Fire Risk Assessment

1-7 & 8-17 Parkside View

Bearwood Road,
Smethwick, B66 4HN

Date Completed: 20th July 2026

Review Period: 3 Years

Officer: M. Zafeer **Fire Risk Assessor**

Checked By: J Blewitt **Team Lead Fire Safety**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

Section 0 Introduction

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

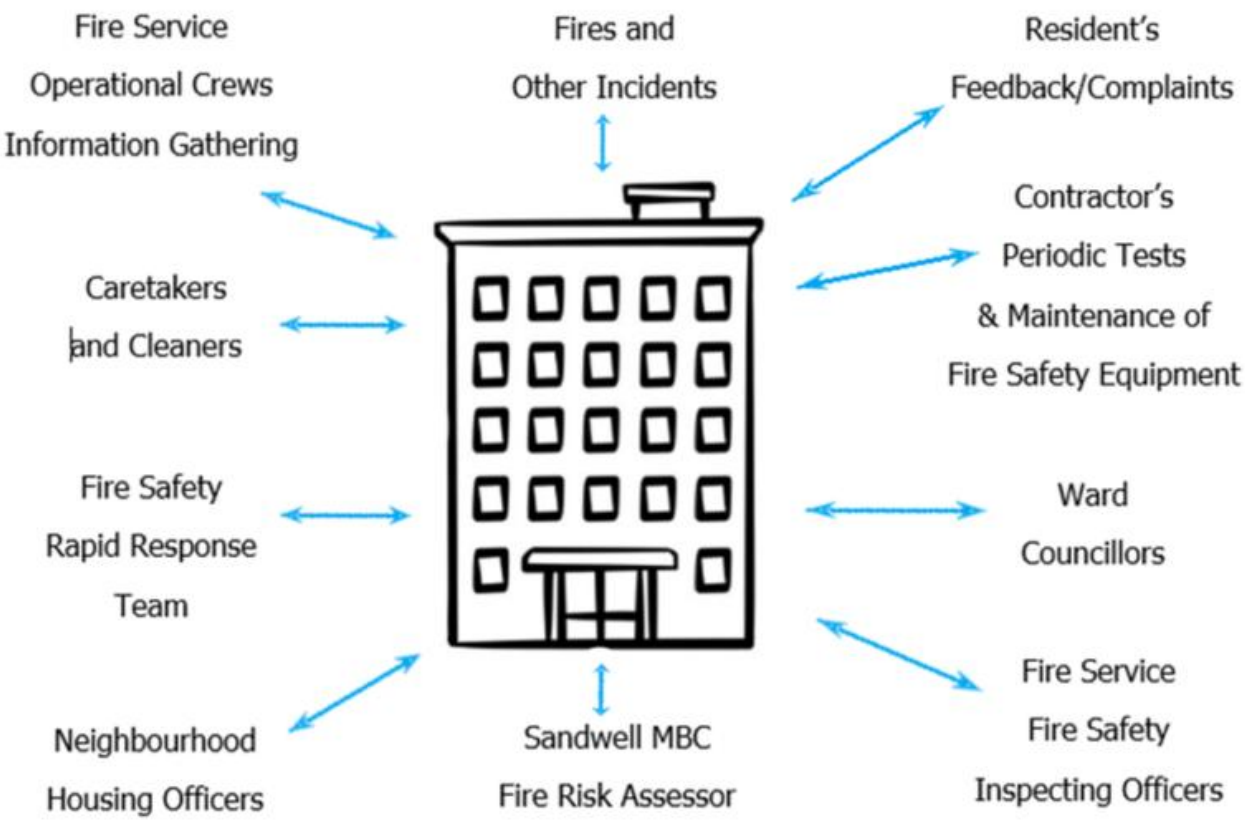
This Type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety.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

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

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

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

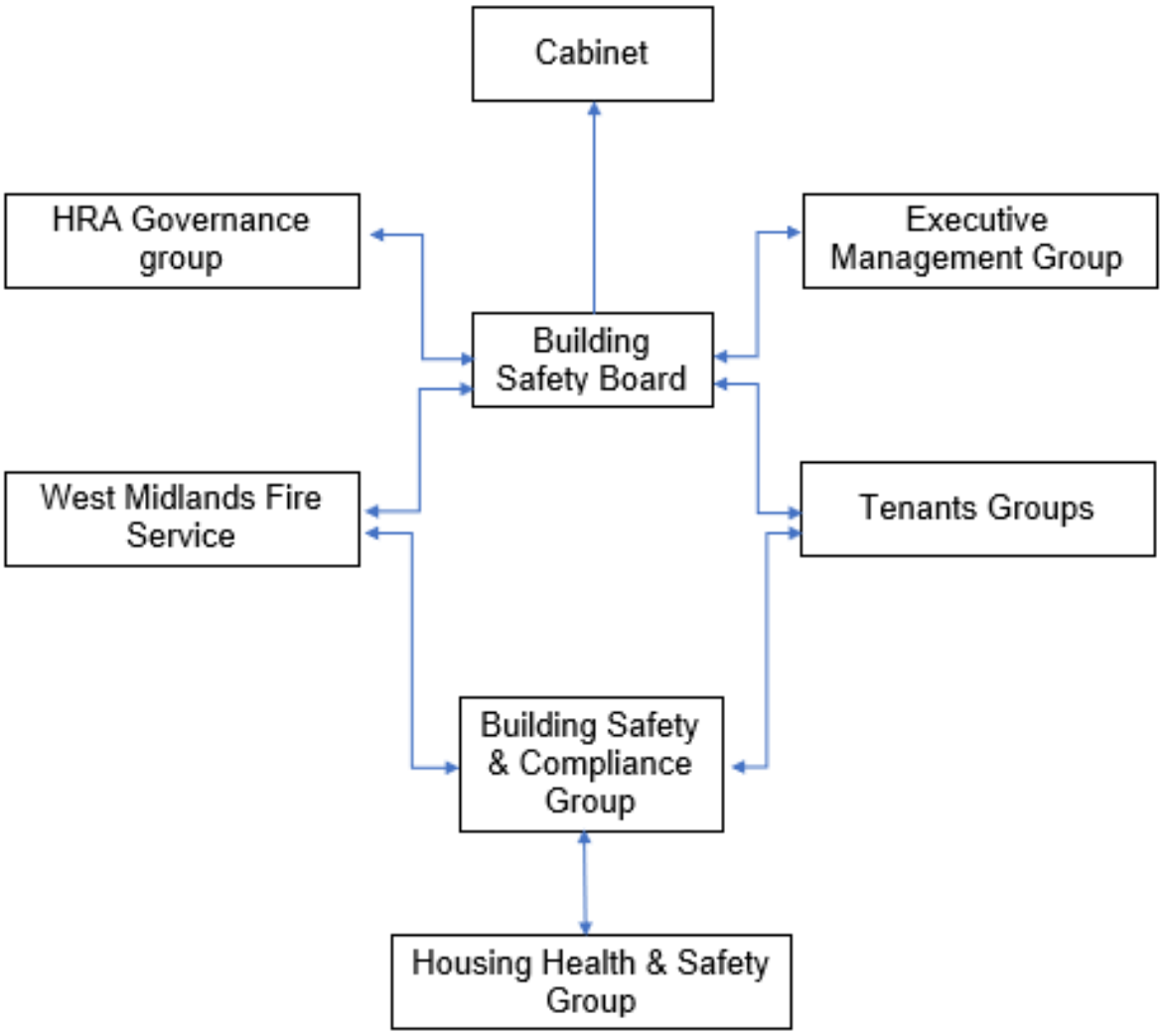
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in section 1. Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

