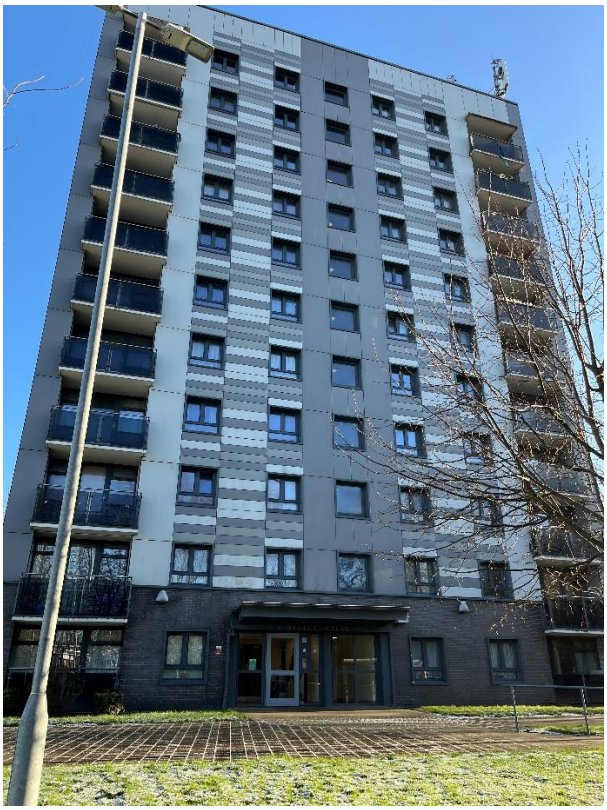
Fire Risk Assessment

Kynaston House



Rydding Lane, Millfields,
B71 2HD

Date Completed: 02/01/2026

Officer: A. Froggatt. **Building Safety Manager**

Checked By: A. Jones **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

Section 0 Introduction

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

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

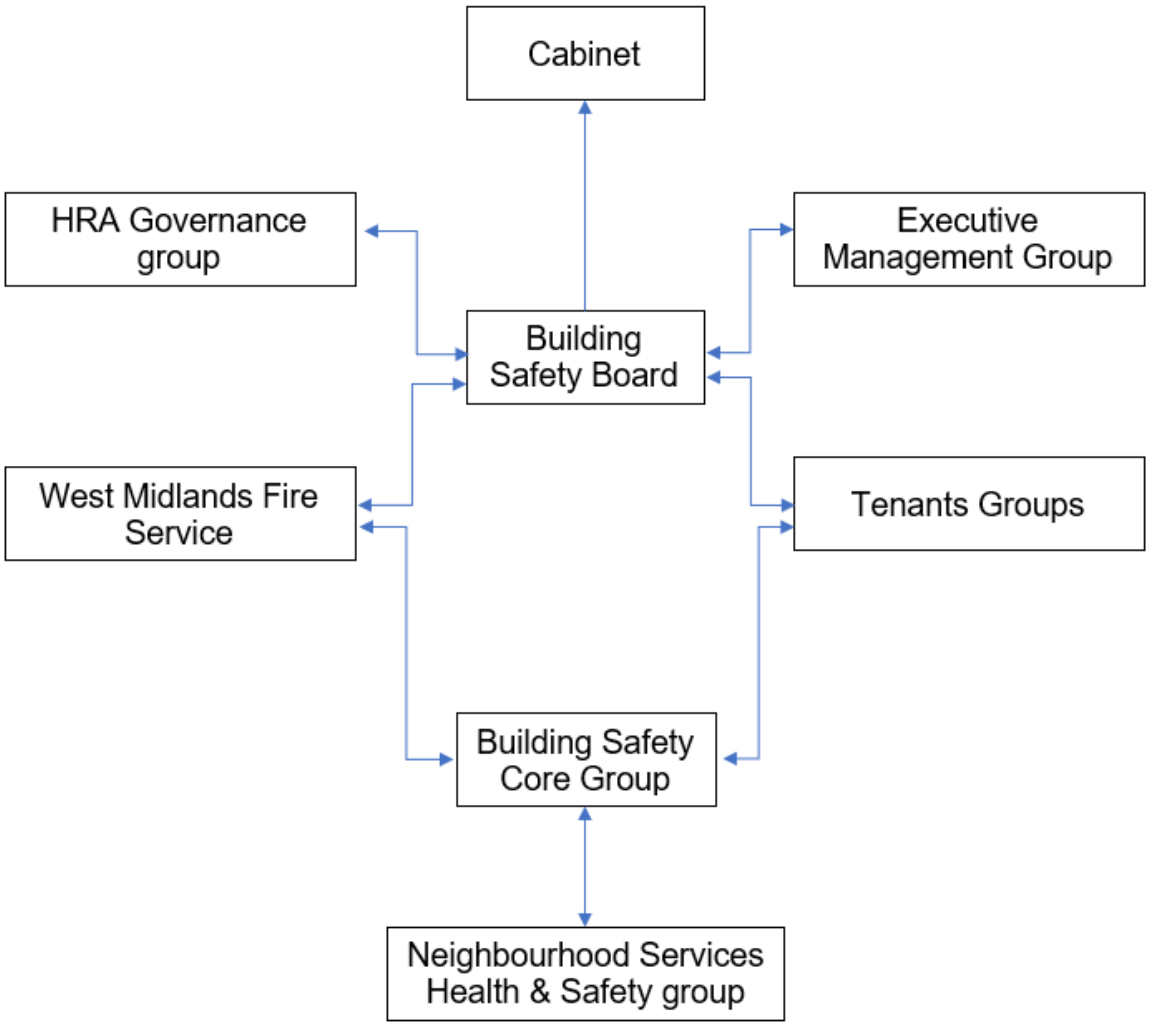
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment.

