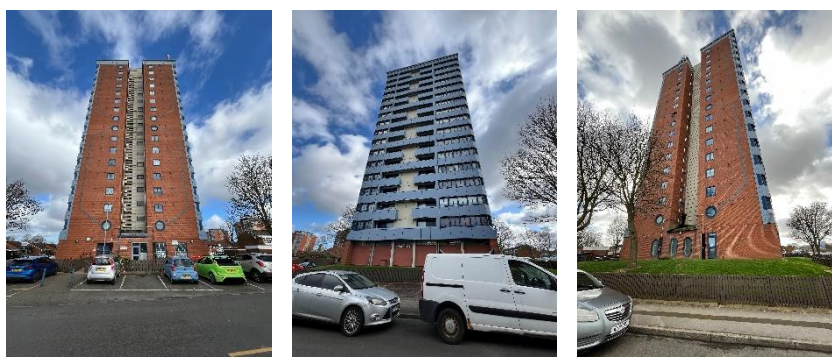
St Mary's House
Summer Street
West Bromwich
B71 4HZ

Description of the Property.

This type 1 fire risk assessment encompasses St Mary's House. This 17 storey block is 43.9m in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

This detached high-rise block was designed & constructed by Wates Ltd in approximately 1967. The typical structure is constructed as a reinforced concrete frame which was cast in-situ with a reinforced concrete slab supported off cast in-situ reinforced concrete walls/columns which stack vertically throughout.

Refurbishment works at St Mary's House were undertaken in 2004/6 to the requirements of the governments decent homes standard and included: Rockwool Duo Slab cavity batt installation to all elevations (Classification A1). Rain screen cladding - solid aluminium cassette panels (Classification A1). Replacement of existing brickwork to side elevations with feature brickwork (Classification A1).



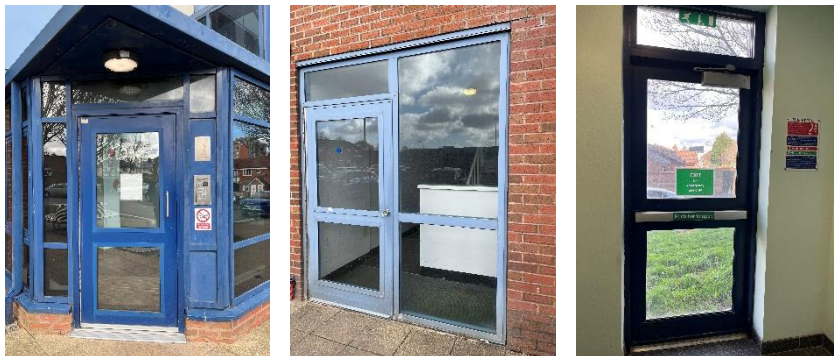
Fire Risk Assessment

The block consists of 17 storeys with four dwellings to each floor, except the ground floor which has none, a total of 64 flats.

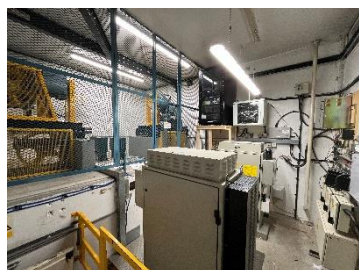


The block has a main entrance/exit to the front elevation, and a further entrance/exit located on the left side elevation, there is a further final fire exit to the right side elevation.

The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the left side elevation can be accessed by the installed fob reader. The front entrance only has a fireman's drop latch key.

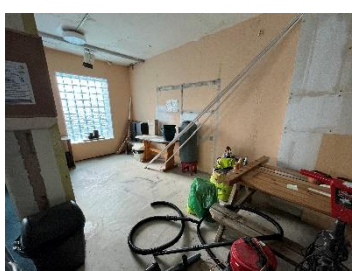


There are two separate lift cars that serve alternate floors, both lifts serve the ground floor. The lift motor room is located on the roof, access is gained via a trapdoor by using the aluminium ladder stored in the 16th floor dry riser cupboard. A full height door then allows access out onto the main roof.



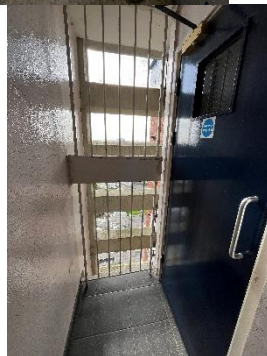
The ground floor contains a communal room, with a kitchenette (two storey exits) and a storeroom for residents, access is obtained via the main front entrance lobby. Both rooms appear to be unused.

There is the main electrical plant room in the escape stairwell lobby. The caretaker's office, caretaker's store, emergency lighting battery unit room, water booster pump room and toilet are also located on the ground floor. Access is obtained from the lift lobby, not accessible to residents.