Section 1 Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.
Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues.
A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring and review of the preventive and protective measures. These are shown in the introduction.

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** The external envelope is predominantly traditional brick masonry with Eternit fibre cement board clad to the 3rd floor and glass columns Balcones are constructed with steel beams and timber framework; timber decked floors has been installed to the balconies. Cannot confirm if there is any fire resistance added to the timber construction.	Tolerable

	• Flat 5 is fire loaded with combustible material, Timber batons installed within balcony framework, weed control barrier installed under timber decking. • Flat 14 has fire loading on balcony and plastic wrap on glass screen of the balcony.	
Section 7	**Means of Escape from Fire** Each block has a single staircase which provides a sufficient means of escape. Flat entrance doors are nominal FD30s timber doors. Escape window is present on block 8- 17 on the 2nd floor communal corridor, this leads to a flat roof. AOVs installed to each staircase on the 2nd floor	Trivial
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to LD3 standard with smoke detectors to all rooms except wet rooms. AOV smoke and ventilation detection within the communal corridors	Trivial
Section 9	**Emergency Lighting** Emergency lighting system has been installed in accordance with BS 5266 All fire exit signs are equipped with emergency lighting; lighting is also installed in the corridors and stairwells.	Trivial
Section 10	**Compartmentation**	Tolerable

	The building is designed to provide a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around the flats. All electrical cupboard doors are 54mm FD60S timber fire doors Flat entrance doors are nominal FD30s timber doors. There are no communal doors other than the entrance doors. • Flat 4 section of smoke seal has pulled away from frame, internal leaf gap exceeds the 4mm threshold • Flat 15 section of smoke seal has pulled away from frame, internal leaf gap exceeds the 4mm threshold, missing self-closing device	
Section 11	**Fire Fighting Equipment** There is no firefighting equipment within the block.	Trivial
Section 12	**Fire Signage** Directional escape signage has not been installed due to simplicity of layout. However, signage for location of flats for each floor is present. Fire Notice signage has been installed. Fire exit signage above final exit doors are present and working.	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; the last test date for both blocks was 1-7 – 21/07/2026 8-17 – 22/07/2026	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Bin store is external to the rear elevation in the car park behind steel gates.	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.	Trivial
Section 18	**Storage Arrangements** Residents do not have storage facilities other than in their flats. Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

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

1-7, 9-17 Parkside View
Smethwick
B66 3TY

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

The potential life safety risk from fire within this building is categorized as slight, based on its current use and occupancy. Timber FD30s fire doors are present at flat entrances; it would be recommended that on any future door programme that these doors be upgraded to fire rated FD30s doors.

Flats 5 and 14 exhibit hazardous fire loading on their timber decking. Notably, Flat 14 has a weed control barrier installed across the entire span of the balcony. These issues require immediate remediation to mitigate the risk of potential fire spread

Risk is further mitigated by localized LD3-standard smoke detection within each flat and proactive communal housekeeping to eliminate fire load. alongside AOV system to the means of escape. The escape routes benefit from comprehensive illumination via emergency, conventional and borrowed street lighting. Finally, the final exit doors feature a fail-safe system and manual door release points which allows easy exit, supporting the building’s designated 'Stay Put Unless' fire strategy

Overall, the level of risk at the time of this FRA is tolerable.

On completion of the recorded actions the overall risk rating for the building will be reduced to trivial, subject to the recommended actions in this fire risk assessment.

A suitable risk-based control plan (where applicable) 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 risk.

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

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

Section 2 People at Significant Risk of Fire

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

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

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

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

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

Section 3

Contact Details

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

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

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Manager & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Teresa Warren - Donley		
Building Safety Managers Adrian Jones Carl Hill Louis Conway Andrew Froggatt Craig Hudson	**Fire Risk Assessors** Mohammed Zafeer Stuart Henely	**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

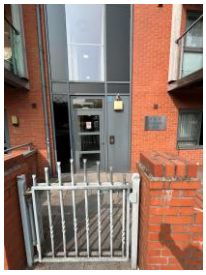
Parkside View 1-7, 8-17
Bearwood Road
Smethwick
B66 4HN.

