

# Fire Risk Assessment



## 1-8 Beever Road

Tipton  
DY4 0FE

**Date Completed:** 14/05/2025

**Review Period:** 3 years.

**Officer:** C. Hill **Building Safety Manager**

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

**Current Risk Rating = Tolerable**

**Subsequent reviews.**

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

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## Section

# 0

## Introduction

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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 3 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via [https://www.sandwell.gov.uk/info/200195/contact\\_the\\_council/283/feedb ack\\_and\\_complaints](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.

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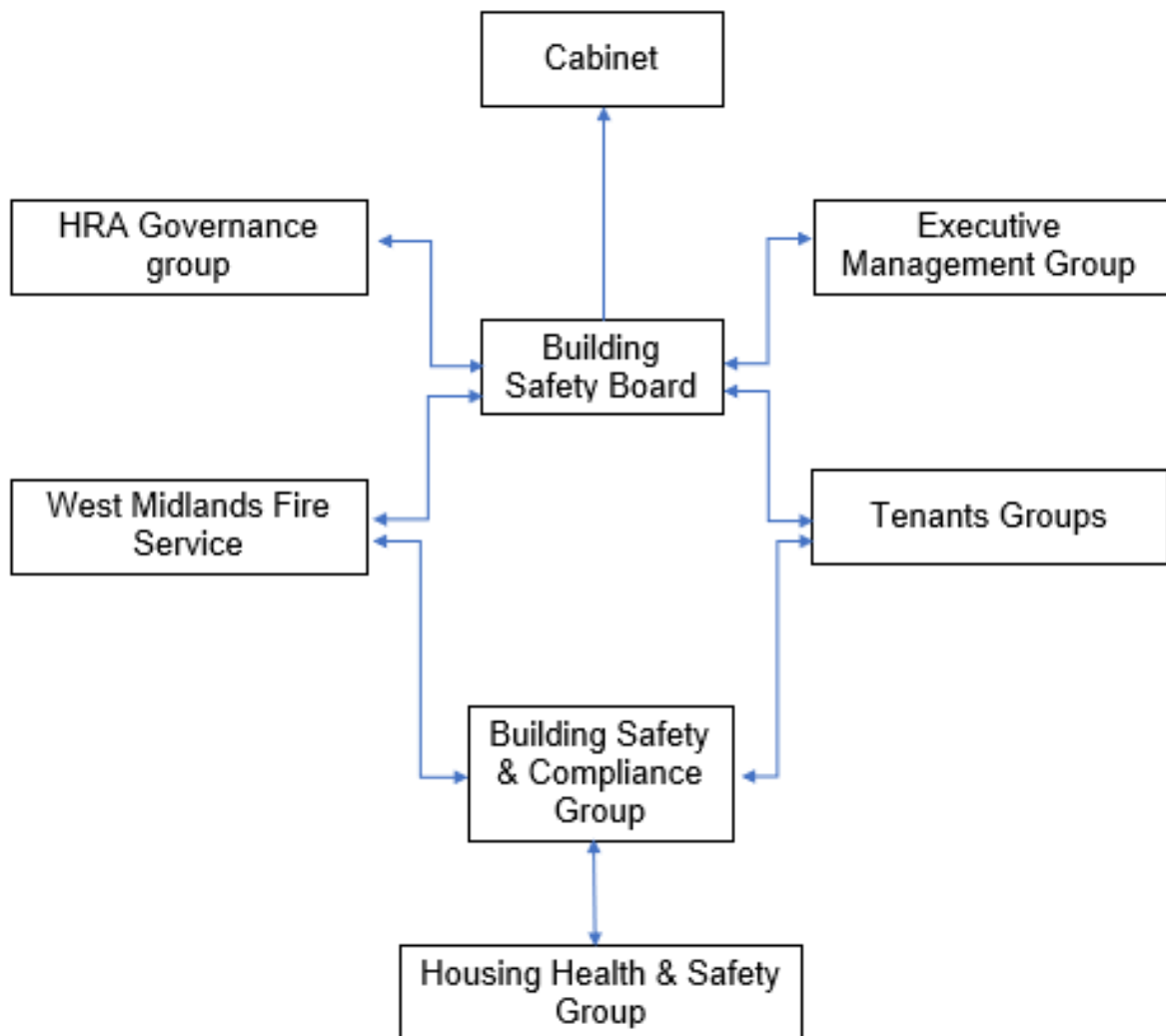


The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety.

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

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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.