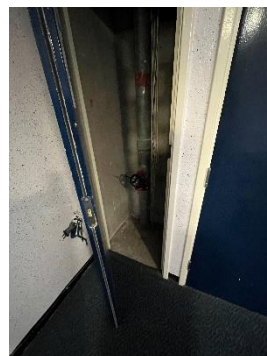
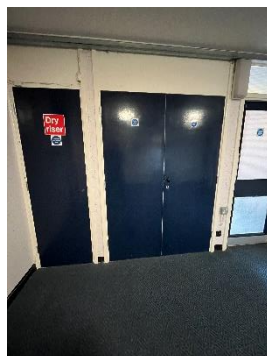


Fire Risk Assessment

The communal landings are protected by self-closing FD30s fire doors with vision panels. The bin chutes are behind FD30s fire doors. The lobby between the lift lobby and the protected stairwell is open on the external wall side, with ventilation to fresh air via steel grills (see observations). The bin store is accessed via roller shutter adjacent the rear entrance.



Riser cupboards on floors 1 to 16 contain the flats electrical meters and dry riser outlets. These cupboards are protected by FD30s doors.



Fire Risk Assessment

The block has a single concrete protected staircase. Automatic smoke vents (AOV) have been installed on the half landings of floors 16/15 and 8/7. The firefighter override switch is within the entrance lobby.



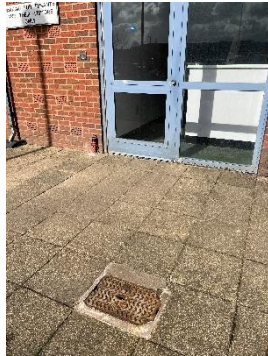
Dry riser outlets are in cupboards on all floors (except the top floor) within the flat lobbies. The dry riser inlet is in a cupboard in the ground floor lift lobby secured with a bin store padlock.



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



The nearest fire hydrant is immediately outside the side entrance.



The firefighters white box is located to the left hand side of the main entrance, to the front of the building.



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

The enforcing authority is West Midlands Fire Service.

Fire Risk Assessment

On arrival Information for WMFS.

Address: St Mary's House, Summer Street, B71 4HZ		Survey date: 17/03/2026	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Height	43.9 Metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.		
Construction	Wates. Large panel prefabricated concrete construction. The façade to the side elevations is brick the front and rear elevations are brick work to first floor then aluminium panels with Rockwool insulation to the upper floors. Brickwork, fire classification A1. Concrete panels, A1. Aluminium panels, A1.		
Number of floors	17.		
Layout	<p>The block consists of 17 storeys (inclusive of the ground floor) Each of the floors contains 4 number dwellings except the ground floor. The ground floor consists of large main entrance, lift lobby area, community room, store, rear lobby, staff/ caretaker office, Electrical cupboard, water pump room and toilet.</p> <p>The fire alarm system for the community room on the ground floor has a fire alarm control panel in the main entrance lobby.</p> <p>Mobile phone station equipment sited on the roof.</p> <p>The block has 3 exits.</p> <p>2 lifts that serve alternate floors one serving odd floors and the other serving even floors.</p> <p>There is one protected concrete stairwell.</p>		
Lifts	2 lifts that serve alternating floors one serving odd floors and the other serving even floors. Both lifts accessed from the ground floor lift lobby.		
Types of entrance doors	Flat entrance doors are Permadoor FD30s.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors		
Common voids	No		
Access to roof/ service rooms	The lift motor room is located on the roof, access is via an aluminium ladder (stored in the 16th floor dry riser cupboard) allowing access into the lift motor room through a trap door (located on the top floor landing). A full height door then allows access out onto the main roof.		
Occupants	Approx. 128 based on an average of 2 occupants per flats (64 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 fire alarm in the community room has a siren/ beacon and control panel on the ground floor nearest the main access point. There is no common area fire alarm. Early warning within residents' flats is limited to hard wired battery back-up smoke alarms.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building. There are no permanent staff in the block.		
FIREFIGHTING SYSTEMS			
Water supplies	The fire hydrant is located directly outside the left side exit of the building. There is a second fire hydrant at the junction between Taylors Lane and Stoney Lane. The fire hydrant / water isolation points are located on the orientation plan. The dry riser inlet is in the ground floor stairwell lobby.		
Fire mains	The dry riser inlet is in the ground floor stairwell lobby.		
Firefighting shafts	No.		
Smoke control vents	The block has automatic smoke ventilation. Openings present in staircase on 16 th and 8 th / 7 th floor half landing There is a reset key switch located on the ground floor nearest main access point next to the fire alarm panel.		
Sprinkler system	A drenching system in the refuse chute bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	<p>ASBESTOS; LIFT MOTOR ROOM WALL PANELS, INTERNALLY AROUND ROOF ACCESS DOOR, Board, paint sealed, amosite.</p> <p>All communal ceilings, textured coating, paint sealed, chrysolite.</p>		
SERVICES			
Electricity	Electric meter cupboards located on each floor of the block. Main electrical plant room in ground floor stairwell lobby.		
Gas	Gas isolation points located on the orientation plan		

High/Low Rise	High
Number of Floors	17
Date of Construction	1967
Construction Type	Wates. Concrete frame with masonry infill.
Last Refurbished	2004/6
External Cladding	Brickwork (Fire Classification A1). Aluminium panel (Fire Classification A1). Concrete panel (Fire Classification A1)
Number of Lifts	2
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes.
Fire Alarm System	Not in common residential area.
Refuse Chute	Yes
Access to Roof	Access to motor room via trap door on 16 th floor. An aluminium ladder is stored in the dry riser cupboard accessed with a 54 key. Once in the motor room there is a full height door out on to the roof.
Equipment on roof (e.g. mobile phone station etc)	Yes