Description of the Property

This Type 1 non-intrusive fire risk assessment covers Parkside View (Units 1–7 and 8–17), a low-rise, three-storey residential building constructed in 2011 using traditional brick cavity walls. The property comprises 17 self-contained flats divided into two separate blocks, each featuring three units per floor (ground, first, and second). While both blocks rely on a single central staircase as the sole means of escape for upper floors, Block 8–17 is additionally equipped with an evacuation lift serving all levels.

The front and rear entrances to both blocks feature glazed aluminium doors secured by electronic fob readers and a visitor intercom system. All four entrance doors are equipped with a firefighter's drop-key override switch located directly above the intercom panel for emergency access

Front and rear elevation of the block

Both Front and road facing entrances



Fire fighters drop key access and resident access control.

Nearest Fire station is Smethwick Fire Station, which is 1.8 miles.

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

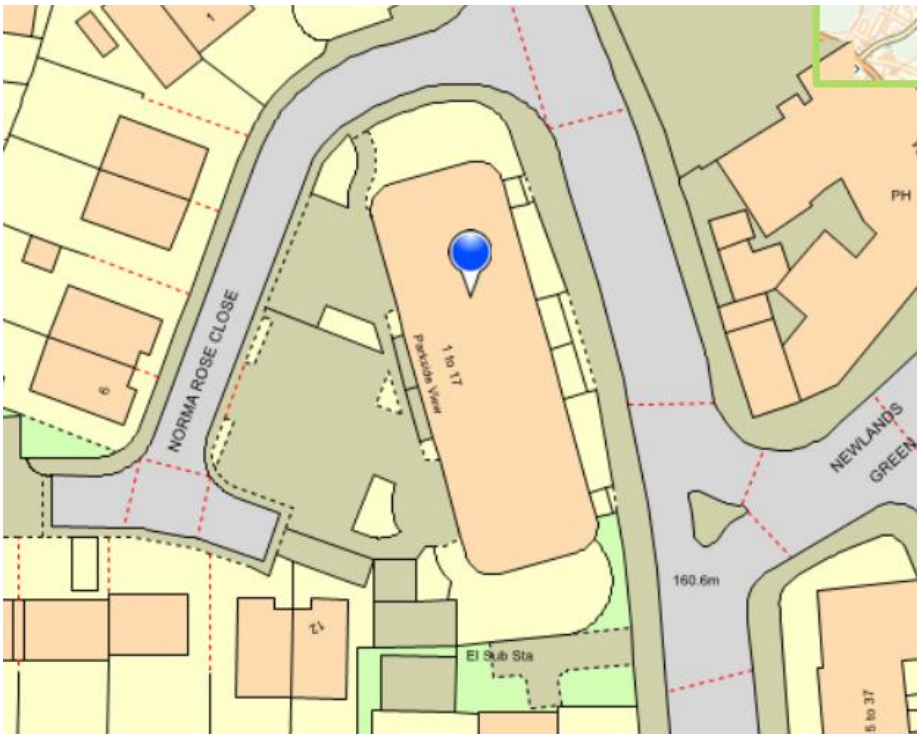
The enforcing authority is West Midlands Fire Service.

High/Low Rise	Low
Number of Floors	3
Date of Construction	2011
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	Yes – Eternit Fibre Cement
Number of Lifts	1
Number of Staircases	2 (1 each side)
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	No
Access to Roof	External Only
Equipment on roof (e.g. mobile phone station etc)	No

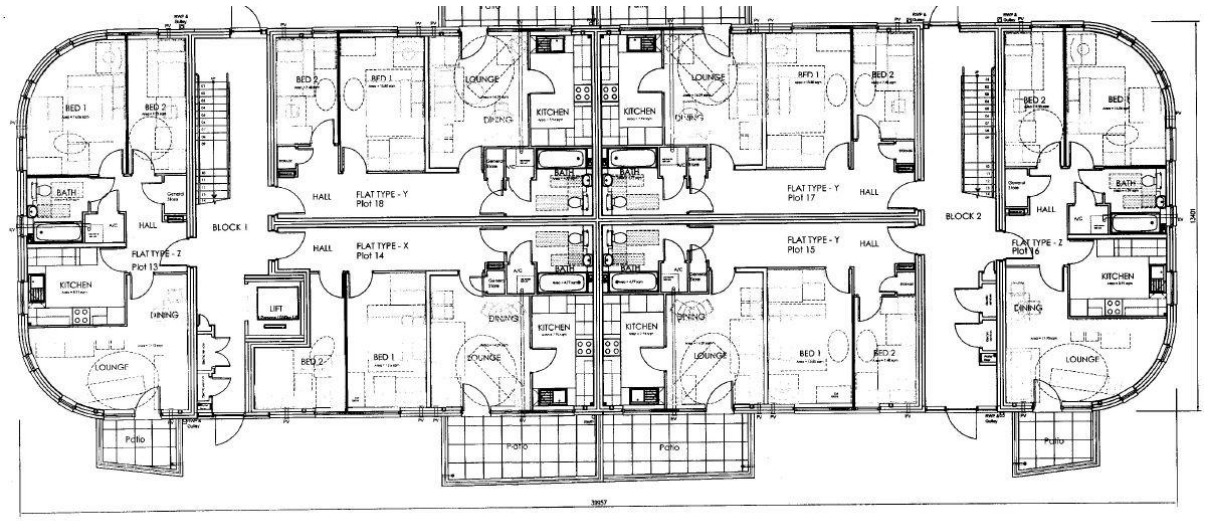
Persons at Risk
Residents / Occupants in total of 17 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