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**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
<a href="#">Section 6</a>	<b>External Envelope</b> The external envelope is predominantly tradition masonry.  There is a small, rendered area to the front and rear elevations.	Trivial

<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b></p> <p>The site has a single staircase with AOV that provides sufficient means of escape.</p> <p>There are two final exit doors.</p>	Trivial
<a href="#">Section 8</a>	<p><b>Fire Detection and Alarm Systems</b></p> <p>Early warning is limited to hard wired smoke / heat alarms within each of the resident's flats.</p> <p>Smoke detectors in communal areas are linked to the automatic opening vent only.</p>	Trivial
<a href="#">Section 9</a>	<p><b>Emergency Lighting</b></p> <p>Self-contained emergency lighting has been installed throughout the means of escape.</p>	Trivial
<a href="#">Section 10</a>	<p><b>Compartmentation</b></p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats and the stairwell.</p> <p>Flats 3-8 have certified FD30s entrance doors which require some adjustment to ensure they fully self-close.</p> <p>Stairwell doors are FD60s to ground floor and FD30s to the floors above. All doors require adjustment to ensure they fully self-close.</p> <p>Enhancement to some fire stopping in cupboards is required.</p> <p>AOV shaft to be enhanced to provide 60 minutes integrity on roof void facing side.</p>	Tolerable



<a href="#">Section 11</a>	<b>Fire Fighting Equipment</b> No firefighting provisions are provided within the premise.	Trivial
<a href="#">Section 12</a>	<b>Fire Signage</b> Escape signage on landings to be corrected.  Fire door keep locked shut signage required where missing.  Fire Action Notices at final exit doors required.  No smoking signage required at entrance doors.  Building name on sign to be installed to front elevation.	Tolerable
<a href="#">Section 13</a>	<b>Employee Training</b> All staff receive basic fire safety awareness training.	Trivial
<a href="#">Section 14</a>	<b>Sources of Ignition</b> Commissioning certificates for all parts of the electrical installations have been provided.  Commissioning certificates for all parts of the gas installations have been provided.	Trivial
<a href="#">Section 15</a>	<b>Waste Control</b> Bins are stored within an external bin store.  The gates to the store cannot be secured because there are no holes for the drop down bolts.	Tolerable

<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b> Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
<a href="#">Section 17</a>	<b>Arson Prevention</b> 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.  The rear exit door requires adjustment because it is not securing against the magnetised latch.	Tolerable
<a href="#">Section 18</a>	<b>Storage Arrangements</b> Confirmation is required that meter cupboard keys issued to residents will not unlock ground floor sluice room & 1 <sup>st</sup> / 2 <sup>nd</sup> floor cupboard doors.	Tolerable

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## 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.

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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:

<b>Slight harm</b>	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).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	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 ☐

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## **Comments:**

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the normal fire hazards that have been highlighted within the risk assessment following the completion of this recently constructed building.

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 because of the fire detection within flats, protected flat hallways, FD30s entrance doors, FD30s / FD60 doors along the means of escape, protected stairwell and a choice of two final exit doors plus a Stay Put Unless fire strategy.

Although none of the actions raised within this FRA are substantial enough to prevent occupation of the building, all actions should be resolved within the timeframe set within the action plan in section 19.

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

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Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time. 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

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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.

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## 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:

<b>Chief Executive</b> Shokat Lal	
<b>Executive Director Asset Manager &amp; Improvement</b> Alan Lunt	
<b>Fire Safety Manager</b> Tony Thompson	
<b>Team Lead Fire Safety</b> Jason Blewitt	
<b>Team Lead Building Safety</b> Anthony Smith	
<b>Housing Office Manager</b> Rushpal Dhaliwal	
<b>Building Safety Managers</b> Adrian Jones Andrew Froggatt Carl Hill Louis Conway	<b>Resident Engagement Officers – Fire Safety</b> 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

Flats 1-8,  
Beever Road,  
Tipton,  
DY4 0FE

#### Description of the Property:

This type 3 fire risk assessment is for a recently completed new development consisting of 8 flats within 3 storey block known as 1-8 Beever Road. The development was constructed in 2024/25 using traditional brick and block cavity, pre cast concrete floor slabs and a pitched tiled roof. There is a single precast concrete staircase that serves all floors, with an automatic opening vent to the head.



The building has two communal entrances, one to the front and one to the rear. Both entrances benefit from a door entry system and firefighter door override switch. Local authority employees and the fire & rescue service can use a drop latch key to gain access. Both doors serve as final exit doors and open inwards. Taking into account the predicted number of persons within the building will not exceed 60, the inward opening exit doors are acceptable.



To exit, both communal entrances are opened manually using a push button to release function or with an emergency door release break glass point.



The main entrance lobby consists of a sluice room, service cupboard and electricity meter cupboard.



The landlords supply consumer unit and automatic opening vent status panel are both in the sluice room.

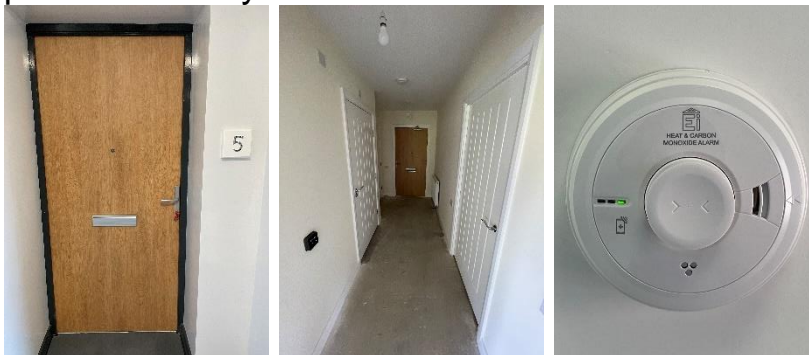


There are two ground flats with independent external access to the front and rear of the building. The flats have an LD1 standard detection system and have been specifically designed with adaptable kitchens and bathrooms to meet the various needs of people who may have disabilities.