Persons at Risk

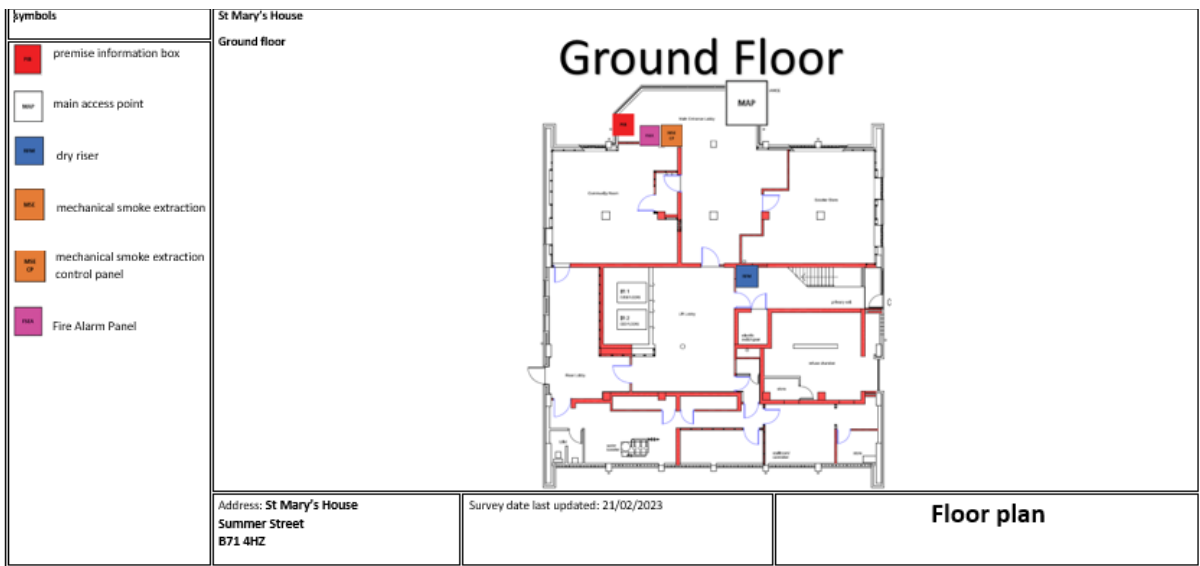
Residents / Occupants of 64 flats,
 Visitors,
 Sandwell MBC employees,
 Contractors,
 Service providers (e.g. meter readers, delivery people etc)
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