Building Plan

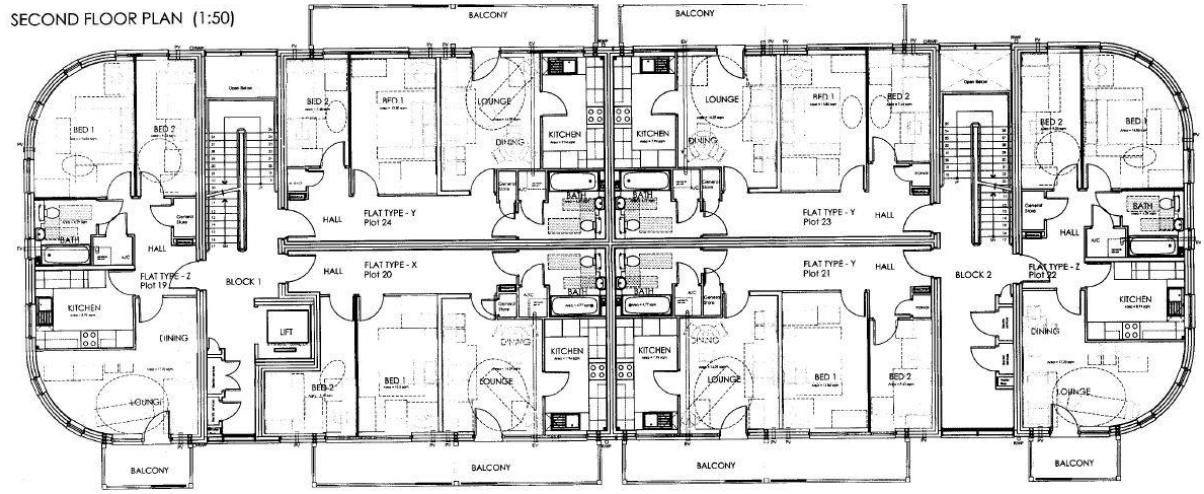


Ground Floor.

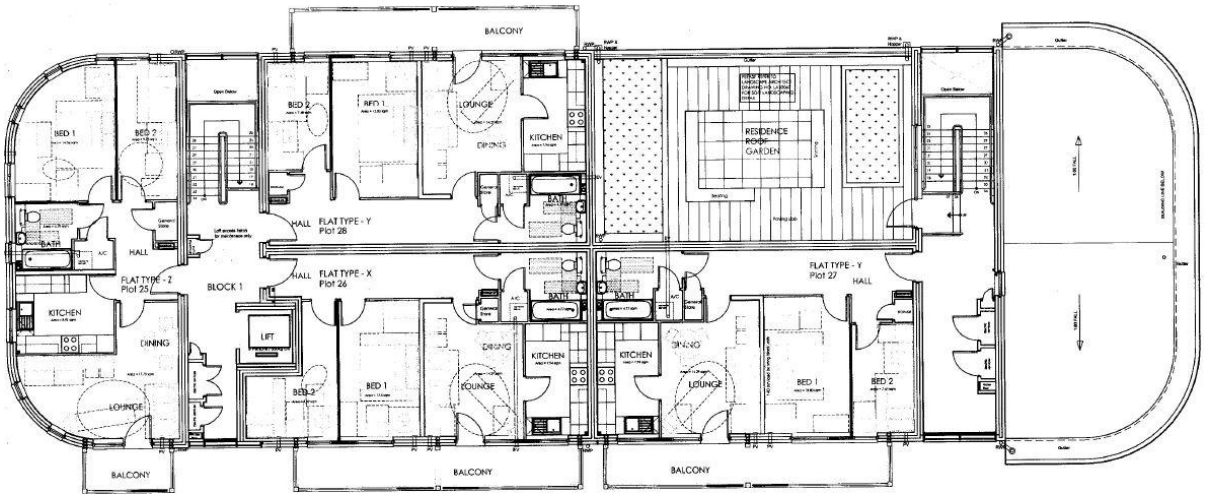


GROUND FLOOR PLAN (1:50)

First Floor.



Second Floor.


BALCONY
BED 1
BED 2
BED 2
BED 1
LOUNGE
DINING
KITCHEN
BATH
RESIDENCE GARDEN
HALL
FLAT TYPE - Y
Plot 28
HALL
FLAT TYPE - X
Plot 26
FLAT TYPE - Z
Plot 25
BLOCK 1
HALL
FLAT TYPE - Y
Plot 27
HALL
KITCHEN
DINING
LOUNGE
LIFT
BED 2
BED 1
BATH
KITCHEN
DINING
LOUNGE
BED 1
BED 2
BALCONY
BALCONY
BALCONY

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.

This building was constructed in 2011 with planning and building control approval utilising the acceptable materials listed below. Approved document B (Fire Safety) volume 1 Dwellings states that with buildings of this type, no provisions are necessary for fire performance to external surface walls (*Section 10: Resisting Fire Spread Over External Walls - Table 10.1).* Taking this into consideration the level of risk presented by the materials used is acceptable however, the responsible person should consider the current design and a potential enhancement of the balconies to improve fire resistance as part of a future refurbishment programme. This would help to mitigate any potential fire spread from the balconies.

Additionally, the risk of external spread of flame can be further reduced with the cooperation of residents who should be asked to remove the unnecessary combustible items that are present on their balconies

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

1) The external envelope of Parkside View predominantly features traditional brick masonry, with powder-coated aluminium/timber composite double-glazed units for flat windows, and powder-coated aluminium for communal windows and entrance doors; additionally, Eternit fibre cement board cladding is installed along the roofline and above the top floor brickwork, which is considered an acceptable material for this application based on manufacturer data, though its specific fire rating was unavailable during the assessment.

Eternit Fibre Cement Boards and Aluminium window units.

2) Individual full-width balconies feature galvanised steel frames clad in natural-finish Iroko timber, with timber decking, galvanised steel balustrades, and toughened glass panels. Because expansion gaps between the decking boards present a risk of upward flame spread to combustible items, upgrading the balconies should be considered in a future refurbishment programme.