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	**External Envelope** Refurbishment works to the external wall system were carried out in 2016 to include: High Pressure Laminate Boards (B,s2,d0) & Rockwool Duo Slab Insulation. Rockwool RedArt Silicone Render System. Brick Slips with Rockwool Ultra Façade Insulation Board. Open cantilevered concrete balconies with steel and glass balustrade.	Trivial
Section 7	**Means of Escape from Fire** The building has a single protected stairwell with an AOV to the head. This serves as a means of escape. The stairwell and lift lobbies are protected by the use of full height nominal FD30s doors. Automatic smoke ventilation on all floors. There are 2 final exit doors. Several residents meter cabinet doors are unsecured, and some are damaged.	Tolerable

Section 8	**Fire Detection and Alarm Systems** Smoke detection in flats is to a minimum of LD3. Automatic opening vents installed to flat lobbies and the head of the protected stairwell. Fire suppression system installed to bin store. Install protective cage around AOV smoke detector on 10th floor landing.	Tolerable
Section 9	**Emergency Lighting** The premises have a sufficient emergency lighting system which is tested frequently.	Trivial
Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are a minimum 30-minute fire resistant, including those in 1-hour rated walls. The building has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Flat 1 has poor fire stopping around cabling from the meter cabinet into the flat.	Tolerable

Section 11	**Fire Fighting Equipment** Dry Riser inlet is located external at the rear of the building, with the rest of the riser units being exposed within the communal area. Riser outlets on floors 1-10. CO2 extinguisher within the lift motor room. Fire suppression system installed to the bin store.	Trivial
Section 12	**Fire Signage** Appropriate signage has been displayed within the block including fire action notices, emergency escape signage and fire door keep shut signs. The block has wayfinding signage depicting floor level and flat numbers in line with the Fires Safety England Regulations 2022.	Trivial
Section 13	**Employee Training** All employees are encouraged to complete 'In the line of fire' training on an annual basis. Fire safety information has been provided to residents.	Trivial
Section 14	**Sources of Ignition** The date of the last fixed electrical inspection was 9th February 2022. Smoking is prohibited within the communal areas. However, evidence of smoking in the block was seen behind the secured metal door to the lift motor room.	Tolerable

Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** A door entry system prevents unauthorised access. Perimeter lighting is in place.	Trivial
Section 18	**Storage Arrangements** Residents have no access to storage cupboards within communal areas of the building. Cleaning cupboards are located on the 4th & 10th floor.	Trivial

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

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

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation (see actions below) to include FD30s rated fire doors to flat entrances, FD30s and FD60s communal fire doors, combined with suitable smoke detection to 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 is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

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

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

Section 3 Contact Details

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

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

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

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

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Management & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Lisa Ellis		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway	**Fire Risk Assessors** Craig Hudson Mohammed Zafeer Stuart Henley	**Resident Engagement Officers – Fire Safety** Abdulmonim Khan Ethan Somaiya Hannah Russon

Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change.

Section 4

Description of Premises

Kynaston House
Rydding Lane
Millfields
B71 2HD

Description of the Property

This type 1 fire risk assessment encompasses Kynaston House. The block is 25.9m in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

This high-rise residential block was constructed in 1961 using a large panel system with the original construction materials being concrete and brick. During the 2016 refurbishment works the external wall system was upgraded with the addition of High-Pressure Laminate Board (B-s2,d0) with Rockwool Duo Slab Insulation, Rockwool RedArt Silicone render system and a brick slip system complete with Rockwool Ultra Façade insulation board. A steel frame pitched roof with Aluminium Standing Seam PIR core panels was also installed during the 2016 refurbishment.



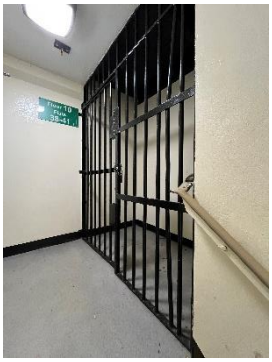


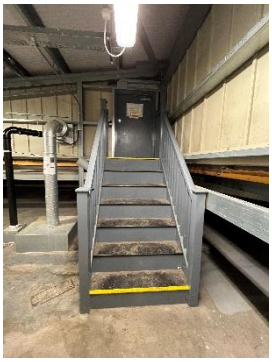
The block consists of 11 storeys. There are four dwellings on each floor. There are 2 further levels within the roof void containing the lift motor room, inner roof void, external roof access and a vacant room.