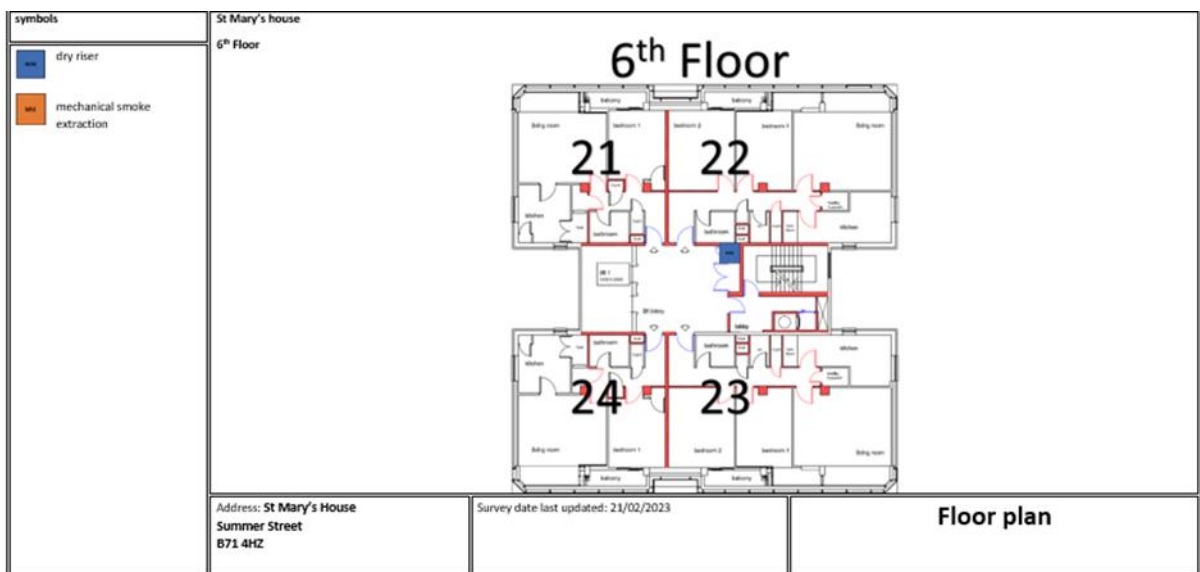
Building Plan

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

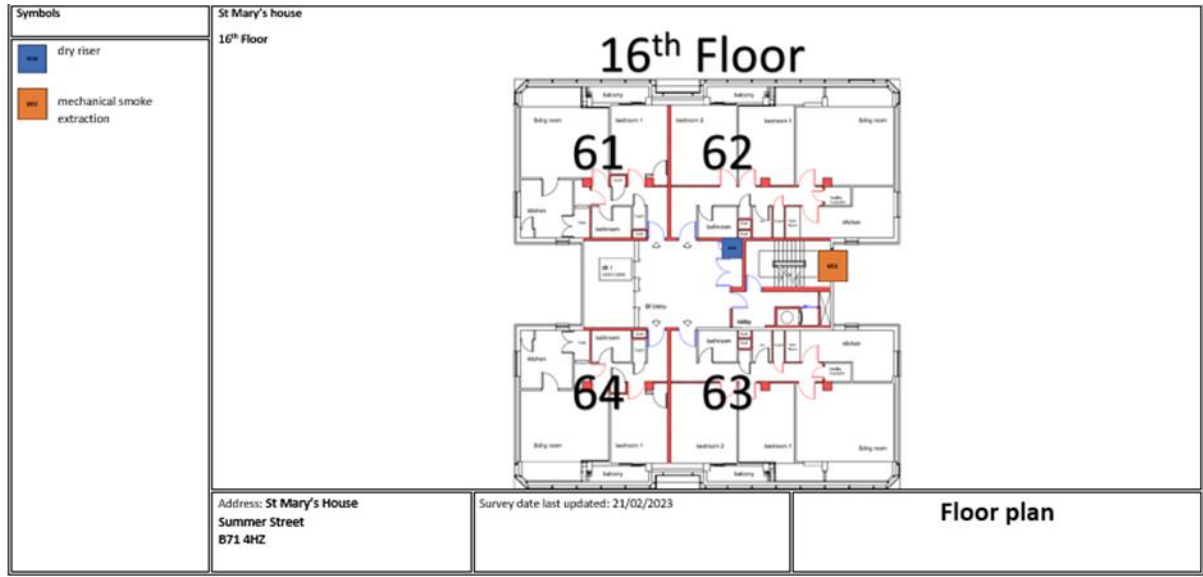
The plans have been shared with WMFS electronically via their portal.



Typical upper floor.



Top floor



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 July 2024. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

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





- 1) The external wall at St Mary's House has 4 separate areas of cladding. The external wall system was upgraded in 2007 and comprises of:
 - Brickwork, ground floor and side elevations. Fire classification A1.



- Concrete panels, side elevations. Fire classification A1.



- Rain screen aluminium panels. Fire classification A1.



**Section
7**

Means of Escape from Fire

- 1) The building has a protected staircase that provides adequate means of escape.



- 2) All corridors are of adequate width 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 in the residential areas are protected to prevent the spread of fire and smoke.
-

- 5) The communal landing / staircases are protected by use of notional FD30s fire doors with vision panels.



- 6) **The leaf of the communal fire door leading into the caretaker's area fails to close into its frame correctly and requires adjustment. See action 7/6.**

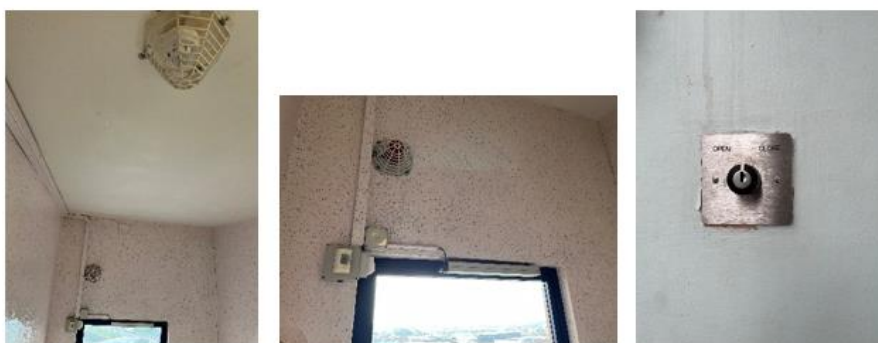


- 7) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 8) All communal fire doors are subject to a 12-week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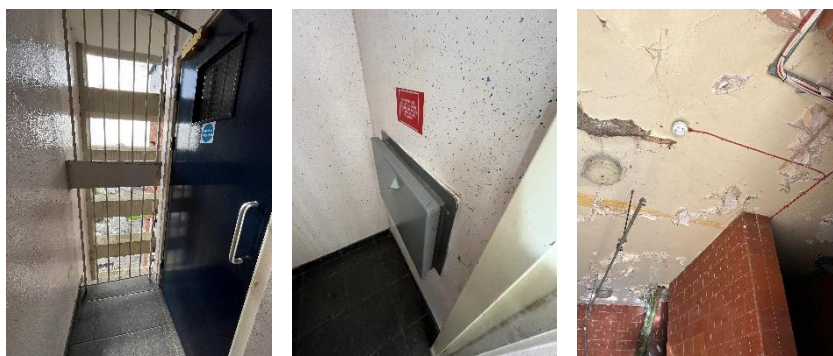
- 9) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



- 10) Automatic smoke vents (AOV) have been installed on the half landings of floors 7/8 and 15/16. The firefighter override switch is within the entrance lobby. 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).



- 11) Refuse chute hoppers are available on each floor, protected by FD30s doors. The chute system is connected to the bin store at the rear of the building. Peeling paint is present on ceiling of the bin store. This peeling paint should be removed, and fresh class 0 or equivalent spec paint should be applied. See action 7/11.**



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



- 13) Residents' electrical meters are situated in the cupboards on all floors, protected with FD30s doors.