3) The property is secured from the main road by a prominent brick enclosure that houses the primary entrance points. The apartments positioned along this frontage feature a small, private courtyard. Residents can access this outdoor space directly from their units through aluminium flat exit doors

4) Flat 5 exhibits a high fire load due to the accumulation of combustible items on the balcony. Furthermore, a combustible plastic wrap has been applied to the glass balustrade, and timber battens have been retrofitted within the original balcony framework, creating a continuous fuel source that facilitates vertical fire spread


5) Flat 14 presents a high fire load due to an accumulation of combustible materials. Furthermore, timber battens have been retrofitted to the existing balcony framework, and a weed control barrier has been installed beneath the entire run of the wooden decking. Collectively, these materials provide a continuous fuel source that significantly facilitates upward fire spread from the ground floor



6) Earth electrodes are installed around the perimeter of the block, and lightning protection conductors are visibly routed up the building elevation.

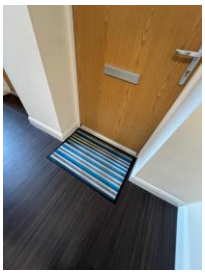


Section 7

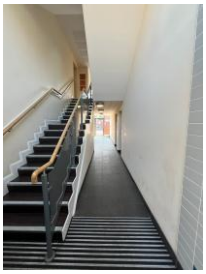
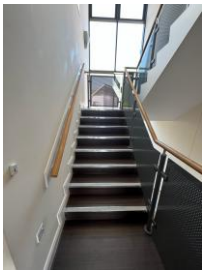
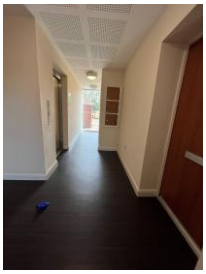
Means of Escape from Fire

1) Each flat is equipped with, as a minimum LD3 fire detection to facilitate means of escape and provide sufficient response time.

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

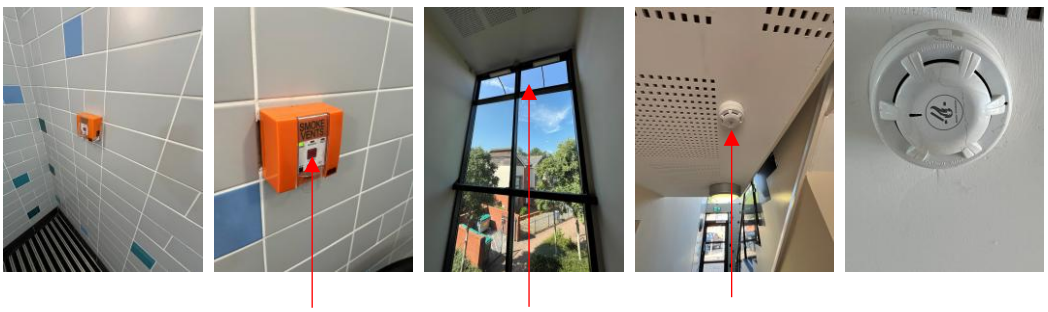




3) All corridors, landings, and staircases are of adequate width and kept clear to ensure safe egress during a fire. Escape routes are adequately protected against the spread of fire and smoke, and the building contains no internal communal doors other than the final exit doors.


4) Parkside View 1-7, 8-17 consists of a single staircase to each block that provides sufficient means of escape, this is located as you enter the block. The width of the staircases has been measured from handrail to wall at a measurement of 1034mm and 1059mm.The stairs and landings are kept clear to maintain safe means of escape.

5) The second-floor staircases on both elevations incorporate Automatic Opening Vents (AOVs) to facilitate automated smoke clearance. Firefighter override control facilities are strategically positioned adjacent to the final exit doors serving the car park entrance on each side of the building, and all non-AOV communal glazing remains fixed and non-openable.

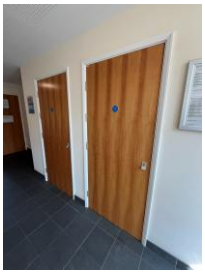


AOV over ride switch 2nd floor AOVs smoke ventilation detection

6) Block 8-17 has been provided with an evacuation lift which serves all floors to the block. There is also the lift motor cupboard located on the 2nd floor communal corridor on this block.

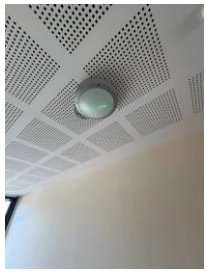


7) Service cupboard and cleaner's cupboard doors on each floor are nominal 54mm FD60s door sets with a combined intumescent strip and cold smoke seal, secured with suited mortice locks.

8) The block has emergency lighting system installed on all escape routes and final exit doors, standard lighting units are also situated throughout the communal stairwell, internal landings, these units, supplemented by borrowed street lighting, provide sufficient levels of illumination to facilitate a safe means of escape.






9) 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.

10) An Escape window is installed on the 2nd floor of block 8-17, this leads to the flat roof of the block.

11) Block 8–17 features a timber door on the second-floor communal landing. This door provides access to a flat roof, which serves strictly as a secondary emergency escape route during a fire.


12) The final exit doors have a door entry system installed. This system is designed to fail safe which allows the door to demagnetise the lock in an event of a power failure and allow easy access out the building.

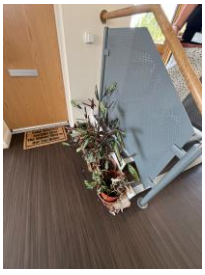




13) Emergency door release points are located at both main entrance’s corridors for both blocks. This system allows user to manually release the door in an emergency.


14) The route out the block to ultimate safety is clear from both final exit doors.


15) During the inspection of the second-floor lobby, a small metal table and two chairs were observed adjacent to Flat 7. Additionally, several live potted plants were present on this floor level. Following a review of the layout and positioning, the associated risk of fire loading and means of escape obstruction was determined to be low




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 accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD1 Standard.

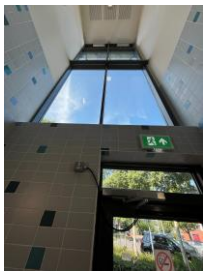
   Flat 4 All rooms except bathroom – LD1
   Flat 6 Hallway, kitchen – LD2
   Flat 10 All rooms except bathroom – LD1
   Flat 14 All rooms except bathroom – LD1

   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 communal areas. The reason for this is:

   I. Such systems may get vandalised.
   II. False alarms would occur.
   III. A Stay Put - Unless policy is in place
   IV. Communal areas are open to the elements.

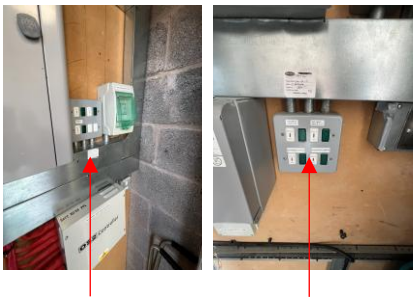
4) Detection linked to AOVs on the 2nd floor are installed within the communal corridor on the ground, 1st and 2nd floor




Section 9

Emergency Lighting

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



Emergency lighting Test Switches

2) The self-contained units are provided to the communal landings, stairs and final exit doors.

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

cityfire & Electrical Services Ltd

CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings

Job Details

Job ID	Client Name	Site Name
202427	Dodd Group (Midlands) Limited	1-17 PARKSIDE VIEW
Job Order Number	**Details Of Client**	**Site Address**
18968632	Dodd Group Ltd Stafford Park 13	
Client ID	**Client Postcode**	**Site Post Code**
25	TF3 3AZ	
Site ID		
8,602		

System Details

Manufacturer	Number of Fittings Onsite
Kosnic	20

Inspections and Tests

Type of inspection	Any luminaries having a repair has been internally cleaned	Are all luminaries labelled
MONTHLY	YES	YES
All luminaires and/or signs are functioning correctly	**A visual check of the fixed wiring installation has been carried out**	**Log book completed**
FAIL	YES	YES
Each luminaire has been checked to ensure that the normal supply has been restored	**Has any alteration to the building structure or layout affected the effectiveness of the emergency lighting system**	**Comments**
YES	NO	
All luminaries have been externally visually examined		
YES		

Sign Off Area

NAME OF ENGINEER	New Signature	New Date
C. Payne		08/07/2026

Photos

Photo Attachments	Photo Attachments	Photo Attachments
Photo Attachments	Photo Attachments	Photo Attachments

Repairs

4DB3891B-4EFE-4570-B2F4-61E01989E58E

Section 10

Compartmentation

The *This section should be read in conjunction with Section 4*

1) 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 inspection did not reveal any breaches in compartmentation.

   The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

2) The building is designed to provide as a minimum 1-hour vertical and vertical fire resistance.

3) 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 if they are advised to evacuate by the emergency services.

4) The existing fire-stopping measures are fit for purpose, and a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary.

5) A variety of methods / materials have been used to achieve fire-stopping such as intumescent mastic around penetrations.

6) There are no communal doors other than the entrance doors fitted within the property.

7) Every service cupboard in the communal areas is secured with a suited mortice lock. Each cupboard uses a nominal 54mm timber flush door with a 60-minute fire resistance rating (FD60S)

8) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent sealant filler.

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

10) The lift motor cupboard on the 2nd floor to block 8 -17 is housed behind a FD60S timber door, all seals were complete and no issues found. Noted that air vents are installed on this fire door.

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

12) Individual flat doors are nominal FD30s timber flush fire door sets with intumescent strips, cold smoke seals and self-closing devices.

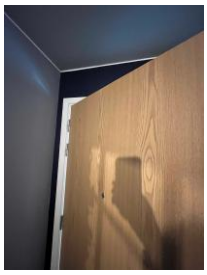
Block Name	Place-Re	Address	Front Door Type	Glazed / Not Glazed
Parkside View (1-17)	BL371100PA2(	1 Parkside View;Bearwood Road;Smethwick;West Midllands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	10 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	11 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	12 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	14 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	15 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	16 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	17 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	2 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	3 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	4 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	5 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	6 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	7 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	8 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	BL371100PA2(	9 Parkside View;Bearwood Road;Smethwick;West Midlands;	Timber Door FD30s	Not Glazed
Parkside View (1-17)	**BL371100PA2**	Parkside View (1-17);Bearwood Road;Smethwick;West Midlands;	Intentionally Blank	

13) Access was gained to a representative sample of properties within the block as part of the Fire Risk Assessment. This inspection ensures that self-closing devices operate in accordance with their design standards, and that all smoke seals remain intact and fully functional under emergency conditions

14) The self-closing devices on the entrance doors of Flats 4, 6, and 10 were subjected to operational testing. When released from various opening angles, all devices functioned in accordance with their design specifications, successfully returning the doors to the fully closed position

15) Flat 4 has a section of smoke seal that has become away from frame, internal door leaf gaps exceed the 4mm threshold

16) Flat 15 does not have a self closing device, smoke seal is away from frame, internal door leaf gaps exceed the 4mm threshold.



Section 11

Fire Fighting Equipment

1) The premises have no provision for firefighting equipment.

Section 12

Fire Signage

1) Directional fire escape signage has not been installed due to simplicity of layout.

2) Illuminated fire exit door signage is evident over each final exit points.



3) Fire action notices are displayed in communal areas

4) Fire Door Keep Locked signs are on all displayed-on service cupboards within the premises.


5) Way finding signage is not required on this building due to its non-complex design, however there is signage indicating the flat allocation on each floor

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) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.

4) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.

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

6) Information regarding use of fire doors is provided to residents. Information regarding the Stay Put unless fire evacuation strategy is provided to residents.