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There are three flats to each floor above, all with an LD2 standard detection system and a certified FD30s entrance door opening into a protected lobby corridor.



All eight flats have protected entrance halls offering 30 minutes fire resistance and, FD30 internal doors.

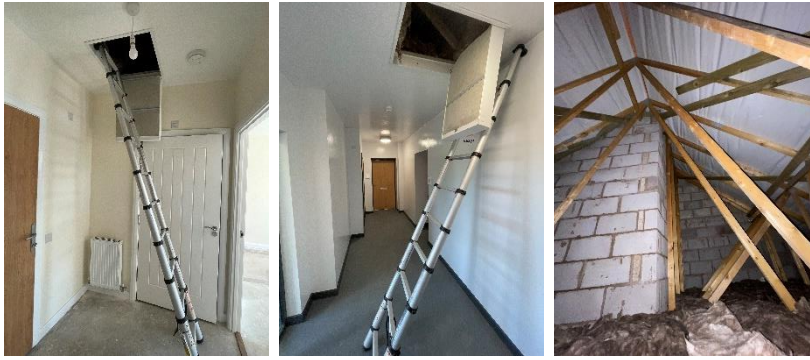
An unused cupboard has been formed to the 1<sup>st</sup> and 2<sup>nd</sup> floor lobbies. The cupboards were originally designed to form a smoke extraction shaft however, the feature was deemed not necessary during the construction stage. The cupboards have been secured with locked FD60s doors.



The roof void can be accessed from within the 2<sup>nd</sup> floor flats and lobby corridor. Compartment walls between flats and the means of escape extend to the roof line restricting fire and smoke travel above flats.

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Gas meters and supply pipework for flats is externally to the front and side elevation nearest the road.



Isolation points for the gas are within the meter boxes. Electricity supplies to the flats can be isolated in the meter cupboard and / or within the flats.

There is a detached bin store sufficiently located at a safe horizontal distance.



Charging facilities for electric vehicles have been provided to the front of the building. The nearest outlets are at an acceptable distance of approximately 4 meters from the building.

Suitable access on hard standing for fire service pumping appliances has been provided to within 45 metres of all points within the flats.

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This fire risk assessment survey was undertaken prior to occupation by tenants.

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 Rise
Number of Floors	3 (including lower ground)
Date of Construction	2024/25.
Construction Type	Brick & Block Cavity
Last Refurbished	N/A
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	AOV to head of the stairwell.
Fire Alarm System	None in common area
Refuse Chute	None – External Bin Store
Access to Roof	Loft hatches on 2 <sup>nd</sup> floor in communal lobby and flats.
Equipment on roof (e.g. mobile phone station etc)	None

### **Persons at Risk**

Residents / Occupants of 8 number of 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)

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**SANDWELL BUILDING CONSULTANCY**

## **Certificate of Completion**

**BUILDING ACT 1984  
BUILDING REGULATIONS**

**Reference No:** 22/00640/DOMFP

**Description of work:** Plots 11-18 - 8no Apartments

**Address of work:** Land Adj Beever Road Tipton

**Full Plans/Building Notice deposited/accepted on :** 25th July 2022

**Date of Completion Inspection :** 7th May 2025

**COMPLIANCE WITH BUILDING REGULATIONS**

It is certified that so far as the Council have been able to ascertain, after taking all reasonable steps, that the substantive requirements of the Building Regulations are satisfied. This certificate is evidence, but not conclusive evidence, that the requirements specified in the certificate have been complied with.

**LIMITATIONS**

This Certificate relates only to the work described above and not in the case of an extension or alterations or installation of fittings to any work carried out to which the Building Regulations do not apply.

**Dated :** 7th May 2025

Signed:

A handwritten signature in brown ink, appearing to read 'A. Walker', is written over a light blue horizontal line.