- 14) The surface coatings to the communal areas are Class 0. Peeling paint is present on ceiling of the half landings between floors 15/14, 14/13, 11/10, 6/7 and 2/1. This peeling paint should be removed, and fresh class 0 or equivalent spec paint should be applied. See action 7/14.**



- 15) It was noted that landing floors are fitted with carpet. It is understood that carpets have been procured in accordance with BS 5287: 1988 specification for assessment and labelling of textile floor coverings and & BS 4790 Fire Test to Textile Floor Coverings. These carpets have been procured by SMBC utilising third party approved contractors. Therefore, it is understood that carpets fitted meet the approved standard.



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



- 17) Flat 57 front door on the 15th floor is damaged. A replacement flat front door is required to be fitted. See action 7/17.**



- 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. Records are recorded electronically by SMBC.
- 19) The means of escape from the ground floor communal room is facilitated by two exit doors. The rear exit door leads to a final exit door on the side elevation. The front exit/entrance door leads to the main entrance. each exiting onto either the front or rear escape stairwell.



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) **The communal room on the ground floor has an automatic fire alarm system that appears to conform to BS5839. There are detector heads, sounders and manual call points. The fire alarm control panel is sited on a wall in the main entrance foyer. This panel indicates that the alarm system is zoned, however there is no zone plan present. It is required that a zone plan is provided near the fire alarm control panel. See action 8/2.**



- 3) 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; 10 LD3, 21 LD3, 32 LD3, 42 LD3, 47 LD1 & 54 LD3.

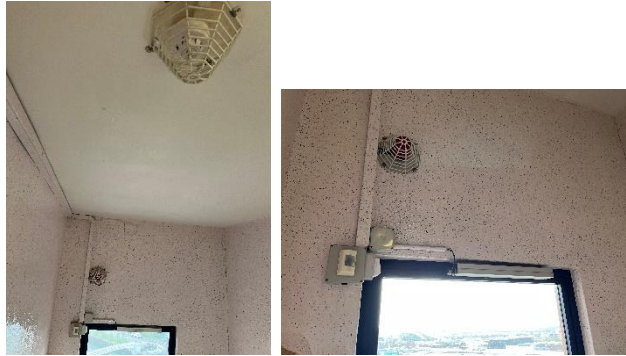
For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 4) There is no 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.
- 5) Smoke detectors linked to the automatic opening vents have been installed in the stairwell. The vents in the stairwells will automatically open when smoke has been detected.



- 6) A deluge system is provided in the refuse chute bin store. Detectors for actuation and the control unit 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. The emergency lighting is a central battery system. The central battery unit is situated in a cupboard in the corridor leading to the caretaker's area on the ground floor.



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

Section

10

Compartmentation

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

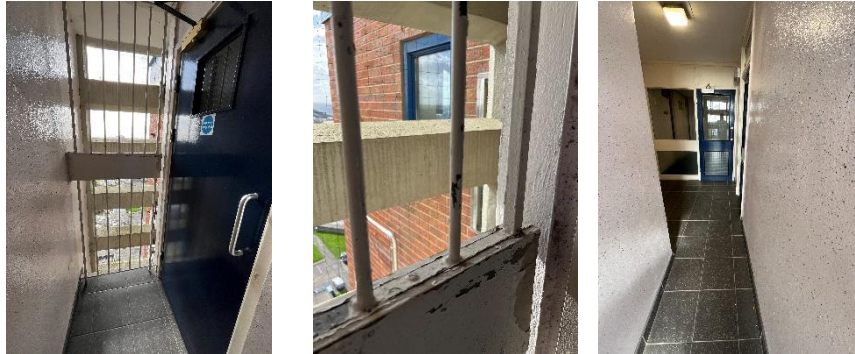
- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation in the residential areas to limit the travel and effect of smoke and flame in event of a fire in the residential areas. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.
- 3) The design of the naturally ventilated shaft serving the single escape corridor presents a breach of compartmentation throughout the height of the building from the 1st floor up to the top floor. The potential therefore does exist for smoke logging on all floors within an escape route.

This situation is further affected by the proximity of flat windows to the ventilated shaft. Current measures are in place to help mitigate the risk such as the stay put policy, smoke detection within resident's flats, notional FD30s doors providing protection from the landing to the flat lobby and protected staircase.

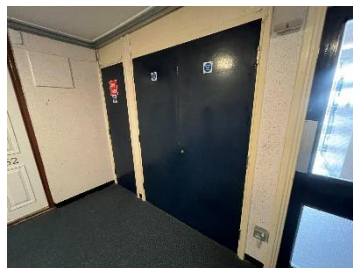
The external wall next to shaft has a fire classification of Euro class A2 (non-combustible can be used above 18m). Previously, fire safety meetings have taken place to discuss this issue within a similar SMBC block, resulting in the opinion of the Fire Safety Manager and the Team Lead Building Safety stating the risk was low. It is the

opinion of the fire risk assessor that to reduce the risk even further, when future improvement works next take place, consideration should be given to improving fire stopping/ compartmentation at each floor level.

This could be by using fire rated door and frames to separate the open bin chute lobby from the landing/corridor area within the means of escape. See Observations.



- 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) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.
- 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 floor service cupboards are notional FD30s timber fire door sets. The keys are held centrally at SMBC Roway Lane, and within the firefighter's white box.



- 8) The main electrical cupboard on the ground floor has damage around the lock and a missing escutcheon plate. These defects are required to be rectified. See action 10/8



- 9) Dry riser cupboards on all floors are behind upgraded FD30s fire doors.



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



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



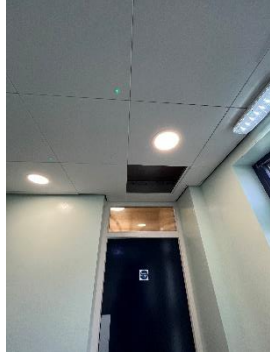
- 12) Cabling from service cupboards / risers to individual meter cupboards and AOV controls is housed in metal trunking.



- 13) Stop taps are secured behind a panel cupped and screwed near flat doors.



- 14) **Suspended ceiling panels are missing in the ground floor foyer areas. All missing ceiling tiles are required to be replaced. See action 10/14.**



**Section
11**

Fire Fighting Equipment

- 1) The dry riser inlet is internal, within a metal cabinet in the stairwell lobby on the ground floor.

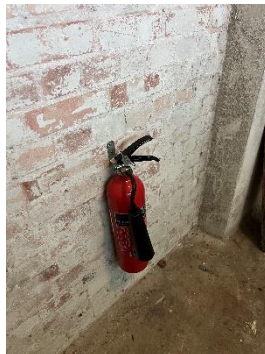


- 2) The dry riser outlets are located within cupboards on all floors above ground, secured with a type 54 suited mortice lock. The dry risers are checked regularly as part of the caretakers' duties.



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

- 4) The frequency for the maintenance checks of fire extinguishers is once (October) each calendar year. The following portable fire extinguishers are provided in the block for use by suitably trained persons; There is no extinguisher information sign. A CO2 extinguisher information sign is required to be fitted. See action 11/4.
- Lift motor room; CO2
 - Pump room; CO2
 - Caretaker's room; Water and fire blanket
 - Communal Room; Water
- a. There is no extinguisher information sign for the lift room CO2 extinguisher, an information sign is required to be fitted. See action 11/4a.
- b. There is no extinguisher information sign for the pump room CO2 extinguisher, an information sign is required to be fitted. See action 11/4b.
- c. There is no extinguisher information sign or storage hook for the caretaker's water extinguisher, an information sign and storage hook is required to be fitted. See action 11/4c.



- 5) A deluge system is provided to the refuse chute bin store. The control unit is situated in the ground floor electrical cupboard. An approved contractor maintains the system. The frequency for the maintenance checks is twice a year (April and October).



Section 12

Fire Signage

- 1) Fire doors display suitable signage where appropriate. However, there is no escape route signage from the pump room. Escape is possible in two directions, from either of the two doors. Escape signage is required to be fitted in the direction of the final fire escape on the right hand side of the building and in the direction of the caretaker's corridor. See action 12/1.



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



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



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

! IMPORTANT NOTICE

FIRE DOORS

Fire doors are crucial fire safety devices, designed to restrict the spread of smoke and fire for a substantial period of time.

You must ensure:

- Fire doors are kept shut when not in use
- Residents and visitors do not tamper with doors or self-closing devices.
- Any faults or damage is reported immediately to the Contact Centre using the details below

You must NOT:

- Alter or change your fire-rated door or internal doors without prior consent from Sandwell Council

We will:

- Ensure caretakers check communal fire doors.
- Carry out an audit of communal fire doors every 12 weeks.
- Check your fire-escape fire door every year.

ANY UNAUTHORISED MODIFICATIONS MAY PUT LIVES AT RISK

This information is provided in line with the Fire Safety (England) Regulations 2017 to ensure the safety of residents and building users in not regulated premises in the modification / reuse of the doors.

PLEASE REPORT ANY DEFECTS OR CONCERNS WITH FIRE DOORS TO:

Name: Contact Centre
Phone: 0121 359 8000
Email: customer_services@sandwell.gov.uk
Or via: My Sandwell Account

Use QR Code to access Fire Safety Advice

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



**Section
14**

Sources of Ignition

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



- 2) Hot works are not usually conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) **The electrical installation shall be tested every 5 years. Latest EICR dated 03/12/2024 and recorded as unsatisfactory. It is required that all outstanding C2 faults are rectified. See action 14/3**

This report is not valid if the serial number has been defaced or altered

241044 EICR18.3C

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

PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION			
DETAILS OF THE CONTRACTOR (Where applicable)		DETAILS OF THE CLIENT	
Registration No: 04075	Branch No: 000	Contractor Reference Number (CRN): N/A	Occupier: OCCUPIED
Trading Title: C & S Electrical Installations Ltd		Name: Sanyal's Mfg.	UPRN: N/A
Address: Unit 2, Bridge Street, Westbury		Address: Sanyal's House, Summer Street, West Bromwich, West Midlands	
Postcode: W530AW	Tel No: 0121 502 2107	Postcode: B69 3ES	Tel No: N/A
DETAILS OF THE INSTALLATION			
Purpose for which this report is required: Requested by the housing association to verify the standard of the electrical installation and is safe for continued use			
Date(s) when inspection and testing was carried out: (03/12/2024) Records available (651): (No) Previous inspection report available (650): (No) Previous report date: (06/03/2024)			
PART 2: PURPOSE OF THE REPORT			
PART 3: SUMMARY OF THE CONDITION OF THE INSTALLATION			
General condition of the installation (in terms of electrical safety): This installation is safe for continued use noting observations in part 5.			
Description of premises: Dwelling <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (include brief description): N/A			
Estimated age of electrical installation: (50) years Evidence of additions or alterations: (Yes) if Yes, estimated age (1) years Overall assessment of the installation is: Unsatisfactory			
*An unsatisfactory assessment indicates that dangerous (C2) and/or potentially dangerous (C3) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.			
PART 4: DECLARATION			
INSPECTION AND TESTING			
I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.			
Name (capital) on behalf of the contractor identified in PART 1: MR DAVID BUTLER	Signature: <i>[Signature]</i>	Date: 03/12/2024	
I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: N/A (date)			
Give reason for recommendation: AS PER GUIDANCE NOTE 3, TABLE 32 OR CHANGE OF OCCUPANCY			
The responsibility for the installation remains with the contractor and 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.			
REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR			
Name (capital) on behalf of the contractor identified in PART 1: MR DAVID BUTLER	Signature: <i>[Signature]</i>	Date: 02/03/2025	

This report is based on the model forms shown in Appendix 4 of BS 7671: 2018 (as amended) © Copyright Cerebus LLP August 2024. Enter a (-) or value in the respective fields, as appropriate. Where an item is not applicable insert N/A.

Please see the 'Notes for Recipient' Page 1 of 31

- 4) The residents' electrical meters are contained within dedicated service cupboards that are secured with locked FD30s fire doors on all floors.



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



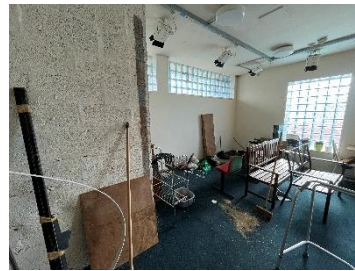
- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Sampled portable electrical equipment in the communal room was in date. Electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager.



- 8) There is a small kitchenette within the communal room and another in the caretaker's room. Both kitchenettes are to be used for the reheating and cold preparation of food only.



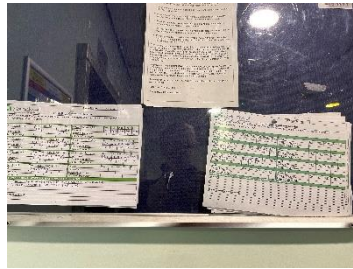
- 9) **The communal room and storeroom opposite on the ground floor have large amounts of combustible storage within them. This amount of combustible storage is required to be significantly reduced and an improvement in housekeeping is required. See action 14/9.**



**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. Recycling containers are kept away from the block.
 - 3) Regular checks by Caretakers minimise risk of waste accumulation.
 - 4) 'Out of Hours' service in place to remove bulk items.
-

Section 16

Control and Supervision of Contractors and Visitors

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

Section
17

Arson Prevention

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



- 3) There is no current evidence of arson
 - 4) There have been no reported fire incidents since the previous FRA in March 2025.
-

Section 18

Storage Arrangements

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



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

**Section
19**

**Additional Control Measures.
Fire Risk Assessment - Action Plan**

Significant Findings

Action Plan

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

Trivial Tolerable

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment Action Plan




Name of Premises or Location:

St Mary's House




Date of Action Plan:

20/03/2026



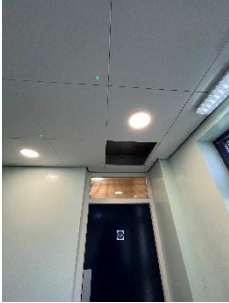
Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/6	The leaf of the communal fire door leading into the caretaker's area fails to close into its frame correctly. The door requires adjustment to close correctly.		P2	Fire Rapid Response 1 – 3 months.	




Fire Risk Assessment

7/11	Peeling paint is present on ceiling of the bin store. This peeling paint should be removed, and fresh class 0 or equivalent spec paint should be applied.		P2	Repairs 1 – 3 months.	
7/14	Peeling paint is present on ceiling of the half landings between floors 15/14, 14/13, 11/10, 6/7 and 2/1. This peeling paint should be removed, and fresh class 0 or equivalent spec paint should be applied.		P2	Repairs 1 – 3 months.	
7/17	Flat 57 front door on the 15 th floor is damaged. A replacement flat front door is required to be fitted.		P2	Repairs 1 – 3 months.	


Fire Risk Assessment

<p>8/2</p>	<p>The communal room fire alarm control panel indicates that the alarm system is zoned, however there is no zone plan present. It is required that a zone plan is provided near the fire alarm control panel.</p>		<p>P2</p>	<p>Electrical 1 – 3 months.</p>	
<p>10/8</p>	<p>The main electrical cupboard on the ground floor has damage around the lock and a missing escutcheon plate. These defects are required to be rectified.</p>		<p>P2</p>	<p>Fire Rapid Response 1 – 3 months.</p>	
<p>10/14</p>	<p>Suspended ceiling panels are missing in the ground floor foyer areas. All missing ceiling tiles are required to be replaced.</p>		<p>P2</p>	<p>Fire Rapid Response 1 – 3 months.</p>	

Fire Risk Assessment


11/4a	The CO2 extinguisher in the lift motor room has no extinguisher information sign. A CO2 extinguisher information sign is required to be fitted.		P2	Asset Management 1 – 3 months.	
11/4b	There is no extinguisher information sign for the pump room CO2 extinguisher, an information sign is required to be fitted.		P2	Asset Management 1 – 3 months.	
11/4c	There is no extinguisher information sign or storage hook for the caretaker's water extinguisher, an information sign and storage hook is required to be fitted.		P2	Asset Management 1 – 3 months.	

Fire Risk Assessment

12/1	There is no escape route signage from the pump room. Escape signage is required to be fitted in the direction of the final fire escape on the right hand side of the building and in the direction of the caretaker's corridor.		P2	Fire Rapid Response 1 – 3 months.	
14/3	The EICR dated 03/12/2024 is recorded as unsatisfactory. It is required that all outstanding C2 faults are rectified.	<i>No image required.</i>	P2	Electrical 1 – 3 months.	



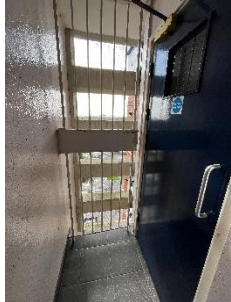
Fire Risk Assessment

14/9	<p>The communal room and storeroom opposite on the ground floor have large amounts of combustible storage within them. This amount of combustible storage is required to be significantly reduced and an improvement in housekeeping is required.</p>		P2	Housing Officer 1 – 3 months.	
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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.	
<p>The design of the naturally ventilated shaft serving the single escape corridor presents a breach of compartmentation throughout the height of the building from the 1st floor up.</p> <p>The potential exists for smoke logging on all floors within an escape route.</p> <p>It is the opinion of the fire risk assessor; to reduce the risk, future improvement works should be carried out to improve fire stopping/ compartmentation at floor level and/or adopt the design currently present within Mountford House (use of fire rated door and frames separating the bin chute lobby and landing/corridor area within the means of escape).</p>	
<p>The 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.</p>	

Signed

	Building Safety Manager	Date: 18/03/2026.
 Adrian Jones	Quality Assurance Check	Date: 20/03//2026.

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

Name of property: St Mary's House.

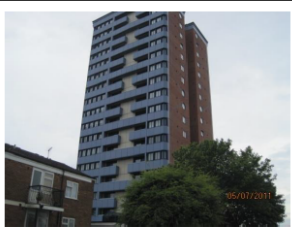
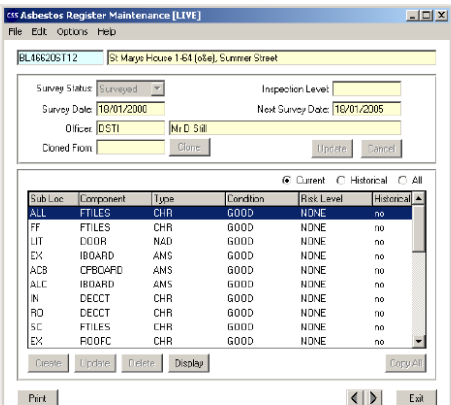
Date: 24/08/2023

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)).

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

Asbestos Survey		Property Address		1-64 ST MARY'S HOUSE, SUMMER STREET, B71 4HZ		✓ Office use	
Prepared by	JOHN DAVIS	Date	05/07/11	Checked by	Derek Still		
Sampled by		Date		Date	09/11/11		
Type of Work to be undertaken		HSG 264 - Survey Report Type		Property Description			
For Purpose of Lift Maintenance Contract	✓	Refurbishment Survey		17 STOREY HIGH RISE BLOCK			
R & M Void		Management Survey					✓
R & M Tenanted		SHAPE Interrogated?					✓
SHAPE – ASBESTOS REGISTER EXTRACT				YEAR BUILT	1967		
				<p>Notes</p> <p>LIFT MOTOR ROOM HAS BEEN EXTERNALLY CLAD WITH BROWN PVC SHIPLAP. PREVIOUS SURVEY RECORDED ASBESTOS INSULATION BOARD IN THIS LOCATION – UNABLE TO ASCERTAIN IF THIS AIB IS STILL IN-SITU. ASBESTOS INSULATION BOARD IS STILL PRESENT TO INTERNAL WALL AROUND DOOR. EXTERNAL IS CLAD IN UPVC.</p> <p>REVISED BY G.CARRINGTON – 15/02/19</p> <p>MATERIAL SAMPLE REQUEST BY A.THOMPSON TO TOP FLOOR CEILING DUCT PANEL BENEATH METAL TRUNKING</p> <p>REVISED BY A.HACKWOOD – 22/01/2020</p> <p>**Survey revised 24/08/23 by John Davis following request by Andrew Kozlowski (KTL)**</p>			
<p>Building Surveyors 0121 569 5077</p>				<p>Asset Team – Investment Division 5 – 14 South Road Smethwick B67 7BN</p>			