Section 14

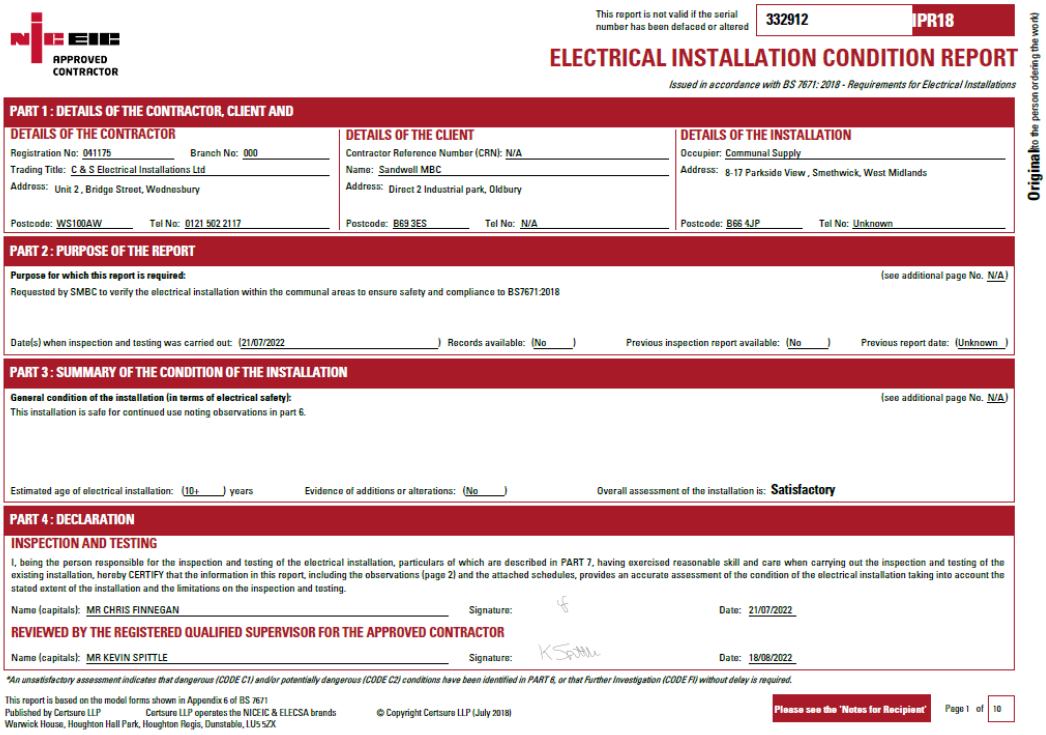
Sources of Ignition

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


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

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

4) The fixed electrical installation shall be tested every 5 years. The last inspection was 20/07/2022 and 21/07/2022.Below are the satisfactory EICR certificates for blocks 1-7 and 8-17



This report is not valid if the serial number has been defaced or altered 332912 IPR18

APPROVED CONTRACTOR

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND

DETAILS OF THE CONTRACTOR

Registration No: 041175 Branch No: 000
Trading Title: C & S Electrical Installations Ltd
Address: Unit 2 , Bridge Street, Wednesbury
Postcode: WS100AW Tel No: 0121 502 2117

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A
Name: Sandwell MBC
Address: Direct 2 Industrial park, Oldbury
Postcode: B69 3ES Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Communal Supply
Address: 8-17 Parkside View , Smethwick, West Midlands
Postcode: B66 4JP Tel No: Unknown

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: (see additional page No. N/A)
Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018

Date(s) when inspection and testing was carried out: (21/07/2022) Records available: (No) Previous inspection report available: (No) Previous report date: (Unknown)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): (see additional page No. N/A)
This installation is safe for continued use noting observations in part 6.

Estimated age of electrical installation: (10+) years Evidence of additions or alterations: (No) Overall assessment of the installation is: **Satisfactory**

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): MR CHRIS FINNEGAN Signature: Date: 21/07/2022

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR

Name (capitals): MR KEVIN SPITTLE Signature: Date: 18/08/2022

**An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.*

This report is based on the model forms shown in Appendix 6 of BS 7671
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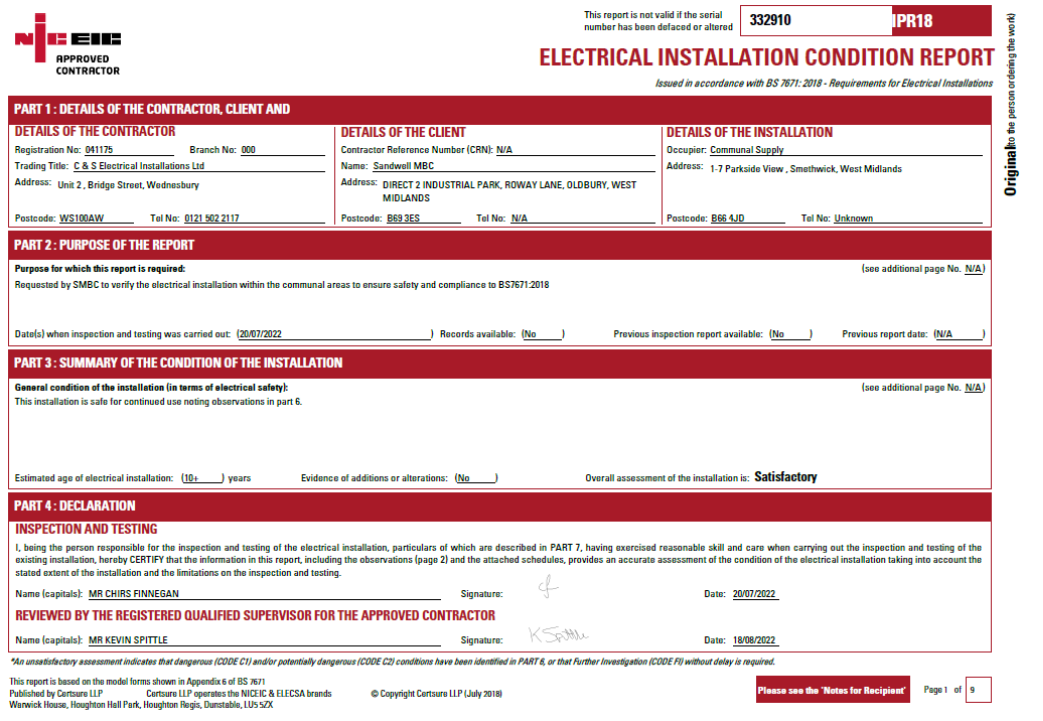
Please see the 'Notes for Recipient' Page 1 of 10



