Fire Risk Assessment

Beever Road 1 - 8



Tipton

DY4 0FE

Date of Inspection: 9th November 2026

Review Period: 3 years.

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

Verified By: S. Henley **Fire Risk Assessor**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

Section 0	**Introduction, Scope & References**	
Section 1	**Executive Summary**	
Section 2	**People at Significant Risk of Fire**	
Section 3	**Contact Details**	
Section 4	**Description of Premises**	
Section 5	**Building Plan**	
Section 6	**External Envelope**	
Section 7	**Means of Escape from Fire**	
Section 8	**Fire Detection and Alarm Systems**	
Section 9	**Emergency Lighting**	
Section 10	**Compartmentation**	
Section 11	**Fire Fighting Access & Equipment**	
Section 12	**Fire Signage**	
Section 13	**Employee & Resident Training/Provision of Information**	
Section 14	**Sources of Ignition**	
Section 15	**Waste Control**	
Section 16	**Control and Supervision of Contractors and Visitors**	
Section 17	**Fire Precautions**	
Section 18	**Storage Arrangements**	
Section 19	**Additional Control Measures. Fire Risk Assessment – Action Plan**	
Appendix 1	**Significant Hazards on Site and Information to be provided for the Fire Service Risk Rating of Block**	

Section 0 Introduction, Scope & References

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) requires the Responsible Person to ensure that a **suitable and sufficient Fire Risk Assessment (FRA)** is carried out for the common parts of all multi-occupied residential buildings. This FRA supports the organisation's wider fire safety management system and ensures compliance with statutory duties relating to the safety of residents, visitors, staff, and contractors.
This FRA has been completed in accordance with **BS 9792:2025 – Fire Risk Assessment for Housing**, and with reference to relevant UK legislation and guidance, including:

- Regulatory Reform (Fire Safety) Order 2005 (FSO): The primary law governing fire safety in the common parts of flats, including stairways, corridors, and entrance doors.
- Fire Safety Act 2021: Information about the commencement of the Fire Safety Act and how it affects Responsible Persons and others.
- Fire Safety (England) Regulations 2022: Introduced under the FSO, it mandates high-rise residents (>11m) to have fire doors checked quarterly and provides safety information.
- Housing Act 2004: Empowers local authorities to enforce safety standards within individual residential units.
- Building Safety Act 2022: (where applicable) Imposes strict management requirements on higher-risk buildings.
- Fire Safety in Purpose-Built Blocks of Flats (Local Government Association): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
- Making your small block of flats safe from fire: *Fire Safety in Small Blocks of Flats*
- NFCC guidance on residential fire safety

The purpose of this FRA is to evaluate the risk to life from fire within the **common parts** of the building and to identify any measures required to ensure compliance with applicable legislation.

The assessment considers:

- The building's construction, layout, and fire protection features
- The nature of the occupancy and any residents who may require additional support
- Fire hazards and the measures in place to eliminate or control them
- The adequacy of means of escape and fire safety systems
- The management arrangements for maintaining fire safety

Type of Assessment

This FRA has been completed as a:

☒ Type 1 – Common parts only (non-intrusive)
☐ Type 2 – Common parts only (Intrusive)
☐ Type 3 – Common Parts & Dwellings (Non-Intrusive)
☐ Type 4 – Common Parts & Dwellings (Intrusive)

Scope of the Assessment

The assessment includes, but is not limited to:

☒ Visual review of the external wall construction (where relevant)
☒ Inspection of flat entrance doors from the common side
☒ Means of escape routes and exit doors
☒ Accessible compartmentation and fire-stopping, passive and active fire protection measures.
☒ Service cupboards, risers, and meter rooms (where accessible)
☒ Roof voids and loft spaces (where accessible)
☒ Fire safety signage, lighting, and detection systems
☒ Accessible compartmentation,

Limitations

This FRA is based on a **visual, non-destructive inspection** unless otherwise stated. No opening up of construction, removal of fixtures, or intrusive investigation was undertaken. Areas that could not be accessed at the time of inspection are recorded within the report.

This FRA does **not**:

- Provide a full fire strategy for the building
- Assess the structural fire resistance of building elements
- Identify latent construction defects
- Assess internal conditions within individual dwellings
- Provide an external wall appraisal (FRAEW), which is not normally required for low-rise buildings unless specific concerns are identified
- Serve as a compliance audit or snagging inspection

The findings are therefore limited to the conditions observed and the information made available at the time of inspection.

Review Requirements

The FRA should be reviewed:

- At regular intervals (typically every 3 years)
- Following any significant change to the building
- Following a fire incident
- Following identification of new risks or concerns
- Following significant changes in occupancy or management arrangements

The Responsible Person must ensure that all significant findings and recommended actions are addressed within appropriate timescales and that fire safety information is kept up to date in line with the principles of the **Golden Thread**.

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/contact/log-complaint or by phone on 0121 569 7867

The FRA does not address the risk to property or business continuity from fire.

This FRA complies 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/contact/log-complaint or by phone on 0121 569 7867.

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 SMBC will as a minimum review: -

- High Risk Residential Buildings annually.
- Commercial buildings annually.
- Emergency Housing Schemes annually.
- Sheltered schemes 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 outcome will then be 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 published.

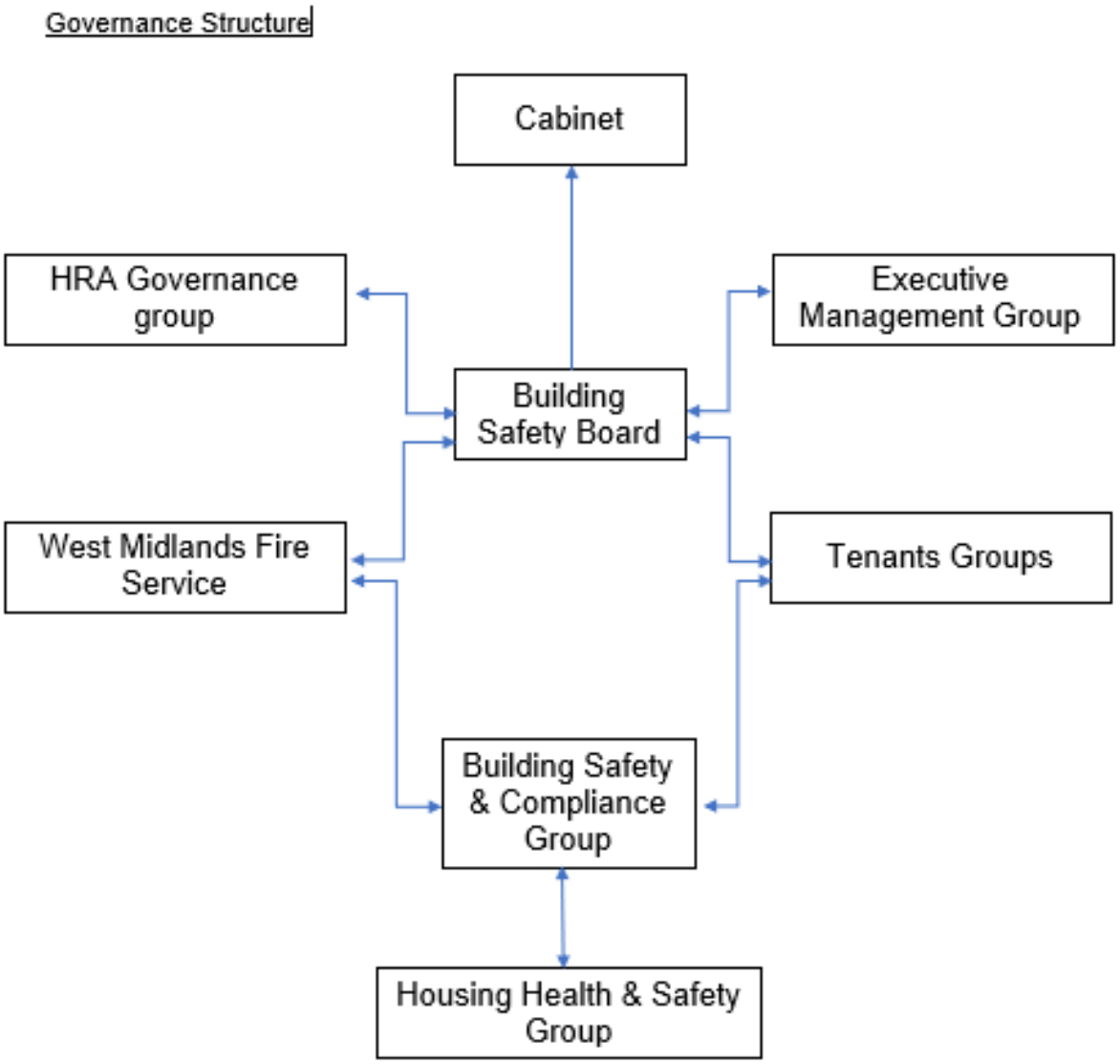
The Building Safety Case will be updated to reflect the latest detail/information of latest fire risk assessment. (High Rise Only)