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

There are two separate lift cars that serve alternate floors. The capacity for each lift is 8 persons or 600kg. However, both lifts serve the 9th floor and access to the 10th floor is via a staircase. The Firefighter lift override switch is between the ground floor lifts

Access to the lift motor room is via a locked steel gate on the 10th floor stairwell landing. The key for the padlock is stored in the firefighter's white box. Access can also be gained to the exposed flat roof area via a door from the roof space. SMBC server equipment and EE mobile phone communications equipment is also situated in this roof void.

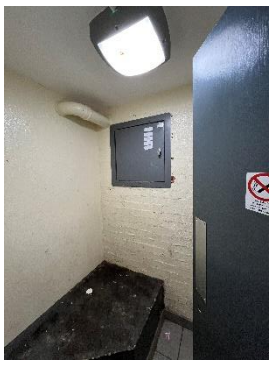




The lift lobbies, ground floor lobby and the protected staircase are compartmented with nominal FD30s fire doors which separate the lobbies from the staircase and flats either side.

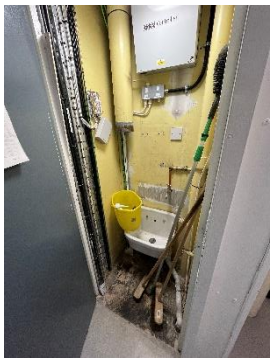


Refuse chute hoppers are available on each floor. The ground floor hopper is contained within a room adjacent flat 44. Hoppers on floors 1 – 10 are not housed in cupboards but are adjacent an AOV in the corridor.

The chute system is connected to the bin store at the rear of the building.


Cleaners' storage cupboards/ facilities are located on the 4th and 10th floors adjacent the refuse hopper. Other locked and unused cupboards are situated on all upper floors.

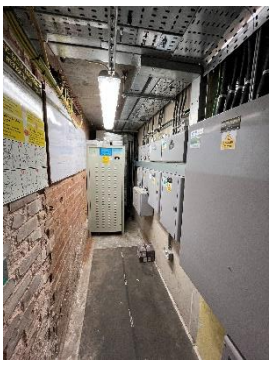



Automatic Smoke Vents (AOV) have been installed in all corridors 1st to the 10th floors and to the head of the staircase. The status panel and firefighter override switch are within the front entrance lobby. There is a second override switch at the head of the stairs.



The ground floor area contains two electrical cupboards behind FD60s doors. These cupboards contain the main incoming electrical supply, switch gear and the blocks emergency lighting battery unit.





Dry riser outlets are located on all floors 1-10 within the rear corridors. Riser outlets are not contained in cupboards; the thread bolts have been welded to prevent unauthorised removal. The dry riser inlet in located at the rear of the block.


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

The nearest fire hydrant is immediately outside the rear entrance.

The firefighters white box is located to the right 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.

On arrival Information (for WMFS)

Address: Kynaston House, Rydding Lane, B71 2HD	Survey date: 26/11/2025	ON ARRIVAL INFORMATION

BUILDING LAYOUT	
Height	25.9 metres - For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Large Panel System, Concrete / Brick construction (LPS Remedial Works Have Taken Place) - External wall system – Brick Slips / Rockwool Insulation board to 1st floor - High Pressure Laminate Board (B-s2,d0) with Rockwool Duo Slab Insulation 1st -10th - Rockwool RedArt Silicone render system to the side elevations 1st -10th . Steel frame pitched roof with Aluminium Standing Seam Panels with PIR core.
Number of floors	11 floors, including ground floor. Additionally - staircase from the 10th floor leads to two further levels up to the lift motor room & roof void.
Layout	The block consists of 11 storeys (inclusive of the ground floor) Each of the floors contains 4 number dwellings. Protected stairwell serving all habitable floors of the building, plus 2 further levels up to the lift motor room & roof void, accessed via locked steel gate. EE mobile telecommunication equipment in the roof void with transmission masts installed externally. The block has 2 final exit/entrances 2 lifts that serve alternating floors (odds & evens). Good compartmentation between dwellings with communal doors separating lift lobbies on each floor and flat entrance lobbies / corridors. Automatic smoke vents either end of each flat entrance lobby / corridor.
Lifts	2 lifts that serve alternating floors (odds & evens). Both lifts can be accessed from the ground floor lift lobby. Lift lobbies are adequately compartmented.
Types of entrance doors	Flat entrance doors are Nationwide FD30s construction.
Rubbish chutes/ bin rooms	Yes, chute hoppers on all floors ground to 10.
Common voids	No
Access to roof/ service rooms	Access to roof void with telecommunication equipment and lift motor room via a security gate on 10th floor.
Occupants	Approx. 88 based on an average of 2 occupants per flats (44 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	Hard wired or battery smoke alarms are installed within each of the resident's flats.
Caretaker/ concierge	Caretaking/cleaning service conduct regular checks of the building.