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APPROVED CONTRACTOR

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND

DETAILS OF THE CONTRACTOR

Registration No: 041175 Branch No: 000
Trading Title: C & S Electrical Installations Ltd
Address: Unit 2 , Bridge Street, Wednesbury
Postcode: WS100AW Tel No: 0121 502 2117

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A
Name: Sandwell MBC
Address: DIRECT 2 INDUSTRIAL PARK, ROWAY LANE, OLDBURY, WEST MIDLANDS
Postcode: B69 3ES Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Communal Supply
Address: 1-7 Parkside View , Smethwick, West Midlands
Postcode: B66 4JD Tel No: Unknown

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: (see additional page No. N/A)
Requested by SMBC to verify the electrical installation within the communal areas to ensure safety and compliance to BS7671:2018

Date(s) when inspection and testing was carried out: (20/07/2022) Records available: (No) Previous inspection report available: (No) Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): (see additional page No. N/A)
This installation is safe for continued use noting observations in part 6.

Estimated age of electrical installation: (10+) years Evidence of additions or alterations: (No) Overall assessment of the installation is: **Satisfactory**

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): MR CHIRS FINNEGAN Signature: Date: 20/07/2022

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR

Name (capitals): MR KEVIN SPITTLE Signature: Date: 18/08/2022

**An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.*

This report is based on the model forms shown in Appendix 6 of BS 7671
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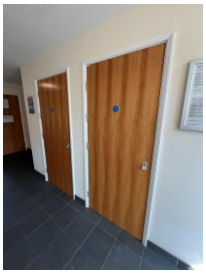
Please see the 'Notes for Recipient' Page 1 of 9

5) The electrical installation i.e. risers are contained within dedicated service cupboards within the open plan communal area. The cupboards are secured with a suited mortice lock.





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.

7) Earth electrodes are installed around the perimeter of the block, and lightning protection conductors are visibly routed up the building elevation.

CENTRAL
HIGH RISE LIMITED
"SAFETY & INTEGRITY AT HEIGHT"

LIGHTNING CONDUCTOR TEST CERTIFICATE

J15917 No. AB/LC/32741

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

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

Date Tested: February 2023 **Expiry Date:** February 2024

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

Parkside View 1-17, Bearwood Road, Smethwick, West Midlands, B66 4HN

Combined Test Readings 5.8 Ω

E1: 32.6 Ω E2: 44.5 Ω E3: 11.3 Ω E4: 53.6 Ω
E5: 50.4 Ω E6: 40.7 Ω

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

Central House
Thoresby Avenue, Nottingham, NG2 3GA
Tel: 0115 9587637
E- mail: info@centralhighrise.co.uk

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



Section 15

Waste Control

1) There is a regular Cleaning Service to the premises. Regular checks by Caretakers minimise risk of waste accumulation, this also includes out of hours service to remove bulk items


2) Bins are located externally within a secure brick compound in the car to the rear of the block, this is situated away from the fabric of the building

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 local housing office. 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) The building's exterior perimeter is well lit, ensuring clear visibility at night. Illumination is provided by a combination of an external light fixture installed directly over the front entrance and supplemental borrowed light from nearby streetlamps. Together, these sources provide a sufficient and consistent level of light around the property.




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

Section 18

Storage Arrangements

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

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

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

4) All store cupboards are kept locked.

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

Section 19 Additional Control Measures; Fire Risk Assessment - Level 2 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
Level 2 Action Plan

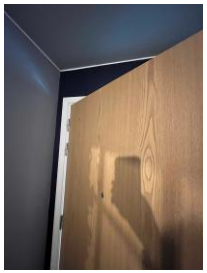
Name of Premises or Location: 1-7, 8-17 Parkside View

Date of Action Plan: 24th July 2026

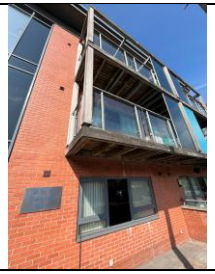
Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/4	Engage with resident to flat 5 and advise on removal of combustible plastic wrap on the glass screening and timber batons installed within framework		P2	Within 1-3 months Housing Manager	

6/5	Engage with resident of flat 14 to remove fire loading and timber on balcony, also to advise on removal of weed control barrier installed under timber decking.		P2	Within 1-3 months Housing Manager	
10/15	Flat 4 section of smoke seal has come away from frame, internal door leaf gap exceeds 4 mm threshold, assess and make correct.	  	P2	Within 1-3 months Fire Rapid Response.	

10/16	Flat 15 section of smoke seal has come away from frame, internal door leaf gap exceeds 4 mm threshold, install self-closing device. Assess and make correct	 	P2	Within 1-3 months Fire Rapid Response	

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

Observations	
Balconies are part constructed with timber cladding over steel framework, timber joists and timber floorboards. Consideration should be given to enhance the fire resistance of balconies as part of a future programme.	 

Signed

M. Zaf.	Fire Risk Assessor	Date: 24/07/2026
	Team Lead Fire Safety	Date: 24/07/2026

Appendix 1

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

Name of property: Parkside View

Updated: **27/09/22**

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

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

Report No.:	J420727
Nature of Work:	Management Survey
Issue Date:	09/06/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL371100PA20 2
Site Address:	1-17 Parkside View , Smethwick, B66 4HN

Order Placed By:	Dean Harding
Site Contact:	Not Applicable
Date(s) of Work:	19/05/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
09/06/2025

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