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



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

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



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 Executive Summary

This Fire Risk Assessment provides an overview of the fire safety arrangements in place within the building and evaluates the level of risk to life from fire within the common parts. The assessment has been undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021, the Fire Safety (England) Regulations 2022, and BS 9792:2025. It reflects the building's design, construction, occupancy profile, and the fire safety measures provided.

The building is a low-rise, purpose-built block of flats designed to support a **Stay Put Unless Affected** evacuation strategy. This approach is appropriate for buildings of this type, where each flat is intended to provide a degree of fire resistance that allows occupants to remain safely within their dwelling unless directly affected by fire or smoke. The common areas are designed to remain clear and unobstructed, with a single stairway providing the means of escape for residents who need to evacuate.

The assessment considers the building's passive and active fire protection measures, including compartmentation, flat entrance doors, fire-stopping, emergency lighting, and domestic smoke detection within sampled flats. It also reviews the management arrangements in place for maintaining fire safety systems, controlling contractors, managing waste, and providing residents with appropriate fire safety information.

The building benefits from traditional, inherently robust construction, and the fire protection measures provided are generally consistent with the expectations for low-rise residential buildings. The management regime supports the maintenance of a sterile common area, which is a key control measure in buildings with a single escape route. The building's occupancy profile does not indicate any unusual or heightened risk factors, although residents who may require additional support are managed through Person-Centred Fire Risk Assessments (PCFRAs) and Residential PEEPs where agreed.

Based on the conditions observed at the time of inspection, the overall risk to life from fire is assessed as **Tolerable**.

This means that the existing fire safety measures are broadly adequate, and only minor or routine improvements may be required. The detailed significant findings and recommended actions are provided in the Action Plan at the end of this report.

The Responsible Person must ensure that all recommended actions are addressed within appropriate timescales and that the FRA is reviewed regularly, or sooner if significant changes occur to the building, its use, or its occupancy.

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** **Construction & Walls:** Three-storey traditional brick facing with no external cladding **Render:** full-height sections of smooth white/off-white render present on central front projecting bay (above the main entrance) and on a recessed section of the rear elevation, spanning the first and second floors **Roof & Trim: Pitched roof** Pitched, gabled roof structure finished with dark grey interlocking concrete or clay roof tiles with an AOV installed on the pitch . **Windows and Openings** Double-glazed windows with dark grey/black frames (likely uPVC or powder-coated aluminium). Ground-floor entrance doors and rear patio doors match the dark grey framing.	Trivial

	Doors: Recessed. The main front entrance features a recessed ground-floor under croft supported by four dark grey cylindrical columns, with dark grey soffit boarding above **External Features.** Minor attachments are limited to surface-mounted utility pipework, low-level meter boxes, external wall lights, and a single satellite dish mounted	
Section 7	**Means of Escape from Fire** Protected stairwell to 1st and 2nd floors, fire doors installed on landings Smoke ventilation in communal stairwell by means of a AOV installed at the head of the building on the 2nfd floor Openable window units installed on the 1st and 2nd floor landing Clear and safe exit out of the building via the ground floor exits. Final front exit doors are accessed using push button over ride system Manual door access override points are installed at both final exits Emergency lighting units installed in corridors, stairwells and landings Signage for fire exits is placed over both final exits and over corridor fire doors All corridors and landings are clear of any obstruction and combustibles	Trivial
Section 8	**Fire Detection and Alarm Systems** Fire detection within sampled flats is installed to a minimum LD3 standard.	Trivial

	Flat sampled Flat 3 - Detectors in Hall, kitchen, dining room - **LD2** Flat 6 - Detectors in Hall, kitchen, dining room - **LD2**	
Section 9	**Emergency Lighting** The block currently has a dedicated emergency lighting system, standard lighting units are situated throughout the communal stairwell, internal landings, on the ground, 1st and 2nd floors.	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. Flat entrance doors are composite FD30s 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. • Flat 3 self-closing device requires adjusting, does not allow door to self-close into the frame, gap on the internal leaf of the door exceeds threshold on slamming side and at the top of the door • Flat 6 self-closing device requires adjusting, does not allow door to self-close into the frame, gap on the internal leaf of the door exceeds threshold at the bottom of the door.	Tolerable

	Smoke seals have become rigid and are folded back in some areas • Flat 7 self-closing device requires adjusting, does not allow door to self-close into the frame, • Ground floor communal fire door exceeds the permitted 2–4mm gap requirements along the leading (closing) edge and at the threshold. automatic drop-down smoke seal appears defective • Ground floor sluice room fire door threshold exceeds allowed level of tolerance • First-floor communal fire door exceeds the permitted 2–4mm gap requirements along the leading (closing) edge and near the middle hinge. automatic drop-down smoke seal appears defective Could not access roof void for fire stopping and compartmentation	
Section 11	**Fire Fighting Access & Equipment** Nearest fire station is Tipton 0.9miles. Fire Hydrant located on the Toll End Road and Beever Road	Trivial

Section 12	**Fire Signage** “No smoking” signage in place on the front entrance doors. Fire Action Notice on the ground floor by entrance Fire door signage displayed on all fire doors	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Fire Precautions** The last Satisfactory EICR was completed on 17/04/2025 E.V charging points are at a safe distance from the fabric of the building Gas meters located externally Could not access Resident meters in electrical cupboard on the ground floor.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Bins are stored securely in an external brick compound opposite the main building	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** There is no storage for residents at the block Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

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

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

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

☐ Low Risk: ☒ Medium Risk: ☐ High Risk:

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 ☐

Intolerable (Very High Risk)	The situation is intolerable. All or part of the building is unsafe for occupation. Significant effort and/or expenditure might be required to rectify the situation.
Substantial (High Risk)	Significant improvements are required. Urgent and/or substantial rectification work to at least normalize the risk.
Moderate (Normal Risk)	Improvements are necessary to reduce the risk to a tolerable level.
Tolerable **(**Low Risk)	While some very minor improvements might be required, the existing controls only require maintenance.
Trivial (Very Low Risk)	The risk to life is exceptionally low. No action is needed.

Comments

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

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

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

Based on its current use and occupancy, the building presents a low potential life safety risk from fire. However, while composite FD30S fire-rated doors are installed at flat entrances, a sample inspection of Flats 3 and 6 and 7 identified several compartmentation deficiencies:

- **Self-Closing Devices:** The self-closing mechanisms on 3 sampled flat entrance doors failed to engage and latch fully when tested from both 15-degree and 90-degree opening angles.
- **Door Perimeter Gaps:** The internal leaf gaps on both doors exceeded permissible tolerances, with Flat 3 exhibiting a particularly excessive gap at the threshold.
- **Communal Door Seals:** The drop-down acoustic and smoke seals fitted to the communal fire doors are defective and fail to form an effective barrier at the threshold

Risk is partially mitigated by several existing fire safety measures and management controls across the premises, including localized LD3-standard smoke detection within individual flats to provide early warning to occupants and proactive housekeeping protocols that keep communal areas clear of combustible materials. Additionally, the potential for smoke logging within communal escape routes is reduced by an Automatic Opening Vent (AOV) system installed at the head of the building, which is linked to dedicated smoke detection across both corridors, alongside openable windows located within the stairwells

The communal escape routes are adequately illuminated via both conventional artificial lighting and a maintained or non-maintained emergency lighting system installed throughout all corridors, stairwells, and landings, supplemented by illuminated fire exit signage positioned above all final exit doors.

Final exit doors feature a push button door release to allow easy egress, fully supporting the building's designated "Stay Put Unless" fire strategy.

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

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

(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

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

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 requires the Responsible Person to identify any groups of people who may be especially at risk in the event of a fire. This section considers the building's occupancy profile, the nature of the premises, and any factors that may increase vulnerability.

This low-rise residential building is occupied primarily by general-needs residents; however, as with all multi-occupied housing, there may be individuals whose personal circumstances increase their level of risk. These risks may arise from physical, sensory, or cognitive impairments, temporary health conditions, or other factors that could affect a person's ability to detect a fire, respond to an alarm, or evacuate safely.

Groups of People Who May Be at Increased Risk

- **Residents with mobility impairments** – may require more time or support to evacuate.
- **Residents with sensory impairments** – reduced ability to detect fire or navigate escape routes.
- **Residents with cognitive impairments** – may struggle to recognise danger or follow instructions.
- **Residents with temporary vulnerabilities** – illness, injury, recovery from surgery, or pregnancy.
- **Children and young people** – may rely on adults for guidance during an emergency.
- **Visitors unfamiliar with the building** – may not know escape routes or fire procedures.
- **Contractors working on site** – may be unfamiliar with fire safety arrangements and introduce additional risks.

Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

These regulations apply:

a) all buildings in England that are high rise residential buildings, that is, buildings containing two or more sets of domestic premises (multi residential) that are at least 18 meters above ground level or have 7 storeys), and

b) all multi- residential buildings more than 11 metres in height above ground level (typically a building height of 5 storeys or more) that have simultaneous evacuation strategies in place.

These regulation places duties on the Responsible Person to identify and support residents who may require assistance in the event of a fire. The requirements include:

Identification of Residents Needing Assistance

The Responsible Person must take reasonable steps to identify residents whose ability to evacuate independently may be compromised due to physical, sensory, or cognitive impairments.

Person-Centred Fire Risk Assessments (PCFRAs)

A PCFRA is a structured conversation with the resident to understand their individual needs, risks, and capabilities. It considers mobility, communication, awareness, and any assistive technology required.

Residential Personal Emergency Evacuation Plans (RPEEPs)

Where agreed with the resident, an RPEEP sets out the actions they should take in the event of a fire. It may include:

- Evacuation routes
- Support required
- Communication needs
- Use of mobility aids
- Any agreed assistance arrangements

RPEEPs are voluntary and require the resident's consent.

Consent-Based Sharing of Information with the Fire Service

Information relating to residents who may require assistance can only be shared with West Midlands Fire Service if the resident provides explicit consent. This information helps the Fire Service plan an appropriate operational response.

Review Requirements

PCFRAs and RPEEPs must be reviewed:

- Annually

- When a resident’s circumstances change
- When requested by the resident

Summary for This Building

Number of PCFRAs/RPEEPs currently in place: N/A

If no residents have been identified as requiring additional support, this should be recorded. If residents decline to participate, this should also be noted.

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.

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		
Head of Building Safety & Compliance Jon Hemming		
Building & Fire Safety Team Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Lennox Thompson		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	**Fire Risk Assessors** Mohammed Zafeer Stuart Henley Ethan Somaiya	**Resident Engagement Officers – Fire Safety** Abdulmonim Khan 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

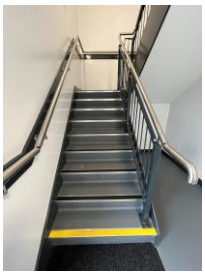
Description of Premises

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

Description of the Property

The premises is a modern, purpose-built residential development containing eight individual flats, completed in 2024/2025. The structure is formed of traditional masonry (brick and block cavity walls) with precast concrete intermediate floors and a pitched, tiled roof structure. Access and egress to all levels are via a single precast concrete staircase, fitted with an Automatic Opening Vent (AOV) at the head for smoke ventilation."





Ground floor flats – 1,2
1st floor flats – 3,4 5
2nd floor flats 6,7,8

Access and egress from the communal areas terminates at two final exit doors positioned at the front and rear of the premises. Both entrances are fitted with an electronic door entry system alongside a firefighter override facility to ensure unobstructed access for emergency services. It was noted that both final exit doors open inwards; however, considering the anticipated maximum occupancy of fewer than 60 persons, inward-opening doors are deemed acceptable under relevant fire safety standards. (Approved Document B) section B1 Means of Warning and Escape, paragraph 3.97

Direction of opening

3.97 The door of any doorway or exit should be hung to open in the direction of escape whenever reasonably practicable. It should always be hung to open in the direction of escape if more than 60 people might be expected to use it during a fire.



Front and rear final exits with door access control



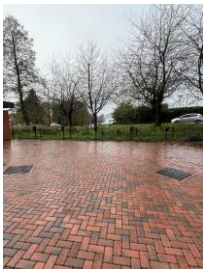
Firefighters override switch

A detached, brick-built refuse compound is situated in the car park across from the main entrance, providing physical separation between waste storage and the main building. Side entrance through a timber door allows access to the rear of the property.



The front elevation opens onto a block-paved courtyard containing eight dedicated resident parking bays—all equipped with electric vehicle (EV) charging points—alongside visitor spaces. Parked vehicles are positioned at a safe separation distance from the external building envelope, mitigating the risk of external fire spread to the facade. The layout maintains clear, unobstructed, and level hardstanding for fire appliance access directly to the main entrance.



Nearest Fire station is Tipton Fire Station, which is 0.9 miles via B4517

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 storeys
Height (estimate) ground level to (2nd-floor finished floor level) with in legislation Height to the roof ridge	5.5 m to 5.7 m (approx. 18 ft – 18 ft 8 in) 11.2 m to 11.8 m (approx. 36 ft 9 in – 38 ft 8 in).
Approximate floor area	264.05 m² (2,842.21 ft²)
Date of Construction	2024/25
Construction Type	Concrete and brick
Last Refurbished	N/A
External Cladding	No
Number of Lifts	No
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	No
Access to Roof void	Yes, via communal hallways and within resident flats on the 2nd floor
Equipment on roof (e.g., mobile phone station etc)	No

EV charging points, distance from building	Yes
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	N/A

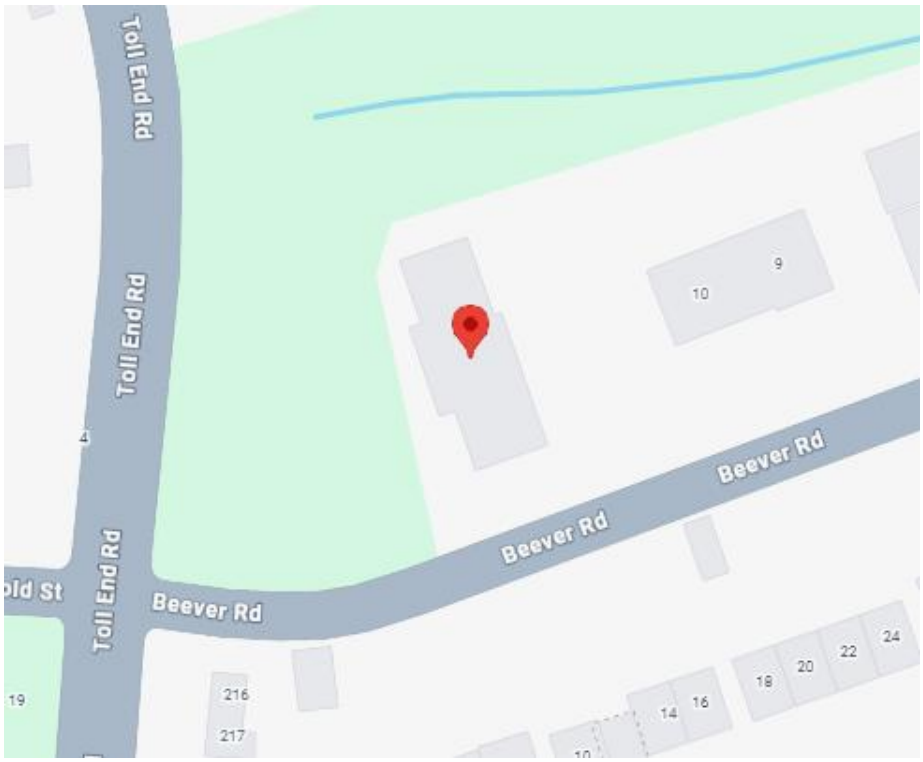
Persons at Risk

Residents / Occupants of 8 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)

Section 5

Building Plan







Front Elevation



Rear Elevation



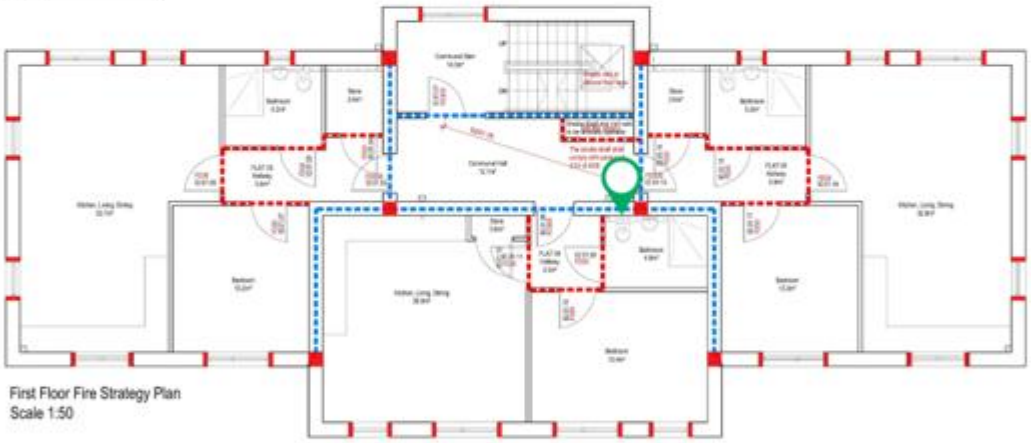
Both side Elevations

Ground Floor



Ground Floor Fire Strategy Plan
Scale 1:50

Upper Floor



First Floor Fire Strategy Plan
Scale 1:50

30 Minute fire stopping

60 Minute fire stopping

Fire Cavity Barrier

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 means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

The materials used within the external construction 1-8 Beever Road present an acceptable level of risk to fire.

1) **Primary Facade (Masonry):** The external walls are predominantly constructed of traditional facing brickwork, featuring a buff-coloured brick at ground-floor level and red facing brickwork across the first and second floors





2) **Render Panels:** Large, full-height sections of smooth white/off-white render are present on the central front projecting bay (above the main entrance) and on a recessed section of the rear elevation, spanning the first and second floors




3) **Entrance Recess:** The main front entrance features a recessed ground-floor under croft supported by four dark grey cylindrical columns, with dark grey soffit boarding above. (*The exact material specification and fire rating [Euro class] of the soffit boards and any insulation within the ceiling void cannot be confirmed visually)*





4) **Windows & Openings:** Double-glazed windows with dark grey/black frames (likely uPVC or powder-coated aluminium). Ground-floor entrance doors and rear patio doors match the dark grey framing.





5) **Attachments:** Minor attachments are limited to surface-mounted utility pipework, low-level meter boxes, external wall lights, and a single satellite dish mounted on the rear rendered panel.






6) **Communal & Private Entrances:** Main communal access doors are metal framed with integral glazing units and electronic access control.




7) **Roof Configuration & Fascias:** Pitched, gabled roof structure finished with dark grey interlocking concrete or clay roof tiles with an AOV installed on the pitch. Dark grey/black uPVC or powder-coated metal fascia boards, bargeboards, soffits, gutters, and downpipes are fitted throughout.





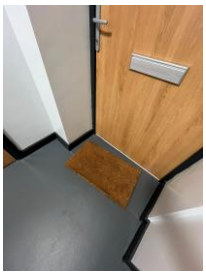
Section 7

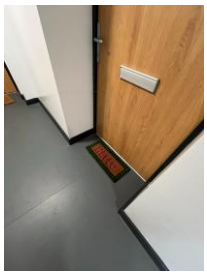
Means of Escape from Fire

- Flat entrance doors nominal FD30S
- Emergency lighting provided where required
- Single protected stairway serving all floors
- Travel distances within acceptable limits
- Communal areas must remain sterile

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

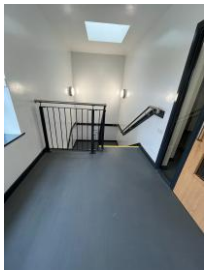
2) Majority of floor mats outside flats entrances are of acceptable size and condition.





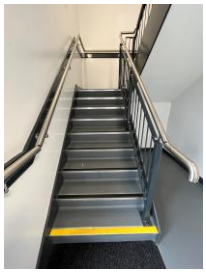
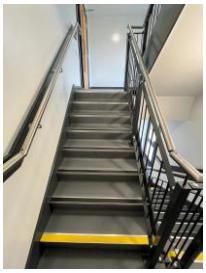
3) All communal corridors and stair landings across the ground, first, and second floors were found to be completely clear of obstructions, trip hazards, and combustible materials, maintaining safe and unobstructed means of escape. The maximum travel distance from the furthest flat entrance door to the protected stairway was measured at approximately **5 metres**, which falls well within accepted guidance limits. Furthermore, none of the communal corridors form a dead-end arrangement.



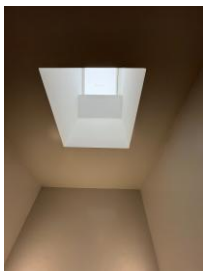
4) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.

5) 1- 8 Beever Road features a single, unobstructed staircase located at the entrance, providing a safe and sufficient means of escape for all 1st and 2nd floor flats. The stairs maintain a clear width of 834 mm (measured from handrail to wall), ensuring an unimpeded evacuation route.



6) An Automatic Opening Vent (AOV) is installed at the head of the protected stairwell to clear smoke and heat from the common escape route in the event of a fire. The vent is automatically actuated by smoke detectors located throughout the communal areas.







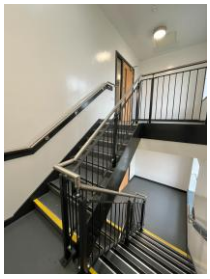


7) Openable window units, operable without the use of a key, are installed on both the first- and second-floor landings. These provide manual natural ventilation to assist in preventing smoke logging within the protected stairway during occupant evacuation and firefighting operations



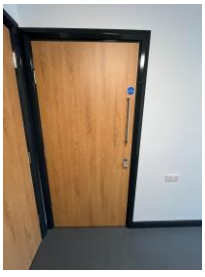

8) Conventional lighting is supplemented by a dedicated emergency lighting installation covering all communal corridors, landings, and the protected stairwell, as well as the external discharge points above both final exit doors. This provides adequate illumination along the means of escape in accordance with BS 5266-1 should the normal lighting supply fail.




9) Several service cupboards, including one housing the residents' electrical meters, are located along the primary means of escape leading to the main final exit. Subject to appropriate fire-resisting construction and remaining locked shut when not in use, these enclosures do not impede safe evacuation. Additionally, a secondary final exit is provided at the base of the protected stairway, discharging directly to the rear of the property



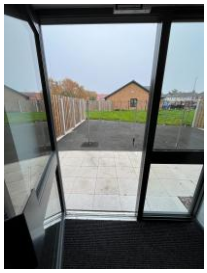


10) Safe evacuation from the building is achieved via two unobstructed ground-floor final exits. The front main entrance/exit doors are fitted with electronic access control incorporating a standard push-to-exit button alongside a wall-mounted manual emergency door release unit (green call point) in accordance with BS 7273-4, ensuring doors fail-safe to the unlocked position in an emergency.






11) The route out of the building to ultimate safety is clear from both final exit doors.

12) Ground floor Flats 1 and 2 benefits from direct egress to open air via the front elevation, supplemented by an alternative final exit providing secondary means of escape to the rear.






Section 8 Fire Detection and Alarm Systems

- No communal fire alarm required for low-rise blocks.
- Smoke detection in flats to minimum LD3 standard. (sampled)
- Heat detection in kitchens, where installed.

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

2) Based on a sample of properties via SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. The detectors are checked and records updated during the annual gas service.

   Sample of flats taken from SMBC's Job Manager system

   Flat 1 - Detectors in Hall, kitchen, living room, bedroom – **LD1**
   Flat 2 - Detectors in Hall, kitchen, living room, bedroom – **LD1**

   Flats 3 & 6 were physically checked while carrying out the fire risk assessment.

   Flat 3 - Detectors in Hall, kitchen, dining room - **LD2**
   Flat 6 - Detectors in Hall, kitchen, dining room - **LD2**

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

3) There is no effective means for detecting an outbreak of fire to the residential 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.

4) Detection for the AOV on the 2nd floor landing can be found on all floors with AOV switch installed in the ground floor sluice room.



Teme Valley Electrical Services Ltd

01568 782326 or 07989 838436 chris@temevalleyelectricalservices.co.uk

AOV CERTIFICATE

Commissioning Certificate for Communal Area, Beever Road, Tipton, DY4 0FE

Certificate of commissioning for AOV system-

Communal Area, Beever Road, Tipton, DY4 0FE

I am being a competent person responsible for the commissioning of the AOV system.
Particulars of which are set below, CERTIFY that said works for which I have been responsible conforms to the best of my knowledge and belief with BS7346-8:2013,8.1,

Name: Ben Smith

For and on behalf of TEME VALLEY ELECTRICAL SERVICES LTD the extent of liability of the ignatory is limited to the extent of system covered by the certificate:
AOV control equipment including panels and manual control points.
Deviation from BS 7346-8:2013,8.1
All equipment operates correctly.
Installation work is, as far as can reasonably ascertained, of an acceptable standard.
The entire system has been inspected and tested in accordance with BS7346-8:2013, 8.1

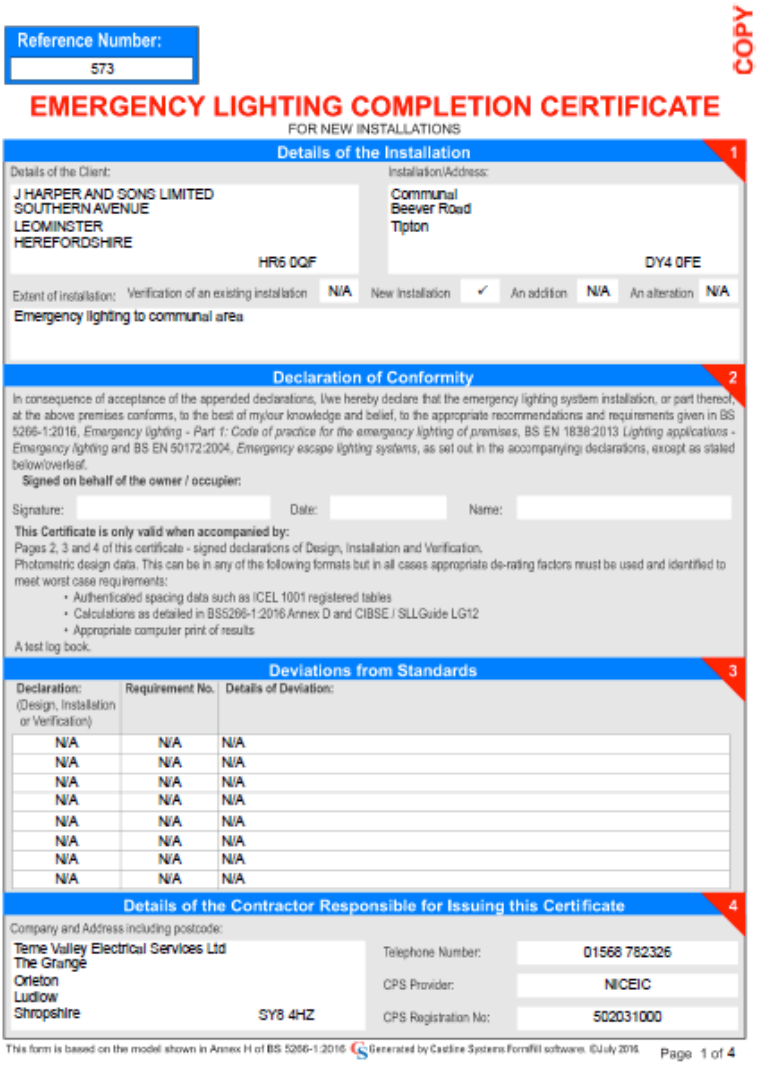
Yours sincerely

Christopher Brain

Managing Director

Section 9 Emergency Lighting

1) The block currently has a dedicated emergency lighting system, standard lighting units are situated throughout the communal stairwell, internal landings, on the ground and 1st floors. These units, provide sufficient levels of illumination to facilitate a safe means of escape and are installed in accordance with new BS 5266 -1, this standard now explicitly bans the reliance on borrowed lighting.



Reference Number: 573

COPY

EMERGENCY LIGHTING COMPLETION CERTIFICATE

FOR NEW INSTALLATIONS

Details of the Installation 1

Details of the Client:

J HARPER AND SONS LIMITED
SOUTHERN AVENUE
LEOMINSTER
HEREFORDSHIRE
HR6 0QF

Installation\Address:

Communal
Beever Road
Tipton
DY4 0FE

Extent of installation: Verification of an existing installation N/A | New installation ✓ | An addition N/A | An alteration N/A

Emergency lighting to communal area

Declaration of Conformity 2

In consequence of acceptance of the appended declarations, I/we hereby declare that the emergency lighting system installation, or part thereof, at the above premises conforms, to the best of my/our knowledge and belief, to the appropriate recommendations and requirements given in BS 5266-1:2016, *Emergency lighting - Part 1: Code of practice for the emergency lighting of premises*, BS EN 1838:2013 *Lighting applications - Emergency lighting* and BS EN 50172:2004, *Emergency escape lighting systems*, as set out in the accompanying declarations, except as stated below/overleaf.

Signed on behalf of the owner / occupier:

Signature: Date: Name:

This Certificate is only valid when accompanied by:

Pages 2, 3 and 4 of this certificate - signed declarations of Design, Installation and Verification.
Photometric design data. This can be in any of the following formats but in all cases appropriate de-rating factors must be used and identified to meet worst case requirements:

- Authenticated spacing data such as ICEL 1001 registered tables
- Calculations as detailed in BS5266-1:2016 Annex D and CIBSE / SLLGuide LG12
- Appropriate computer print of results

A test log book.

Deviations from Standards 3

Declaration: (Design, Installation or Verification)	Requirement No.	Details of Deviation:
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

Details of the Contractor Responsible for Issuing this Certificate 4

Company and Address including postcode:

Teme Valley Electrical Services Ltd
The Grange
Orleton
Ludlow
Shropshire
SY8 4HZ

Telephone Number: 01568 782326
CPS Provider: NICEIC
CPS Registration No: 502031000

This form is based on the model shown in Annex H of BS 5266-1:2016 Generated by Castline Systems FormFill software. ©July 2016 Page 1 of 4

Section 10

Compartmentation

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

1) A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, roof void was not accessible.

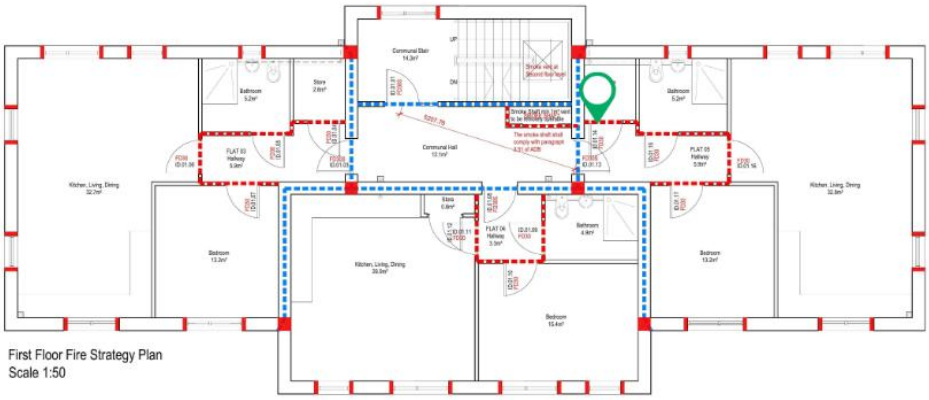
   The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

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

3) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.

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

5) A variety of methods / materials have been used to achieve fire-stopping such as intumescent mastic around penetrations. Below is an example of the fire stopping used by Murus Fire Stopping at the time of construction, the floor plan indicates the location of the area where the fire stopping was installed



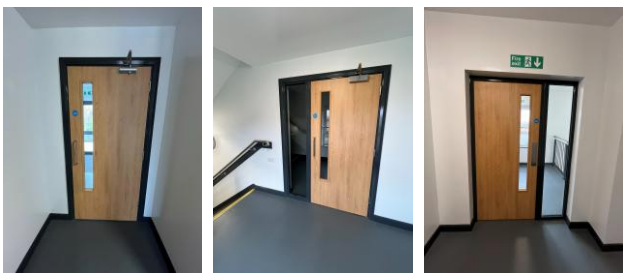


Electrical cable through a plasterboard wall, Materials Used 50mm Ablative Batt: 500mm x 240mm (0.12 m2)

Examples of fire stopping used in service rooms on the ground floor



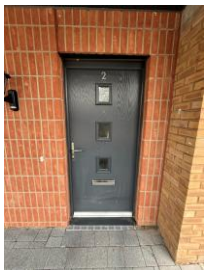
6) There are communal fire doors that are installed on the ground, 1st and 2nd floor to form a protected stairwell/corridor

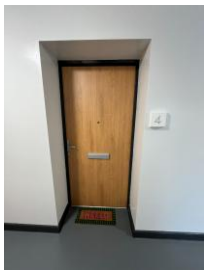


7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.

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

9) Individual flat entrance doors opening onto the internal communal escape routes (Flats 3–8) comprise certified timber FD30S fire-resisting door sets, fitted with combined intumescent strips and cold smoke seals alongside positive-action self-closing devices. *Note: Ground-floor Flats 1 and 2 open directly to open air beneath the front under croft and do not open onto an internal communal escape route; consequently, fire-resisting door sets are not required for these two dwellings*







1 Beever Road, Tipton, DY4 0FE	Non Fire Door	Glazed
1-8 Beever Road, Tipton, DY4 0FE	Intentionally Blank	
2 Beever Road, Tipton, DY4 0FE	Non Fire Door	Glazed
3 Beever Road, Tipton, DY4 0FE	Jeld-Wen FD30s	Not Glazed
4 Beever Road, Tipton, DY4 0FE	Jeld-Wen FD30s	Not Glazed
5 Beever Road, Tipton, DY4 0FE	Jeld-Wen FD30s	Not Glazed
6 Beever Road, Tipton, DY4 0FE	Jeld-Wen FD30s	Not Glazed
7 Beever Road, Tipton, DY4 0FE	Jeld-Wen FD30s	Not Glazed
8 Beever Road, Tipton, DY4 0FE	Jeld-Wen FD30s	Not Glazed

List of all flat doors from Sandwell's Managements System

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

11) The self-closing devices on the entrance doors of Flats and communal fire doors were subjected to operational testing. When released from various opening angles, door sampled, devices functioned in accordance with their design specifications, successfully returning the doors to the fully closed position



12) Flat 3 was assessed for operation of self-closing device and gaps between the internal leaf of the door and the frame, self-closing device requires adjusting, does not allow door to self-close into the frame, gap on the internal leaf of the door exceeds tolerance on slamming side and at the top of the door





13) Flat 6 was assessed for operation of self-closing device and gaps between the internal leaf of the door and the frame, self-closing device requires adjusting, does not allow door to self-close into the frame, gap on the internal leaf of the door exceeds tolerance at the bottom of the door. Smoke seals have become rigid and are folded back in some areas, require replacement.



14)Flat 7 was assessed for operation of self-closing device and gaps between the internal leaf of the door and the frame, self-closing device requires adjusting, does not allow door to self-close due to snagging against frame.



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.

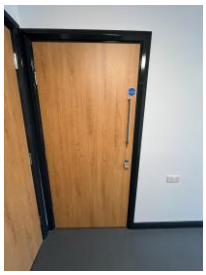
Nominal fire door – A fire door that may meet the standards specified within the building regulations but has not been awarded the official certification of doors manufactured and evaluated by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

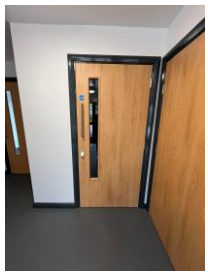
Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

Classifications of FD30 and FD30s fire doors include timber-based options designed to provide 30 minutes of fire resistance, with the "s" suffix indicating additional smoke sealing capabilities. Timber notional doors are a distinct category within this, referring to older, existing timber doors—often in older residential buildings—that are deemed capable of providing 30 minutes of fire protection based on an inspector's assessment rather than formal, modern fire testing certification.

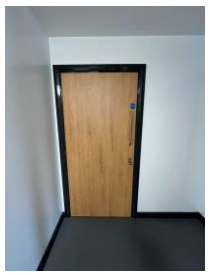
14) All communal doors within the building are certified fire doors and are installed with self-closing devices and combined intumescent and smoke seals

Ground floor – Sluice room (FD30s, Meter Cupboard (FD30s) Water Service Cupboard (FD60s, Stairwell/landing door (FD60s)

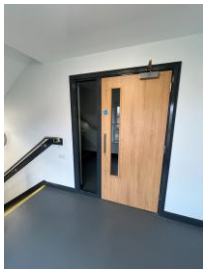




First Floor - Landing door (F D30s) Cupboard door (FD60s)



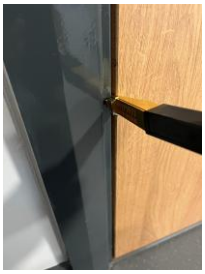


Second Floor - Landing door (FD30s) Cupboard door (FD60s)



15) The ground floor communal fire door exceeds the permitted 2–4mm gap requirements along the leading (closing) edge and at the threshold. Additionally, the fitted automatic drop-down smoke seal appears defective and fails to deploy fully to form an effective barrier against the floor.








16) **The first-floor communal fire door exceeds the permitted 2–4mm gap requirements along the leading (closing) edge and near the middle hinge. Additionally, the fitted automatic drop-down smoke seal appears defective and fails to deploy fully to form an effective barrier against the floor.**




17) **Ground floor sluice room fire door, gap at threshold exceeds the allowed limit of tolerance.**





18) Roof Void on the 2nd floor landing could not be inspected for fire stopping and compartmentation due being secured by screws, FRA requires to be updated once access is available.



Section 11

Fire Fighting Access & Equipment

- Hydrant location and map
- Location of nearest fire station and distance

Nearest Fire station is Tipton Fire Station, which is 0.9 miles via B4517

Hydrant located on the junction of Toll End Rd / Beever Rd.





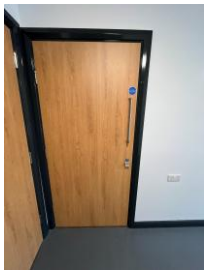
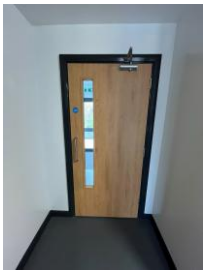
Section 12

Fire Signage

- Fire door signage: Keep shut – keep locked
- Smoking signage
- Service cupboard signage ie gas, electric, water
- No gas bottles etc on site.

1) Fire doors are installed within the premises; mandatory fire door signage is present on all doors.



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





3) Yellow LPG warning signs are not displayed within the block. refer to section 18

4) Appropriate escape route wayfinding signage is installed across all floor landings, and final fire exit signage is clearly visible at both final exit doors." These are in accordance with BS 5499 / ISO 7010








5) A Fire Action Notice is clearly displayed within the ground floor communal escape route adjacent to the final exit, detailing emergency evacuation procedures for residents in the event of a fire within their flat or elsewhere in the premises



Section 13

Employee & Resident Training/Provision of Information

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

2) All employees are encouraged to complete ‘In the line of fire’ training on an annual basis.

3) The fire risk assessment has been completed by a Fire Risk Assessor holding a Level 4 Diploma in Fire Risk Assessment. The assessment has been undertaken in accordance with current fire safety legislation, guidance, and recognised industry standards.

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

Section 14

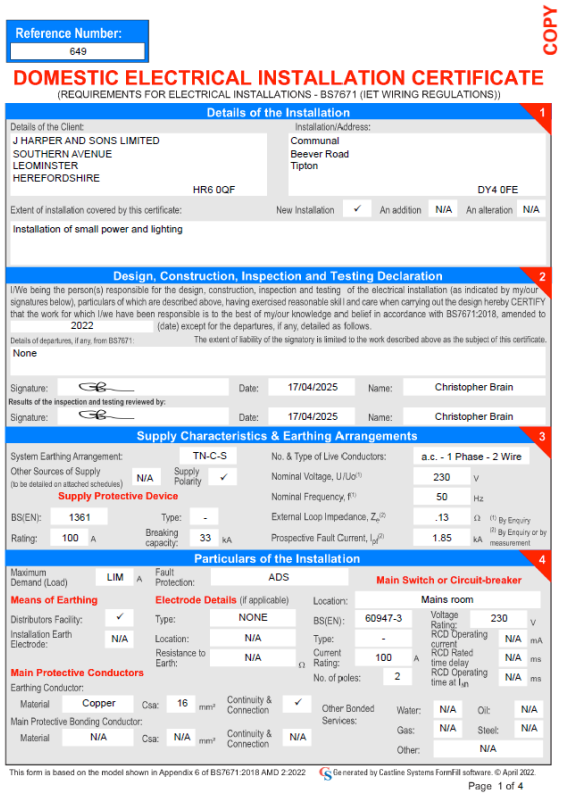
Sources of Ignition

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

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

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

4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was recorded as satisfactory and completed on 17/04/2025. The main electrical distribution board and an adjacent isolator switch for the communal sockets are located within the ground-floor sluice room. The residents' individual electrical meters are housed separately within an adjacent service cupboard



Reference Number: 649

COPY

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS7671 (IET WIRING REGULATIONS))

1 Details of the Installation

Details of the Client: J HARPER AND SONS LIMITED, SOUTHERN AVENUE, LEOMINSTER, HEREFORDSHIRE, HR6 0QF

Installation/Address: Communal, Beever Road, Tipton, DY4 0FE

Extent of installation covered by this certificate: Installation of small power and lighting

New Installation ✓ An addition N/A An alteration N/A

2 Design, Construction, Inspection and Testing Declaration

I/We being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design hereby CERTIFY that the work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS7671:2018, amended to 2022 (date) except for the departures, if any, detailed as follows.

Details of departures, if any, from BS7671: None

The extent of liability of the signatory is limited to the work described above as the subject of this certificate.

Signature: Date: 17/04/2025 Name: Christopher Brain

Results of the inspection and testing reviewed by:

Signature: Date: 17/04/2025 Name: Christopher Brain

3 Supply Characteristics & Earthing Arrangements

System Earthing Arrangement: TN-C-S

Other Sources of Supply (to be detailed on attached schedules): N/A

Supply Polarity ✓

No. & Type of Live Conductors: a.c. - 1 Phase - 2 Wire

Nominal Voltage, U/Uo[1]: 230 V

Nominal Frequency, f[1]: 50 Hz

External Loop Impedance, Z_e[2]: .13 Ω

Prospective Fault Current, I_{pf}[2]: 1.85 kA

[1] By Enquiry [2] By Enquiry or by measurement

Supply Protective Device: BS(EN): 1361 Type: - Rating: 100 A Breaking capacity: 33 kA

4 Particulars of the Installation

Maximum Demand (Load): LIM A

Fault Protection: ADS

Main Switch or Circuit-breaker

Means of Earthing: Distributors Facility: ✓ Installation Earth Electrode: N/A

Electrode Details (if applicable): Type: NONE Location: N/A Resistance to Earth: N/A Ω

Location: Mains room

BS(EN): 60947-3 Type: - Current Rating: 100 A No. of poles: 2

Voltage Rating: 230 V

RCD Operating current: N/A mA

RCD Rated time delay: N/A ms

RCD Operating time at $I_{\Delta n}$: N/A ms

Main Protective Conductors

Earthing Conductor: Material: Copper Csa: 16 mm² Continuity & Connection ✓

Main Protective Bonding Conductor: Material: N/A Csa: N/A mm² Continuity & Connection N/A

Other Bonded Services: Water: N/A Oil: N/A Gas: N/A Steel: N/A Other: N/A

This form is based on the model shown in Appendix 6 of BS7671:2018 AMD 2:2022 Generated by Castline Systems FormFill software. © April 2022.

Page 1 of 4




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

6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is external. One of the gas enclosures is not secured due to the plastic hinge being broken, email has been sent to the Gas Team on 17/11/2026 to make correct.





Section 15

Waste Control

1) There is regular Cleaning Service to the premises. Regular checks by Caretakers minimise risk of waste accumulation, this also includes out of hours service to remove bulk items, however there is no cleaning schedule notice listed at the building

2) A detached, brick-built refuse compound is situated in the car park across from the main entrance, providing physical separation between waste storage and the main building. This is kept secure with access only to residents and refuse personnel. Refuse containers are emptied regularly



section 16

Control and Supervision of Contractors and Visitors

1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.

2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.

4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -

   a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:

      - Health and Safety.
      - Site Security.
      - Safety of working and impact on children/school business.
      - Fire risk, if any.
      - Site Emergency Plan.

   b) Monthly Site Meetings – to monitor, review and share any new information including any new risks.

   c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.

   d) Final Contractor review on completion of works undertaken.

Section 17

Fire Precautions

1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.

2) Restricted access to the premises by means of a door entry system.




3) There is no current evidence of arson.

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

There have no fire incidents at 1- 8 Beever Road since the last Fire Risk Assessment.

Section 18

Storage Arrangements

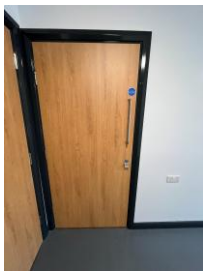
- Communal areas must remain sterile
- No storage in stairways or corridors
- No LPG cylinders permitted

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 is no storage cupboard for residents to store belonging at the building, however storage for Caretakers and cleaning is available to store limited cleaning and maintenance items in the sluice room.



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

Section 19

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

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

Trivial: ☒ Tolerable: ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

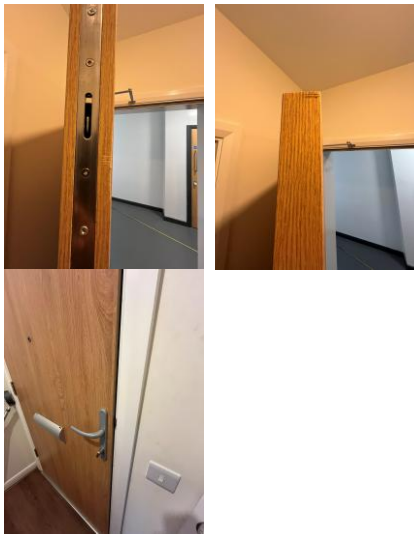
P3 Arrange and complete within 3-6 Months of assessment date

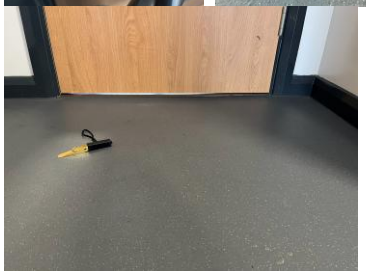
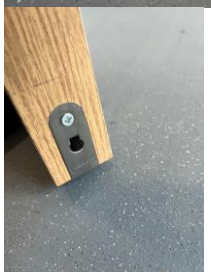
P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment
Action Plan

Name of Premises or Location:	Beever Road 1 - 8
Date of Action Plan:	November 2026
Review Date:	November 2029

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/12	Flat 3, self-closing device does not allow door to close into frame, gaps on slamming side and top of internal door leaf exceed threshold, assess and make correct.	 	P2	Within 1-3 Months Fire Rapid Response	

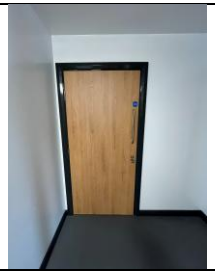
10/13	Flat 6, self-closing device does not allow door to close into frame, gap at the bottom of internal door leaf exceed threshold, assess all smoke seals and make correct		P2	Within 1-3 Months Fire Rapid Response	
10/14	Flat 7, self-closing device does not allow door to close into frame due to snagging on door frame		P2	Within 1-3 Months Fire Rapid Response	

10/15	The ground floor communal fire door exceeds the permitted 2–4mm gap requirements along the leading (closing) edge and at the threshold. automatic drop-down smoke seal appears defective and fails to deploy fully to form an effective barrier against the floor	  	P2	Within 1-3 Months Fire Rapid Response	
10/16	The first-floor communal fire door exceeds the permitted 2–4mm gap requirements along the leading (closing) edge and near the middle hinge. automatic drop-down smoke seal appears defective and fails to deploy fully to form an effective barrier against the floor.	 	P2	Within 1-3 Months Fire Rapid Response	

10/17	Ground floor sluice room fire door, gap at the threshold exceeds the allowed limit of tolerance		P2	Within 1-3 Months Fire Rapid Response	

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

Recommendations/Observations		
. Roof voids on 2nd floor landing could not be accessed due to being secured by screws, FRA to be updated once access is available		

Resident electrical cupboard could not be accessed due to keys not available, FRA to be updated once access is available	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Mohammed Zafeer		0121 569 7474	L4 Diploma in FRA	19/11/2026

Verified:	Signed:	Contact Details:	Qualifications:	Date:
S. Henley		0121 569 7474	L4 Diploma in FRA	20/11/2026

FRA Actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Jason Blewitt		0121 569 7474	L4 Diploma in FRA	19/11/2026

Appendix 1

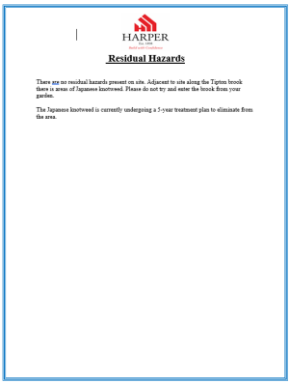
Significant Hazards on Site and Information to be Provided for the Fire Service

Name of property: Beever Road 1 - 8

Updated:

Premise Manager: Lennox Thompson

Tel. No.: 0121 569 7474

Hazard	Information/Comments
Building Materials – N/A	Asbestos not present / New build property (2025)  HARPER Hazardous Materials There are no hazardous materials used or misled used on this development throughout the construction.
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.  HARPER Residual Hazards There are no residual hazards present on site. Adjacent to site along the Tipton brook there is areas of Japanese knotweed. Please do not try and enter the brook from your garden. The Japanese knotweed is currently undergoing a 5-year treatment plan to eliminate from the area.