FIREFIGHTING SYSTEMS	
Water supplies	Fire hydrant is approximately 10m from the dry riser inlet (on footpath). Dry riser outlets on floors 1 - 10.
Fire mains	The dry riser inlet (twin valve) is located on the ground floor outside at the rear entrance/exit of the block with adequate signage and secured with a bridge door padlock.
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block.
Smoke control vents	Automatic smoke ventilation is employed on floors 1-10 in lobbies outside flat entrances and at the head of the stairwell. Override switch Is located in the main entrance to the building, a second switch is at the head of the staircase.
Sprinkler system	A fire suppression system is installed to the refuse chute bin store

DANGEROUS SUBSTANCES	
Location, type, and quantity	Presumed Chrysotile in some areas (communal floors / service pipe / transom panel. See FRA https://www.sandwell.gov.uk/fire-safety/fire-risk-assessments

SERVICES	
Electricity	Electric meter cupboards located on each floor of the block
Gas	This is a Large Panel System type construction therefore no mains gas installation.

High/Low Rise	High
Number of Floors	11
Date of Construction	1965
Construction Type	Large Panel System
Last Refurbished	2016
External Cladding	High Pressure Laminate Board (B-s2,d0) with Rockwool Duo Slab Insulation, Rockwool RedArt Silicone render system and a brick slip system complete with Rockwool Ultra Façade insulation board.
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access to motor room via a security gate on 10th floor, leading upstairs to the lift motor room, roof void & external roof access.
Equipment on roof (e.g. mobile phone station etc)	Yes

Persons at Risk

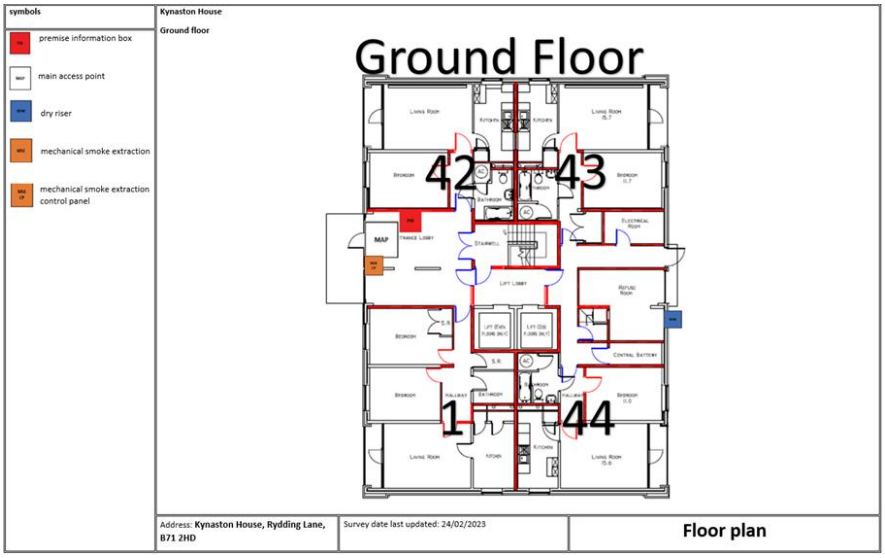
Residents / Occupants of 44 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