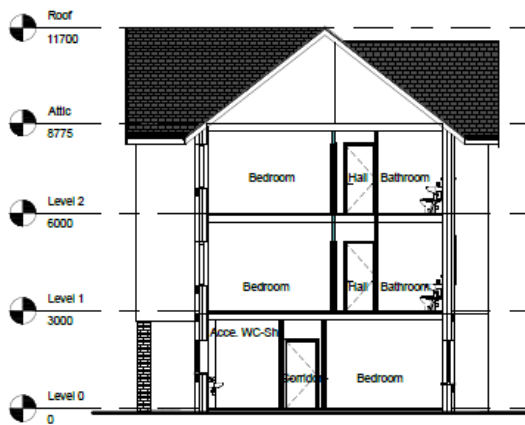
**Mr Adam Walker**

**Building Control Technical Manager – Class 3 A-H1&2, Class 4**

## Section

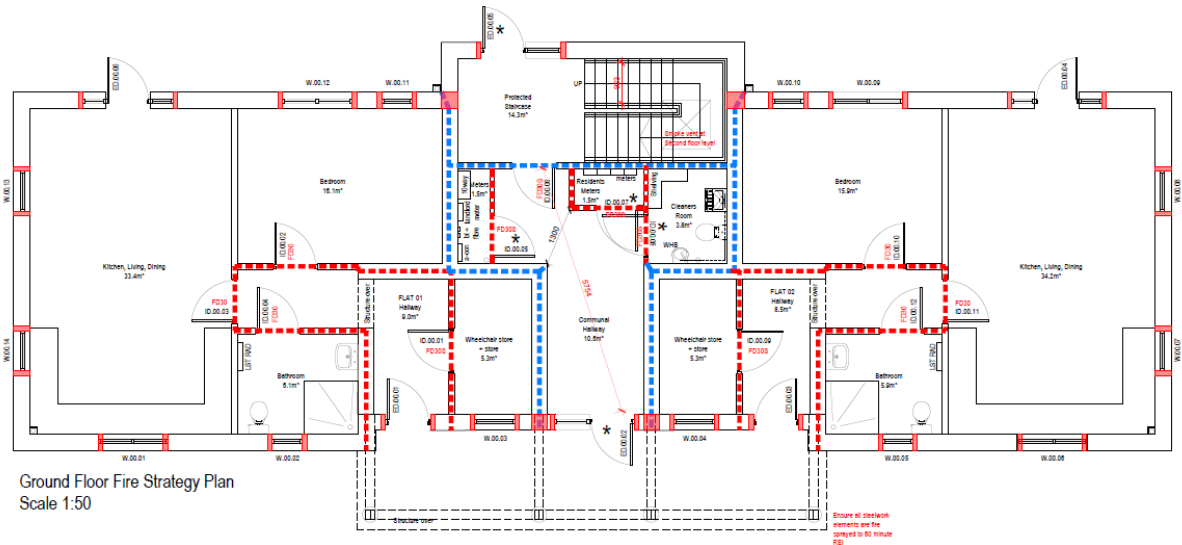
# 5

## Building Plan

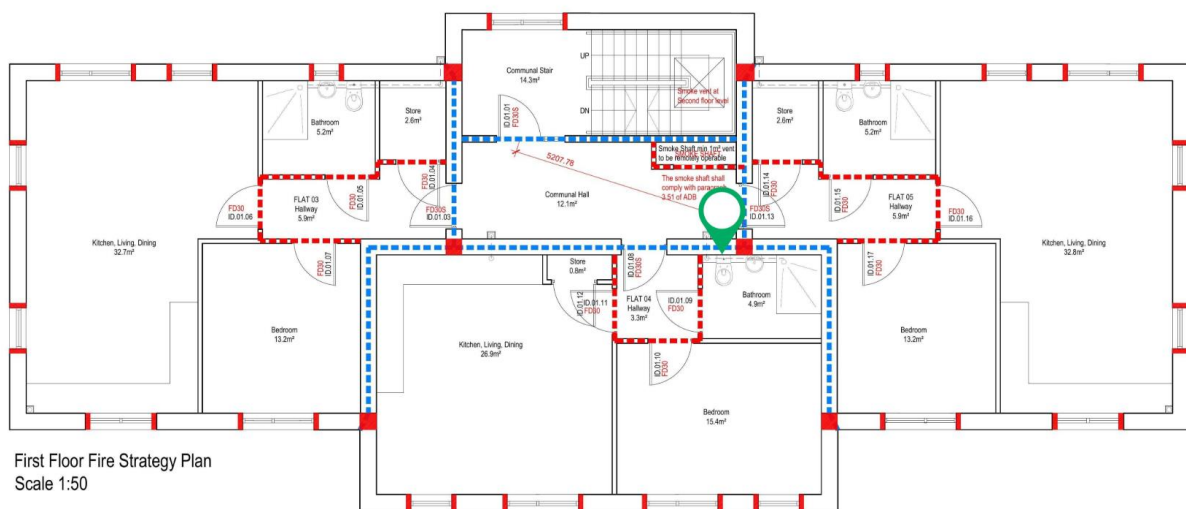


# Fire Risk Assessment

## Ground Floor



## Typical Upper Floor



Where fire stopping line extends into wall, vertical cavity barrier should be installed within the cavity in line with proposed.



## 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.

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

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

- 1) The external envelope of the premises is predominantly traditional brick, surmounted by a pitched concrete tiled roof.



- 2) There's a limed based rendered coating to a section of the 1<sup>st</sup> & 2<sup>nd</sup> floor front & rear elevations. The product is manufactured by Knauf – product reference Presto Regal Range.



- 3) Windows are predominantly UPVC double glazed units.



- 4) Communal entrance doors and windows are powder coated aluminium.



- 5) Entrance doors to flats 1 & 2 are PVC-u non fire rated doors which is deemed acceptable because they open into a place of ultimate safety.



- 6) None of the flats have external balconies.
-

## Section 7

### Means of Escape from Fire

- 1) Each flat has a protected hallway, all doors from the hallway leading to individual rooms are FD30 doors with intumescent strips. The travel distance from any habitable room through the protected hallway, to the flat entrance door is less than 9 metres which is acceptable.



- 2) All internal doors within flats are FD30 timber doors with intumescent strips.



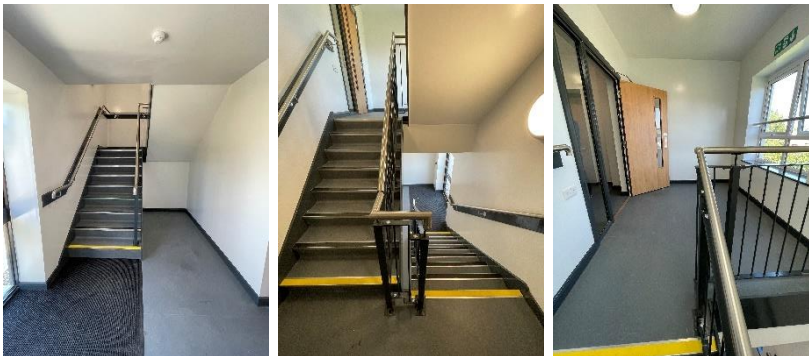
- 3) All flat entrance doors to the 1<sup>st</sup> and 2<sup>nd</sup> floor are certified timber FD30s fire doors manufactured by JELD-WEN UK Limited. The doors are equipped with intumescent strips, cold smoke seals and an overhead self-closing device.



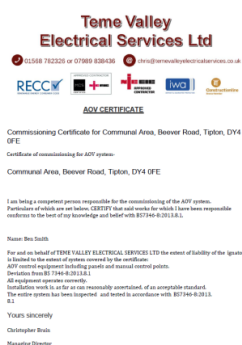
- 4) The distance to a place of reasonable safety was measured from the furthest flat. The travel distance from the furthest flat to the protected staircase was measured at approximately 4.5 metres which is an acceptable distance.



- 5) The site has a single staircase that provides a sufficient means of escape that is 980mm in width, from the wall to the handrail and 840mm between the 2 handrails.



- 6) There is an automatic opening vent to the head of the protected stairwell. This is operated by smoke detectors installed throughout the communal areas.



- 7) Communal landing windows in the protected stairwell are openable.



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



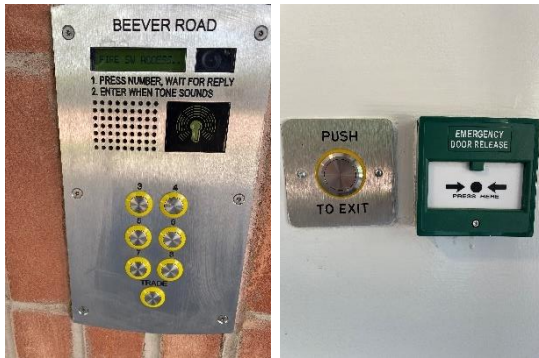
- 9) None of the corridors that form part of the means of escape are dead ends.

- 10) All communal doors are fitted with automatic closing devices that will be checked on a regular basis by Caretaking Teams once the building has been occupied. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).



- 11) The final exit doors have a door entry and exit system installed. These systems are designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building. Both final exit doors lead to a place of ultimate safety.
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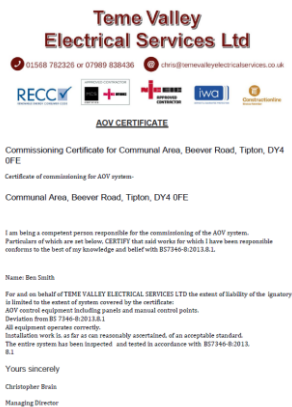




- 12) Communal areas are kept free of flammable items as per SMBC tenancy conditions. The communal areas will be checked on a regular basis by Caretaking / Cleaning teams and all items of rubbish removed once the building is occupied with tenants.
- 13) Torrex Flameshield Ultimate AG finish system has been applied to all surface coatings within the communal areas to achieve a class 0 fire performance.
- 14) Information taken from the buildings health & safety file confirms the poly vinyl flooring fitted throughout the communal areas is Safetread Universal Plus manufactured by Tarkett Ltd. It is understood that this flooring has been procured in accordance with BS EN 13553. A reaction to fire classification report for the product is available on the manufacturers website which states the product is compliant and rated as B-s1 (very limited contribution to fire).
- 15) The communal areas of the building are equipped with emergency lighting.
- 16) There is no chute room or dry riser.
- 17) 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.



- 4) There is no other 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.
- 5) Smoke detectors in communal areas are to operate the automatic smoke vent only.