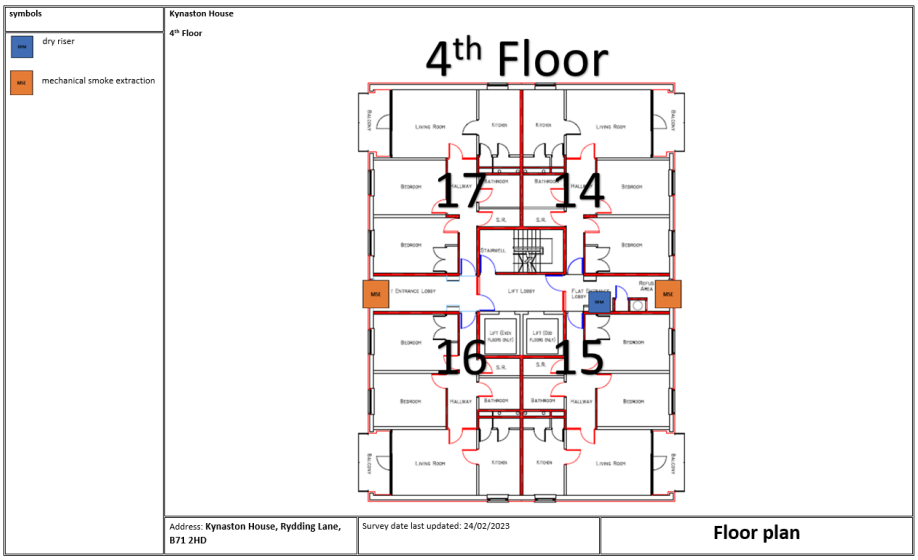
Building Plan

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

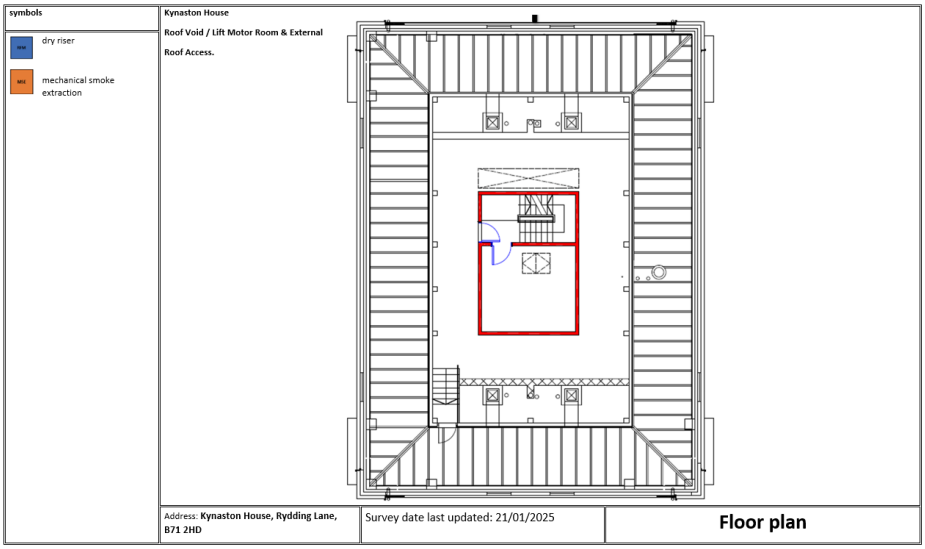
The plans have been shared with WMFS electronically via their portal.

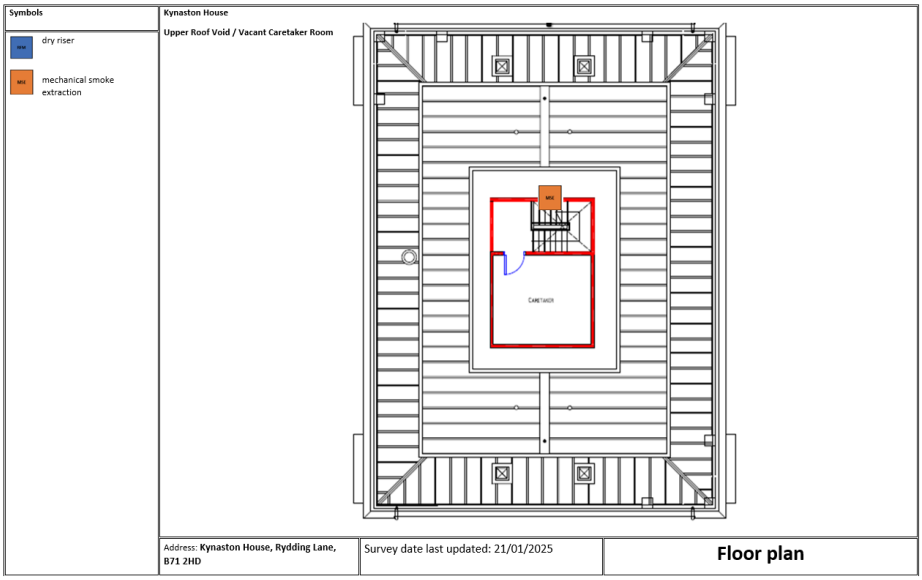


Typical upper floor.



Roof.


symbols
dry riser
mechanical smoke extraction
Kynaston House
Roof Void / Lift Motor Room & External
Roof Access.
Address: Kynaston House, Rydding Lane, B71 2HD
Survey date last updated: 21/01/2025
Floor plan


Symbols
dry riser
mechanical smoke extraction
Kynaston House
Upper Roof Void / Vacant Caretaker Room
Address: Kynaston House, Rydding Lane, B71 2HD
Survey date last updated: 21/01/2025
Floor plan

Section 6

External envelope

Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

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

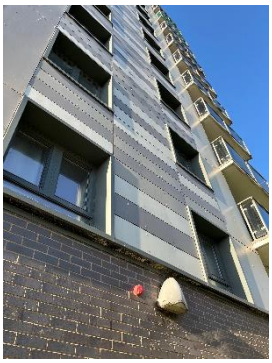
An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. This FRAEW was undertaken by Firntec Building Compliance in July 2025. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

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

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

1) The external wall at Kynaston House has 3 separate areas of cladding.

- Fundermax High Pressure Laminate Boards (fire classification B,s2,d0. *Source: O&M Manual)* complete with CEP aluminium bracket and rail system with rockwool duo slab insulation, including CEP vertical and horizontal firebreak. HPL boards have been predominantly installed to the front and rear elevations and partially to the side elevations.