- b) Ground floor meter cupboard, penetration holes not fire stopped, and edges of ablative batt are exposed.**



- c) 2<sup>nd</sup> floor cupboard in lobby corridor – stud work between FD60s door and compartment wall is exposed / not appropriately finished. Also fire rated plasterboard above has not been skimmed / fixings are exposed.**



- d) AOV shaft walls on the roof void side appear to be single boarded therefore not providing 60 minutes fire protection as required.**



- e) Various gaps noted in service cupboards concerning blockwork and between blockwork and exposed floor slabs above. Firestopping required.**



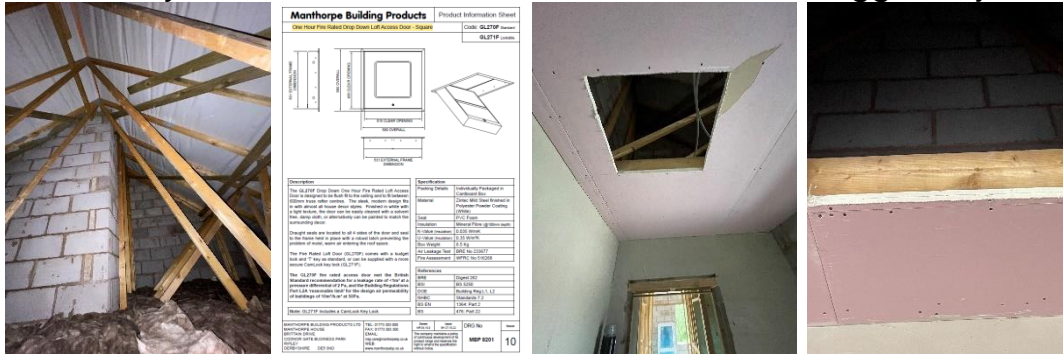
- 4) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in the event of a fire. Whilst the existing fire stopping has recently been completed and is fit for purpose, there is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
- 5) The fire stopping / compartmentation is subject to an annual check by the Fire Safety Rapid Response Team.
- 6) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team
- 7) Generally, the means of escape is protected from flats with the use of certified timber FD30s flat entrance doors.



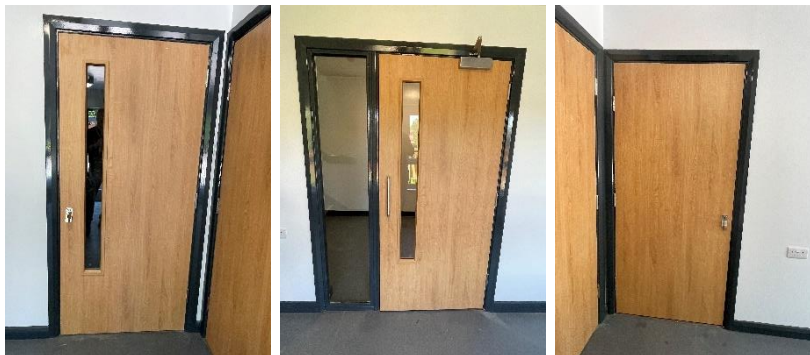
- 8) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
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- 9) The building has a pitched roof. The roof void can be accessed from within the 2<sup>nd</sup> floor flats and lobby corridor. Compartmentation walls between flats and the means of escape extend to the roof line restricting fire and smoke travel above flats. All loft hatches are fire rated to 60 minutes within ceilings lined with a double layer of 12.5mm fire rated plasterboard, which also provides 60 minutes integrity. Double layered boards have been installed with staggered joints.



- 10) The communal doors are fitted with automatic closing devices that will be checked on a regular basis by Caretaking Teams once the building has been occupied. Defective closing devices are replaced by either by the Caretaking Team(s) or the in-house repairs team(s).
- 11) All communal doors are certified to FD30s or FD60s as follows:



#### Ground floor:

Sluice room FD30s  
 Water service cupboard FD60s  
 Meter cupboard FD30s  
 Landing door FD60s

#### 1<sup>st</sup> Floor:

Landing door FD30s  
 Cupboard door FD60s

2<sup>nd</sup> Floor:

Landing door FD30s

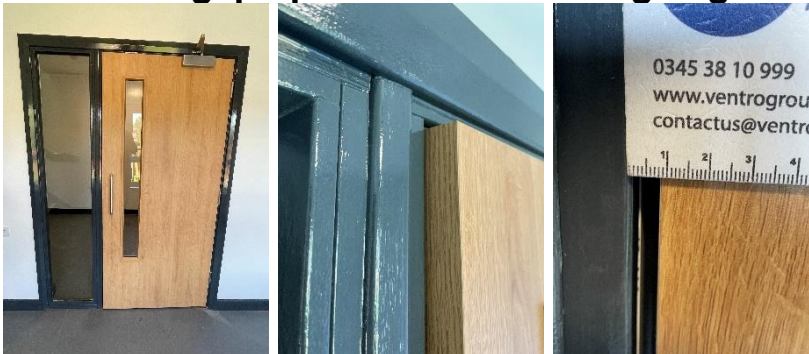
Cupboard door FD60s

- 12) Communal doors require adjustment: *(It should be noted that missing Fire Door Keep Shut Signage has been installed to the doors below post initial survey).*

**a) Ground floor stairwell door not reliably self-closing fully.**



**b) 1<sup>st</sup> floor stairwell door not reliably self-closing fully and excessive gap up to 8mm on leading edge.**

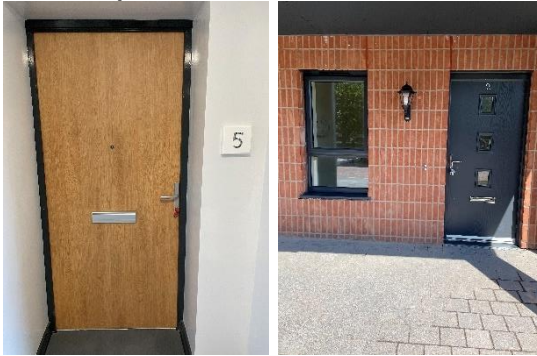


**c) 2<sup>nd</sup> floor stairwell door not reliably self-closing fully.**



- 13) All flat entrance doors to the 1<sup>st</sup> and 2<sup>nd</sup> floor are certified timber FD30s fire doors manufactured by JELD-WEN UK Limited. The doors are equipped with intumescent strips, cold smoke seals, overhead self-closing device and drop down seals.
-

Entrance doors to flats 1 & 2 are not required to be fire rated as they don't open into internal common areas.



- 14) The following flat entrance doors failed to overcome the latch and fully self-close during the initial survey. This was further confirmed during a second visit to the building.

**a) Flat 3 - Not reliably fully self-closing.**



**b) Flat 4 - Not reliably fully self-closing.**



**c) Flat 5 - Not reliably fully self-closing.**



**d) Flat 6 - Not reliably fully self-closing.**



**e) Flat 7 - Not reliably fully self-closing.**



**f) Flat 8 - Not reliably fully self-closing.**





## **Definitions Fire Doors.**

Notional fire door - A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

Upgraded notional fire door - A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

Nominal fire door – A fire door that may meet the standards specified within the building regulations but has not been awarded the official certification of doors manufactured and evaluated by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

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## Section 11

### Fire Fighting Equipment

- 1) There is no fire-fighting equipment installed at these premises.  
There is a firefighting hydrant located on the junction of Toll End Rd / Beever Rd.



## Section 12

### Fire Signage

1) All fire doors display “Fire Door Keep Shut” where appropriate.

**2) Fire Door Keep Locked Shut signage is missing from:**

Ground floor:

Sluice room FD30s

Water service cupboard FD60s

Meter cupboard FD30s

1<sup>st</sup> Floor:

Cupboard door FD60s

2<sup>nd</sup> Floor:

Cupboard door FD60s

**3) Fire Action Notices have not been displayed as per CLG Guide to Keeping Your Small Blocks of Flats Safe from Fire.**

4) Emergency escape signage has been installed.




**5) Escape signage on stairwell 1<sup>st</sup> and 2<sup>nd</sup> floor landings display incorrect arrow. The arrow should be pointing diagonally downwards and right to signify “progress down to the right” as per BS 5499 - 4.**



BRITISH STANDARD

BS 5499-4:2013

**Table 1** — *Escape route signs (meaning and use of BS EN ISO 7010:2012, E001 or E002 with directional arrow)*

Escape route sign	Meaning	Location
	1. Progress down to the right (indicating change of level), see <a href="#">Figure A.3</a> .	1. On wall or suspended at head of stairs or ramp.  2. On half landing wall or stairs.  3. Suspended at change of level.

- 6) No smoking (Smoke Free England) signage is not displayed within the communal areas.
- 7) External signage identifying the name of the block has not been installed.



# Section 14

## Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
- 2) Hot works are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Buildings Regulations certificate of compliance for the electrical installations within the building are dated 09/04/2025.



- 4) This fixed electrical installation was recently installed. The date of the commissioning certificate for the landlords supply is 17/04/2025.



- 5) The date of the electrical installation commissioning certificates for flats 1-8 is also 17/04/2025.

[illegible]



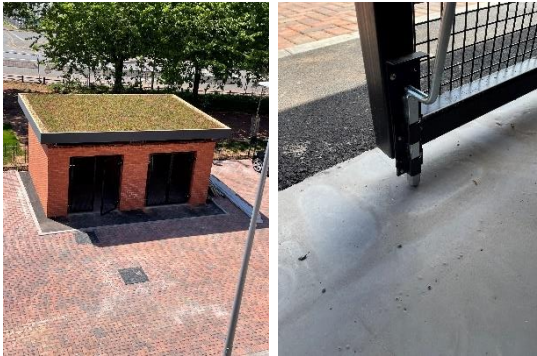
- 10) Gas meters, pipework and gas fuelled appliances are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team.
- 11) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.

## Section 15

### Waste Control

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- 1) Refuse containers are contained within an external bin store. **The bin store cannot be secured because there are no holes for the drop down bolts.**



- 2) Refuse containers will be emptied at regular intervals by SMBC partner Serco.
  - 3) There is an 'Out of Hours' service in place to remove bulk items.
-

## Section 16

## Control and Supervision of Contractors and Visitors

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- 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) Owing to the nature of low-rise flatted accommodation it is difficult to manage/control individual contractors/utility companies.
  - 3) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 4) 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.
  - 5) 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) Once occupied regular checks will be undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Access to the building is restricted by a door entry system.
- 3) **The rear entrance / exit door is failing to reliably self-close therefore, the magnetised latch is not holding the door.**



- 4) The building is new therefore there has been no previously reported fire incidents.

## Section 18

### Storage Arrangements

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- 1) Residents are instructed not to bring L.P.G cylinders into block. This information is contained within the tenants' handbook.
  - 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) Meter, service, sluice room and lobby cupboards (redundant smoke shaft) doors are kept locked. **Confirmation required that keys issued to residents for the meter cupboard do not operate locks to other doors.**
-

## 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:

1 – 8 Beever Road, Tipton.

Date of Action Plan:

20/05/2025




Review Date:

<Insert date>




Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/3a	Ground floor service cupboard (water) - Fire stop holes in ablative batt at pipe penetration.		P2	Within 1-3 months Urban Designs	





# Fire Risk Assessment

10/3b	Ground floor meter cupboard - Fire stop holes in ablative batt at cable penetrations. Also, exposed edges of batt should be "battered" with ablative coating.		P2	Within 1-3 months Urban Designs	
10/3c	2 <sup>nd</sup> floor cupboard – exposed studwork to be suitably finished to create 60 minutes integrity. Also fire rated plasterboard to be finished / skimmed.		P2	Within 1-3 months Urban Designs	
10/3d	AOV shaft to be suitably boarded on roof void side to ensure 60 minutes integrity.		P2	Within 1-3 months Urban Designs	




## Fire Risk Assessment

10/3e	Service cupboards - Fire stop all obvious gaps within blockwork and between floor slabs / blockwork.		P2	Within 1-3 months Urban Designs	
10/12a	Ground floor stairwell door requires adjustment to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	
10/12b	1 <sup>st</sup> floor stairwell door requires adjustment to ensure it reliably fully self closes into frame.  Also, excessive gap (8mm) on leading edge to be corrected.		P2	Within 1-3 months Urban Designs	



# Fire Risk Assessment

10/12c	2 <sup>nd</sup> floor stairwell door requires adjustment to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	
10/14a	Flat 3 – Adjust entrance door to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	
10/14b	Flat 4 - Adjust entrance door to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	



# Fire Risk Assessment

10/14c	Flat 5 - Adjust entrance door to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	
10/14d	Flat 6 - Adjust entrance door to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	
10/14e	Flat 7 - Adjust entrance door to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	

## Fire Risk Assessment

10/14f	Flat 8 - Adjust entrance door to ensure it reliably fully self closes into frame.		P2	Within 1-3 months Urban Designs	
12/2	Install "Fire Door Keep Shut" signage to 5 x locked service / store cupboard doors.	n/a	P2	Within 1-3 months Urban Designs	
12/3	Install a Fire Action Notice adjacent the front and rear final exit doors as per CLG low rise flats guidance.	n/a	P2	Within 1-3 months Urban Designs	
12/5	Escape signage on stairwell landings (2) to be replaced with signage as per BS5499 – 4 / arrow pointing downwards and right.		P2	Within 1-3 months Urban Designs	

# Fire Risk Assessment

12/6	No smoking signage (Smoke Free England) to be displayed at front and rear exits.	n/a	P2	Within 1-3 months Urban Designs	
12/7	Install external signage to the front of the building identifying the name of the block.	n/a	P2	Within 1-3 months Urban Designs	
15/1	Bin store – drill holes for drop down bolts on gates.		P2	Within 1-3 months Urban Designs	
17/3	The rear entrance door requires adjustment to ensure it reliably makes contact with the magnetised latch. Door isn't currently securing.		P2	Within 1-3 months Urban Designs	



## Fire Risk Assessment



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18/4	Confirmation required that meter cupboard keys issued to residents will not unlock ground floor sluice room & 1 <sup>st</sup> / 2 <sup>nd</sup> floor cupboard doors.	N/A	P2	Within 1-3 months Urban Designs	
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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).

<b>Observations</b>	
N/A	

### Signed

	Building Safety Manager	Date: 20/05/2025
 ADRIAN JONES	Quality Assurance Check	Date: 28/05/2025

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Appendix 1



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

**Name of property:** 1-8 Beaver Road, Tipton.

**Updated:** 20/05/2025.

**Premise Manager:** Tony Thompson.

**Tel. No.:** 0121 569 2975

Hazard	Information/Comments
Building Materials - N/A 	Asbestos not present / New build property (2025)
Japanese Knotweed 	Adjacent to site along the Tipton brook there are areas of Japanese knotweed which at the time of this report is subject to a 5 year treatment plan.