- Brick Shield, brick-slip system complete with rockwool ultra facade insulation board and level coat render, to all elevations up to 1st floor level.

- Rockwool RedArt Silicone render system to the side elevations. This consists of a EWI fixed with board adhesive and mechanical fixing. Then a basecoat complete with mesh and Rockwool silicone topcoat.

2) Rockwool mineral wool insulation used throughout the external wall system – fire classification A1.

3) Balconies are constructed of cantilevered concrete base with steel and glass balustrade.

4) Front and rear entrance/exit doors / windows to the building are aluminium powder coated units.

5) Bin store located at the rear entrance to the building secured with a steel roller shutter.

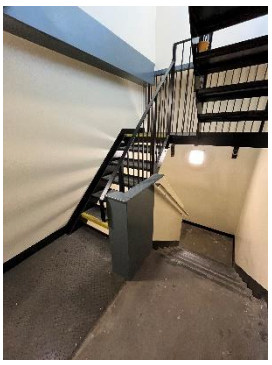
6) Communal windows / AOVs are powder coated aluminium frame.

7) Telecoms equipment is stationed in the roof void.

Section 7 Means of Escape from Fire

1) The building has a single protected staircase that provides a means of escape. The staircase is 1050mm in width, the handrail protrudes 90mm. The staircase is of concrete construction from the ground floor up to the lift motor room (1st level in roof void). The stairs are of steel construction from the lift motor room level up to the 2nd level in the roof void.





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

3) The maximum travel distance from the furthest flat to the protected stair is 6 metres.

4) The communal corridor providing a means of escape for flat 44 (ground floor) is 820mm in width and 3.5 meters in length to the nearest place of relative safety (lift lobby). This corridor contains a chute room with an FD60s self-closing door and a service cupboard housing the central battery system for the emergency lighting which is secured with an FD60s locked door (suited 54 key mortice lock). The risk is sufficiently mitigated to maintain an acceptable means of escape for flat 44. The flat has as secondary means of escape via the rear door.



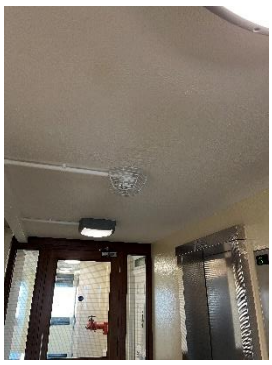
5) Flat 43 also shares the corridor mentioned above however, occupants don't have to pass the chute room or E/L battery store to escape. There is an electrical service cupboard adjacent the rear exit door. The risk is also sufficiently mitigated because the service door is a locked FD60s (suited 54 key mortice lock) and means of escape is possible in two directions. This flat also has a secondary means of escape via its rear door.



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

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

8) Corridor access dead ends are 5.5m, these are separated with the use of full height timber nominal FD30s doors and have an automatic opening vent.

9) The communal staircase, lobbies and corridors are protected by use of nominal FD30s self-closing timber fire doors with Pyroguard vision panels.

10) 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.

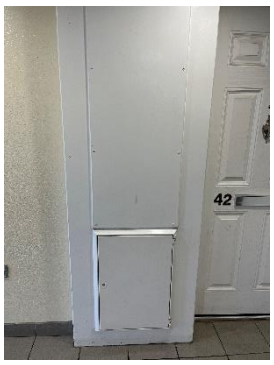
11) Automatic smoke ventilation is employed in the protected staircase and on all upper floors. This is tested, inspected, and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year. (April and October).



12) Chute hoppers are located within the flat entrance lobbies / dead corridors on the rear facing side of the building. The hoppers are not contained in cupboards which is acceptable because they have intumescent strips, there is an automatic chute closure plate and there is a fire suppression system installed in the bin store. Additionally, there is an AOV adjacent on floors 1 – 10.

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

14) Residents electrical meter cabinets are situated in the corridors there is a panel above each cabinet that appears to be of light timber construction. See observations.



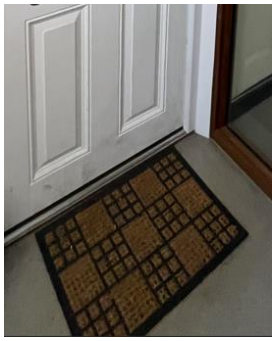
15) Residents electrical meter cabinets are situated in the corridors. Several of these cupboards are unsecured. Residents should be reminded to keep these electrical cabinets secured closed. See action 7/15.

16) Residents electrical meter cabinets are situated in the corridors. Flat 40 has a damaged electrical cabinet door, requiring repair. See action 7/16.

17) **Residents electrical meter cabinets are situated in the corridors. Flat 41 has a damaged electrical cabinet door, requiring repair. See action 7/17.**

18) The surface coatings to the communal areas are Euro Class B-s3, d2 rated.

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



20) Individual flat doors are nominal FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. The doors are predominantly manufactured by Nationwide. Flats 13 and 25 have a nominal timber flush FD30s door set.

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

Section 8

Fire Detection and Alarm Systems

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

2) Based on the sample of properties assessed during the previous fire risk assessment, the assessor confirmed that smoke alarms are installed to a LD1, LD2 or LD3 Standard. Flats assessed were: -

Flat 35 – LD2, Hallway, Kitchen & Lounge
Flat 28 – LD2, Hallway, Kitchen & Lounge
Flat 20 – LD2, Hallway, Kitchen & Lounge
Flat 13 - LD2, Hallway, Kitchen & Lounge
Flat 6 – LD1, Hallway, Kitchen, Lounge & Bedrooms
Flat 4 – LD3, Hallway & Lounge
Flat 1 – LD2, Hallway, Kitchen & Lounge

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

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

4) Smoke detectors linked to the automatic opening vent have been installed on stairwell and landing lobbies. The vent will automatically open when smoke has been detected.

5) **The AOV detector protection grill is missing on the 10th floor near flats 40 and 41. This grill is required to be replaced. See action 8/5.**

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

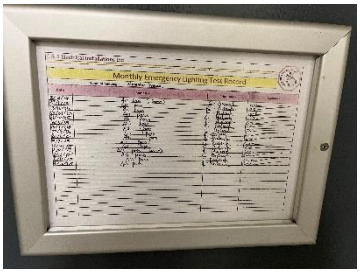
Section 9

Emergency Lighting

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

2) The central powered units are provided to the communal landings, stairs, corridors, lift motor room and roof void. The battery system is in a secured cupboard adjacent flat 44 on the ground floor.

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



Section 10

Compartmentation

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

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

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

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

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

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

6) All ground floor service cupboards are nominal FD60s timber fire door sets. The keys are held centrally at SMBC Roway Lane, and within the firefighter's white box.



7) The lift motor room door is a nominal FD60s timber fire door set. The keys are held centrally at SMBC Roway Lane, and within the firefighter's white box.

8) The door accessing the roof void and the door to the void room at the head of the stairs are nominal FD60s fire door sets. The keys are held centrally at SMBC Roway Lane, and within the firefighter's white box.


9) The doors to service cupboards on floors 1-10 in the rear lobby access corridor (next to chute hopper) are upgraded notional FD30s fire doors with an intumescent strip and 25mm stop. The cupboards contain AOV control equipment and cabling. It was noted that cupboards on the 10th and 4th floor are utilised as a cleaner's cupboards. The keys are held centrally at SMBC Roway Lane, and within the firefighter's white box.

10) Individual flat doors are nominal FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. The doors are predominantly manufactured by Nationwide. Flats 13 and 25 have a nominal timber flush FD30s door set.

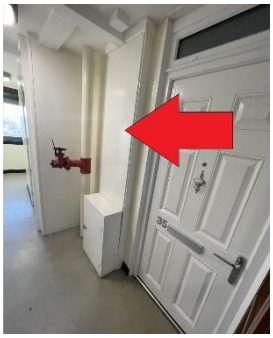
11) The communal staircase, lobbies and corridors are protected by use of nominal FD30s self-closing timber fire doors with vision panels. The vision panels are Pyroguard Georgian wired.

12) Individual electricity meters are housed in modular units fitted with budget locks, located outside each flat within the lobby access corridors. There is an automatic opening vent, FD30s cross corridor door and each installation is regularly inspected (DEICR) which contributes to mitigating the risk. See observations.


13) **Flat 1 electrical meter cabinet appears to have insufficient fire stopping around cabling entering the flat. It is required that the fire stopping around cabling is improved. See action 10/13.**


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

15) Access panels to stop taps are secured behind a panel cupped and screwed above the meter cupboards. See observations.

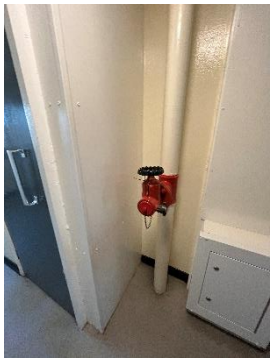


Section 11

Fire Fighting Equipment

1) The dry riser inlet is located externally at the rear of the block, inside a cupboard secured with a fire service bridge door padlock.

2) The dry riser outlets are located on all floors 1-10. Each outlet is secured in the off position with a plastic cable tie through the valve and the securing bolts have been welded to prevent unauthorised removal. The caretakers check the cable tie is intact as part of their weekday inspections.



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) A portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year.

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

Section 12 Fire Signage

1) Fire doors display suitable signage where appropriate.

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

3) Fire Action Notices are displayed throughout the building.

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

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

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

Section 13

Employee & Resident Training/Provision of Information

1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video. 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.

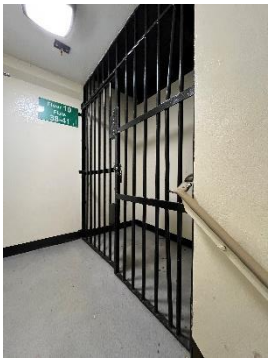
6) Fire safety has been provided as part of tenancy pack. This includes information about Fire Doors.

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

Section 14 Sources of Ignition

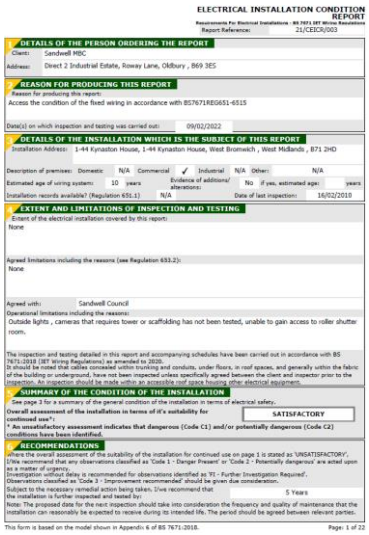
1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.

2) Evidence of smoking is present in the stairwell leading to the lift motor room. This evidence is behind the secured metal door. Smoking is prohibited within any communal parts of the building and measures are required to be taken to stop this activity. See action 14/2.



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

4) The electrical installation shall be tested every 5 years. The last inspection was 09/02/2022 and recorded as Satisfactory.



ELECTRICAL INSTALLATION CONDITION REPORT

Requirements For Electrical Installations - BS 7671:18T Wiring Regulations

Report Reference: 21/CEICR/003

DETAILS OF THE PERSON ORDERING THE REPORT

Client: Sandwell MBC

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

REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

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

Date(s) on which inspection and testing was carried out: 09/02/2022

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: 1-44 Kynaston House, 1-44 Kynaston House, West Bromwich , West Midlands , B71 2HD

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

Estimated age of wiring system: 10 years Evidence of additions/ alterations: No If yes, estimated age: years

Installation records available? (Regulation 651.1) N/A Date of last inspection: 16/02/2010

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

None

Agreed limitations including the reasons (see Regulation 653.2):

None

Agreed with: Sandwell Council

Operational limitations including the reasons:

Outside lights , cameras that requires tower or scaffolding has not been tested, unable to gain access to roller shutter room.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020.

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

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

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

RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.

Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 5 Years

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

This form is based on the model shown in Appendix 6 of BS 7671:2018. Page: 1 of 22

5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secured with locked FD60 fire doors.

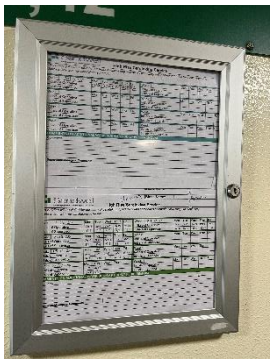
6) There is a lightning protection system installed to the building. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.

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

8) 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

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.

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) The perimeter of the premises is well illuminated.

5) There have been no reported fire incidents since the previous FRA in January 2025.

Section 18

Storage Arrangements

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

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

3) No Flammable liquids 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:	Kynaston House
Date of Action Plan:	06/01/2026
Review Date:	

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/15	Several residents electrical meter cabinets doors are unsecured. Residents should be reminded to keep these electrical cabinets secured closed.		P3	Housing manager 3 – 6 months.	
7/16	Flat 40 has a damaged electrical cabinet door, requiring repair.		P3	Electrical 3 – 6 months.	
7/17	Flat 41 has a damaged electrical cabinet door, requiring repair.		P3	Electrical 3 – 6 months.	

8/5	The AOV detector protection grill is missing on the 10th floor near flats 40 and 41. This grill is required to be replaced.		P3	Asset Management 3 – 6 months.	
10/13	Flat 1 electrical meter cabinet appears to have insufficient fire stopping around cabling entering the flat. It is required that the fire stopping around cabling is improved.		P3	Fire Rapid Response 3 – 6 months.	
14/2	Evidence of smoking is present in the stairwell leading to the lift motor room. Cigarette butts are to be removed and measures are required to be taken to stop this activity.		P2	Housing manager 3 – 6 months.	

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

Observations.	
Electric meters are housed in cabinets, located outside each flat within the lobby access corridors. Some cabinets have been upgraded to metal cabinets. Consideration should be given upgrading all cabinets or moving the installations into the flats under future refurbishment / rewire works.	 
Residents electrical meter cabinets are situated in the corridors; there is a panel above the cabinets that appears to be of light timber construction. Consideration should be given upgrading these panels or moving the installations into the flats under future refurbishment / rewire works.	

Signed

	Building Safety Manager	Date: 06/01/2026.
	Quality Assurance Check	Date: 09/01/2026.

Appendix 1

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

Name of property: Kynaston House.

Updated: 04/07/2025.

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).

bradley ENVIRONMENTAL

Report No.:	J421059
Nature of Work:	Management Survey
Issue Date:	22/07/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL42180KY01 10
Site Address:	1-41 Kynaston House, West Bromwich, B71 2HD

Order Placed By:	Jon Hemming
Site Contact:	Site Manager
Date(s) of Work:	04/07/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Oliver Burt
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
22/07/2025

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

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac