Fire Risk Assessment

28-32

Hawes Lane,

Rowley Regis,

B65 9AG

Date Completed: 15/05/2026

Review Period: 3 years.

Officer: S. Henley **Fire Risk Assessor**

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

Current Risk Rating = Trivial

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0

Introduction

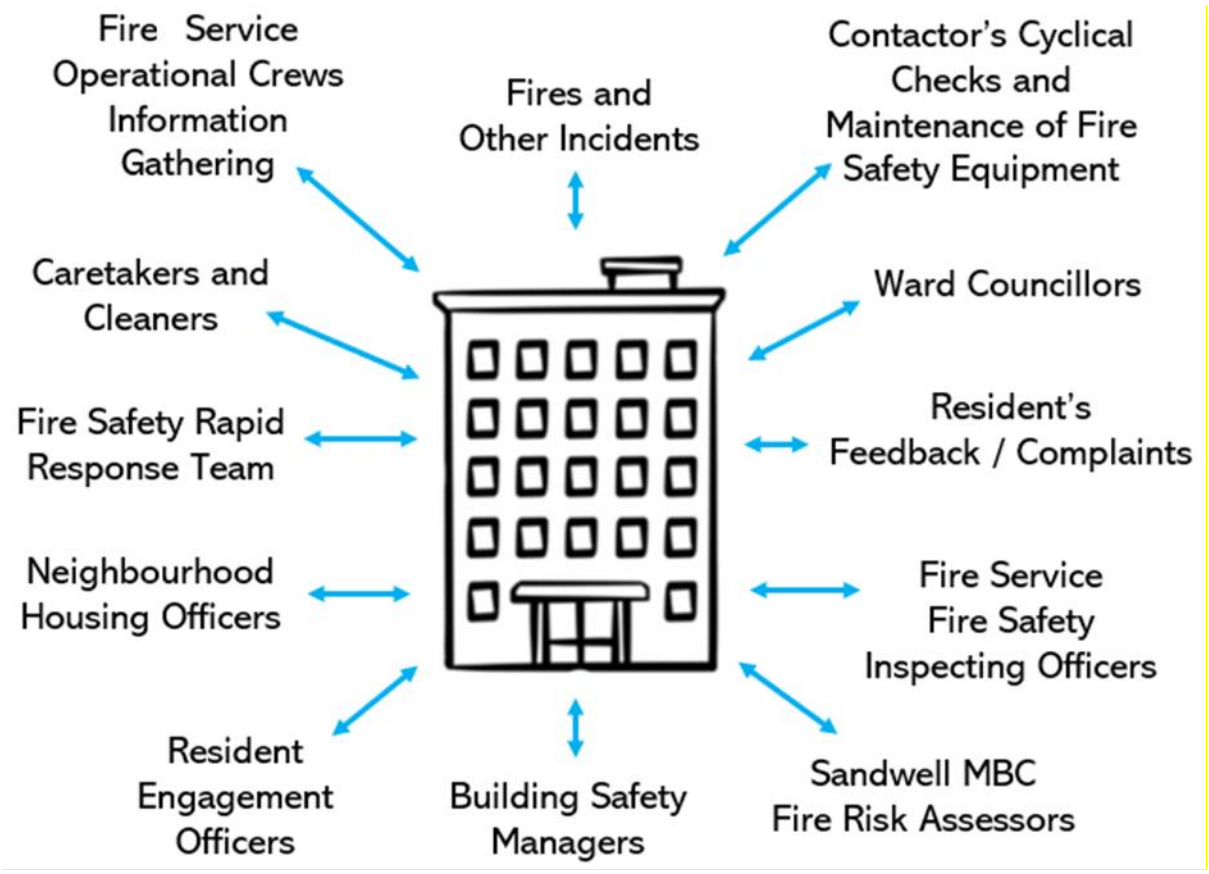
The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) places a legal duty on landlords to complete a fire risk assessment (FRA).

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

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

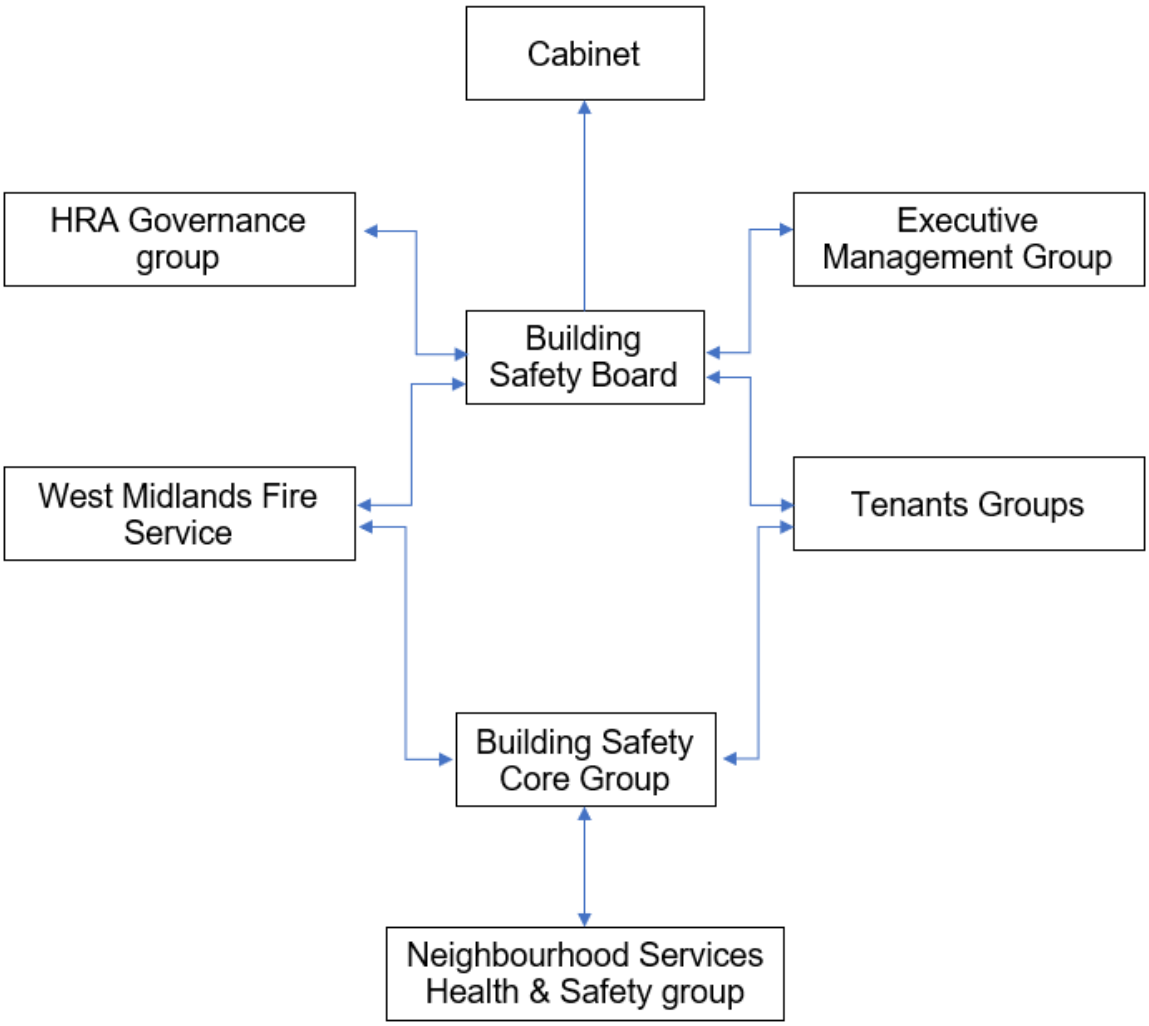
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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



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

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



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

Section 1

Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.

Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues.

A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring and review of the preventive and protective measures. These are shown in the introduction.

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** The building is of brick cavity construction with uPVC double-glazed windows, uPVC soffits and fascia boards, and a pitched roof finished with concrete interlocking tiles. Three entrance/exit points are provided: two at ground level and one at first-floor level leading to the raised ground area, accessible via the intercom system or fob. One upstairs flat has an exit leading out on to the rear raised area. Within the grounds, adjacent to the building, are the heat pumps serving the heating system. On the driveway side of the building, you have access to a bike store and a single garage. Also, adjacent the main building is a secure bin store.	Trivial
Section 7	**Means of Escape from Fire** The block is served by a single concrete central staircase providing an adequate means of escape, with one final exit on the first floor and two final exit doors on the ground level leading directly to the outside. All exit doors are handle-operated and with two doors opening in the direction of travel, and the front door opening inwards. Each flat is fitted with an FD60S self-closing fire door, and the building's walls, floors and ceilings provide 60-minute fire-resisting compartmentation throughout. Emergency lighting is installed throughout the means of escape. Also borrowed lighting is available from outside	Trivial

Section 8	**Fire Detection and Alarm Systems** Individual flats are fitted with heat and smoke detection to an LD1 standard, providing comprehensive coverage within each dwelling. There is smoke detection within the garage that actuates a sounder within the flat above. There is no fire detection installed within the communal areas, which is consistent with current guidance for a stay-put residential block of this type.	Trivial
Section 9	**Emergency Lighting** Emergency lighting is installed within the premises, providing illumination to the communal escape routes. Borrowed lighting is available from natural light and streetlights through the windows and doors within the communal areas.	Trivial
Section 10	**Compartmentation** The building is constructed to provide a minimum of 60-minute vertical and horizontal fire resistance between flats and communal areas. Each flat entrance is fitted with an FD60s self-closing fire door, supporting the integrity of the compartmentation strategy. The walls, floors and ceilings throughout the block are designed to maintain 1-hour fire-resisting performance, limiting fire and smoke spread and protecting the single central staircase, which serves as the primary means of escape. There were a number of areas highlighted at an onsite meeting that require adequate fire stopping, these areas are listed within section 10 Within the roof void the area is divided up to separate the flats and the communal area. Access to all the roof voids by SMBC staff only.	Trivial

Section 11	**Fire Fighting Equipment** The premises have no provision for firefighting equipment.	Trivial
Section 12	**Fire Signage** Wayfinding signage is installed throughout the building, and there are Keep Door closed/shut signage for all service-cupboard doors and communal doors. No Smoking signs are also in place, supporting compliance with smoke-free legislation	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electrical installation should be tested every 5 years. Last EICR was carried out on the 21/05/2026	Trivial
Section 15	**Waste Control** Caretakers undertake regular checks and bins are stored away from the building within a secure area. The build is yet to be fully completed.	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** The entrance/exit doors have door entry systems installed. The doors are to be kept shut at all times; the doors unlock if the smoke detection is actuated within the block. Lighting is installed around the building to assist with safety.	Trivial
Section 18	**Storage Arrangements** There is a storeroom on the ground floor accessed externally only. Access is gained by residential fob only Residents should not store fuel or LPG Cylinders in their home or storage facilities.	Trivial

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

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.

A Type 1 Fire Risk Assessment of the premises at Hawes Lane 28-32 has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards. Considering the use of the premises and the occupants within the block, the potential consequences for life safety in the event of a fire would be slight harm. This is because all flats are fitted with FD60s Fire doors, smoke/heat detection systems installed to an LD1 standard within all flats, three final exit doors, and a stay-put strategy unless a fire strategy is in place.

The garage located beneath the first-floor flat contains an electric-vehicle charging point. A heat detector is installed within the garage, and activation of this detector will sound an alarm within the flat above, providing early warning to occupants. Between the top of the garage door frame and building lintel at the time of a site visit there was a large gap, have advised filling this gap with Rockwool and fire rated plasterboard.

The garage also contains a standard glazed window unit which is not fire-resisting. Although the glazing does not provide a fire-rated barrier, the presence of automatic smoke detection within the garage reduces the overall level of risk by ensuring prompt notification in the event of smoke or fire.

Access was gained to a sample of properties as part of the risk assessment.

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

A suitable risk-based control plan (where applicable) should involve effort and urgency that is proportional to risk. The following risk- based control plan is based on one that has been advocated for general health and safety risks:

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 period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

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

Section 2 People at Significant Risk of Fire

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

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

Sandwell Council has a policy and procedure in place for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

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

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

Section 3 Contact Details

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

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

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

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

<table>
<tr><td colspan="3">Chief Executive
Shokat Lal</td></tr>
<tr><td colspan="3">Executive Director Asset Manager & Improvement
Alan Lunt</td></tr>
<tr><td colspan="3">Assistant Director Asset Manager & Improvement
Sarah Agar</td></tr>
<tr><td colspan="3">Fire Safety Manager
Tony Thompson</td></tr>
<tr><td colspan="3">Team Lead Fire Safety
Jason Blewitt</td></tr>
<tr><td colspan="3">Team Lead Building Safety
Anthony Smith</td></tr>
<tr><td colspan="3">Housing Office Manager
Prabha Patel</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Louis Conway</td><td>Fire Risk Assessors
Mohammed Zafeer
Stuart Henley
Craig Hudson</td><td>Resident Engagement Officers – Fire Safety
Abdulmonim Khan
Ethan Somaiya
Hannah Russon</td></tr>
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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

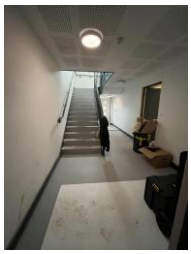
Description of Premises

28-32
Hawes Lane
Rowley Regis
B65 9AG



The low-rise, two-storey block was constructed in 2026 using traditional brick and block with Xtratherm cavity Therm full fill insulation cavity and concrete construction, with continuous fire stopping cavity horizontally at all upper floor levels using Rockwool PWCB Fire Cavity Barrier. The roofs are pitched and finished with concrete interlocking tiles. Around the roof line uPVC facia boards and soffit boards. The first floor contains two dwellings; the ground floor has one.

The building is served by a dedicated central staircase that leads to the final exit doors, which are fitted with a handle to facilitate easy evacuation. This arrangement provides adequate escape routes for occupants.



The building has three communal access/exit doors: two located at ground-floor level and one at first-floor level. All entrances are equipped with an intercom door-entry system, fireman's drop key and controlled fob-access to ensure secure and managed entry.



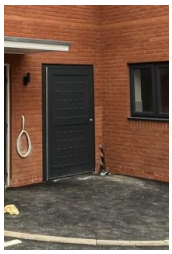
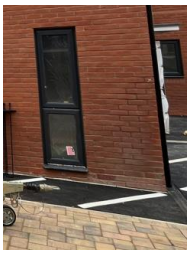
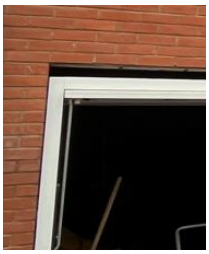

The garage located beneath the first-floor flat contains an electric-vehicle charging point and is constructed to provide 1-hour fire-resisting compartmentation in accordance with current fire-safety standards. A heat detector is installed within the garage, and activation will sound an alarm within the flat above, providing early warning to occupants.

A standard glazed window unit is present within the garage; this glazing is not fire-resisting. Although it does not contribute to the required compartmentation, the presence of automatic smoke detection reduces the overall level of risk by ensuring prompt notification in the event of smoke or fire.

Between the top of the garage door frame and the building lintel, there was a large, unsealed gap. It was recommended that this gap should be filled using Rockwool or equivalent non-combustible insulation, finished with fire-rated plasterboard at the time of the initial survey, to maintain the integrity of the 1-hour compartmentation.

Adjacent to the ground-floor side entrance, and forming part of the same external area, is a secure storeroom fitted with a metal door. This space contains no known ignition sources and presents a low fire risk when kept free from combustible storage.



On the first floor, the communal area provides an access/exit route onto an external walkway. This walkway is protected by a metal-railing barrier designed to prevent falls and guide occupants safely towards a place of safety. In addition, there is a separate door on this level that provides access from the first-floor flat only.


The building is fitted with a dedicated heat-pump system to each flat, with two units installed on the ground floor and one on the first-floor elevation. The units are mounted in an open, ventilated position, reducing the risk of heat build-up and allowing safe dissipation of exhaust air.
From a fire-safety perspective, the heat-pump installation presents a low fire load, provided it is correctly maintained and has been in accordance with manufacturer requirements and relevant electrical and refrigeration standards. The external location ensures that any potential overheating or electrical fault would not directly impact internal escape routes.

On the ground floor at the rear of the premises, there are a couple external electric-vehicle charging stations installed within an open, well-ventilated area. There is no policy for the distance to have electric vehicle charging points away from the building but there is advice from insurance companies to look at 7.5m to 10m away.

The enforcing authority is West Midlands Fire Service.
The nearest fire station is Oldbury Community Fire Station, located approximately 1.8 miles away.

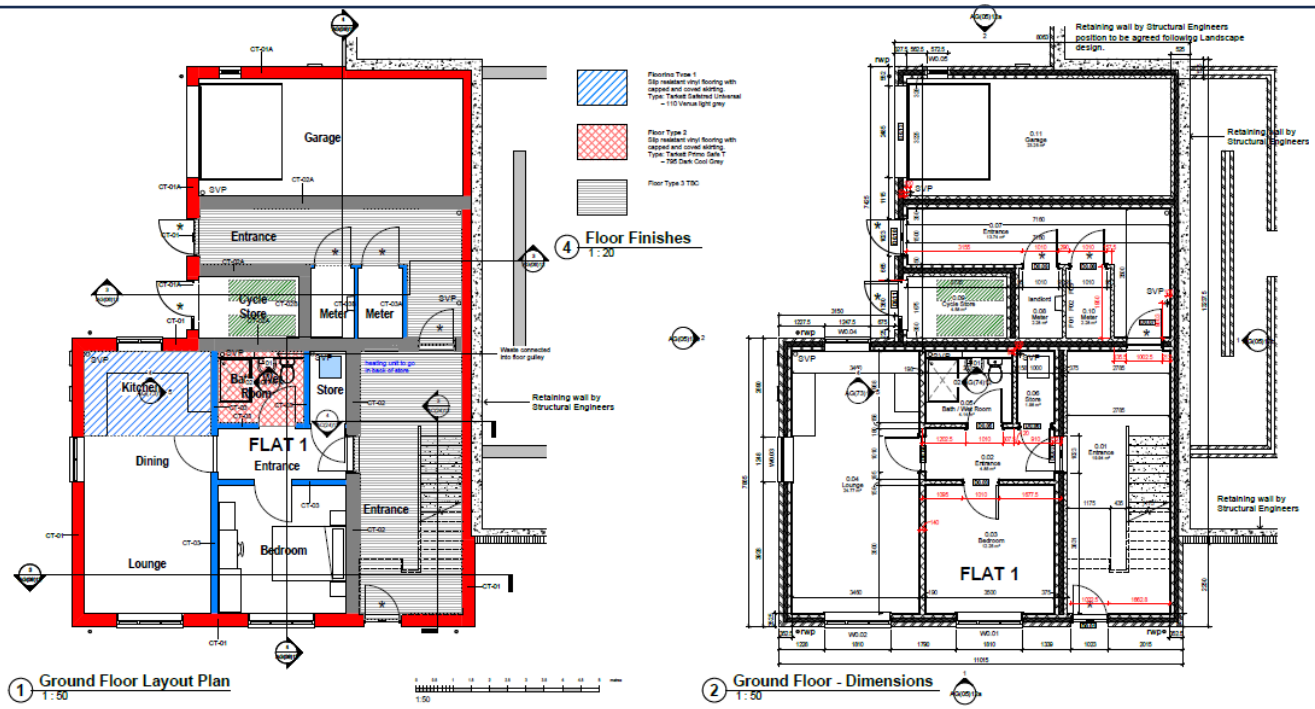
High/Low Rise	Low-Rise
Number of Floors	2 Storey
Date of Construction	2026
Construction Type	Traditional brick & concrete
Last Refurbished	New build 2026
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Number of emergency exits	3
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	None
Access to Roof void	Yes, loft hatch in communal area, and separate ones within the upstairs flats
Equipment on roof (e.g. mobile phone station etc)	None
Ev charging points onsite	3: 2 externally, 1 within the garage

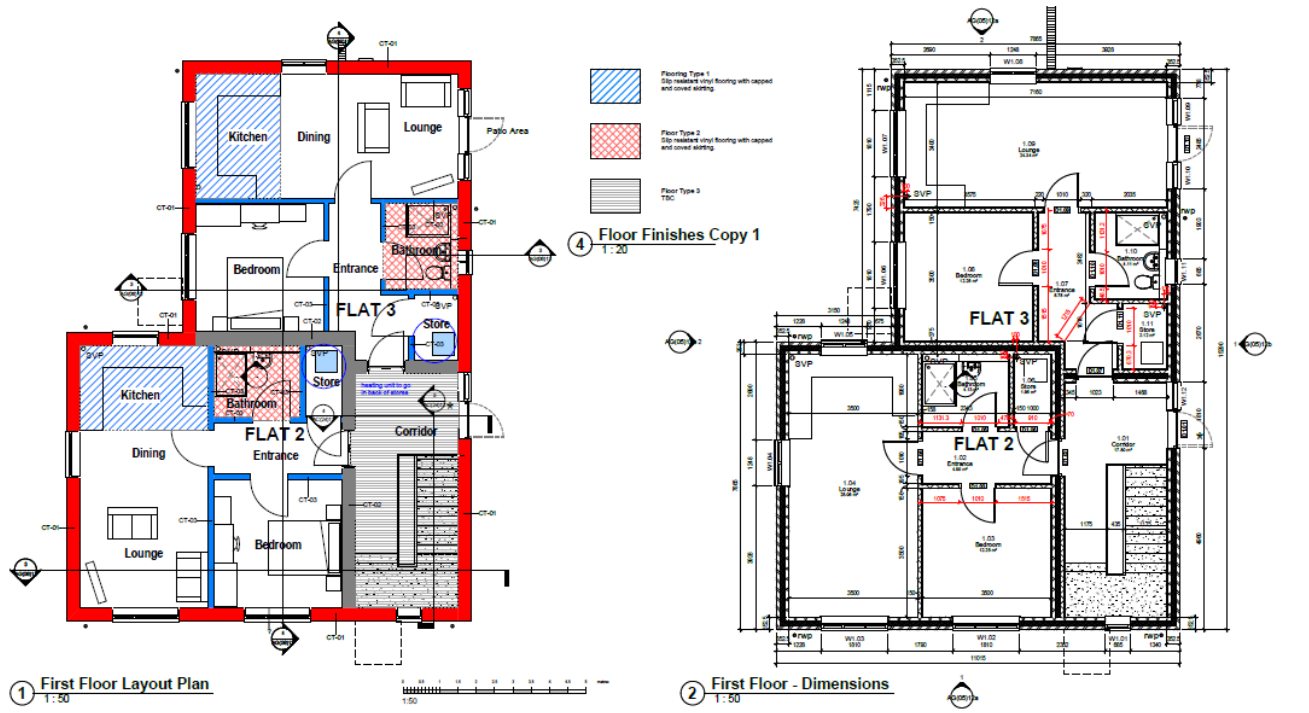
Persons at Risk

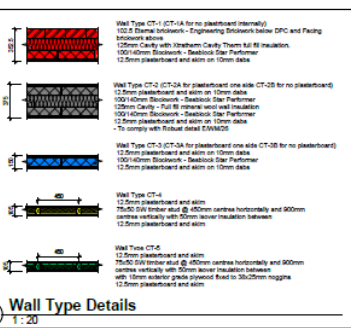
Residents / Occupants of 3 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section
5

Building Plan







FINISHES

Skirtings
100 x 20mm SW splayed MDF skirting.
Skirting to be decorated with 2no. coats of undercoat and 1no. top coat gloss.

Walls
2no coats of Dulux Trade Silk Emulsion on 1no. mist coat. Colour Magnolia.
NBS:M60/110

Ceilings
2no. coats of Dulux Trade Matt Emulsion on 1no. mist coat. Colour White.
NBS:M60/111

Flooring
as NBS:M50

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.

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

1) The external surface of the building is predominantly brick structure with uPVC soffits and facia. The roof is pitched and fitted with concrete interlocking roof tiles are fitted on the roof.



2) uPVC double-glazed units have been installed to each flat and within the communal stairways. The three communal entrance doors are fitted with small, glazed panels and were manufactured by IG Doors, each equipped with multi-point locking mechanisms to provide enhanced security.



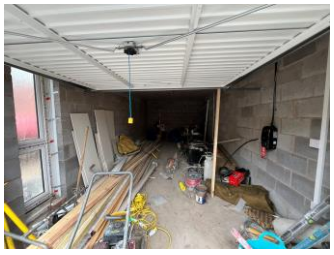
3) One first-floor flat has an exit door leading directly from within the property onto the upper external grounds. This secondary means of escape provided the occupant with an additional route away from the building in the event of a fire, thereby enhancing the overall level of fire safety for that dwelling.


4) Externally, lighting units are fitted near the entrance doorways also addition lamp posts are within the grounds. These provide illumination for resident access and contribute to overall safety and security during hours of darkness.




5) The building is fitted with a dedicated heat-pump system to each flat, with two units installed on the ground floor and one on the first-floor elevation.


6) At the rear of the building there is a garage built within the premises and a bike store room. The garage has a metal up and over garage door fitted, and the bike store a metal ventilated door.

Section 7

Means of Escape from Fire

1) Each flat was fitted with an LD1 fire-detection system, providing comprehensive smoke and heat detection throughout the dwelling. Further detail is provided in Section 8 of the assessment.

2) Each flat is fitted with a certified FD60s fire-resisting entrance door, complete with compliant fire-safety door furniture to ensure the required level of smoke control and fire protection.


certisecure
CERTIFICATE OF APPROVAL
No CS 5142
PREMDOR CROSBY LTD

3) Access was attempted to a sample of the properties during the Fire Risk Assessment to verify that the entrance doors are fitted with the correct fire-safety ironmongery and that they remain fully compliant with the required fire-resisting standards. Self-closing devices are installed to the outside of the property doors. *The intumescent strips within the door sets have been painted over, the technical information mentions that it is OK to do so but at a max of 5 times, it is recommended that intumescent strips within the fire door set are not painted over during future installations, and that residents are made aware of this requirement. This will help ensure the strips remain fully effective and prevent uncertainty during future FRAs regarding how many paint layers have been applied.*

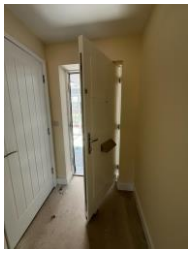
a) Flat 28: Access gained and all fire safety devices are in place and working fully.

b) Flat 30: Access gained and all fire safety devices are in place and working fully.

c) Flat 32: Access gained and all fire safety devices are in place and working fully.







4) Within the block each floor is accessed via a single staircase that provides a means of escape and has a width of a minimum of 1.2m between the handrails.

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

6) The means of escape throughout the building are designed to remain protected, limiting the spread of fire and smoke and ensuring occupants can evacuate safely. This inspection was carried out during the construction phase, allowing assessment of the protective measures as they were being installed.

   The communal hallways provide sufficient width for safe evacuation and are fitted with appropriate levels of lighting to support visibility during an emergency. Ceilings within these areas are lined with acoustic boards, which contribute to sound control and do not adversely affect the performance of the protected escape routes.

7) The three final exit doors are fitted with automatic self-closing devices to maintain the integrity of the protected escape routes. The front exit door opens inwards; while an outward-opening configuration would have been preferable, the low number of residents using the building and the other exit's within the block means this presents a low-risk issue.

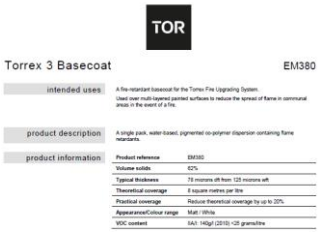
   Exit from the building is achieved using either a levered handle, thumb turn lock, or a push button that is installed on the wall adjacent to the door. These release mechanisms must be checked regularly by the caretaking teams as part of their routine inspections. Any defective closing devices or release mechanisms are repaired or replaced either by the Caretaking Team or the in-house Repairs Team.

   All exit-door systems are designed to fail safe, ensuring that the doors remain unlocked in the event of a power failure. This prevents residents from being inadvertently locked inside or outside the building during an emergency.

8) Although the building has a simple layout with no dead ends within the escape routes, wayfinding signage has been installed throughout to support safe evacuation and assist occupants in identifying the direction of travel towards the final exits.


9) Communal areas are to be kept free of flammable items. The communal areas will be 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.

10) The paint used within the block is coated in the following paints, Torrex 3 AG Topcoat, Torrex 3 Eggshell Topcoat, Torrex 3 Basecoat, and a Torrex 3 Intermediate Coat. These are fire-retardant coatings to reduce the spread of flame.

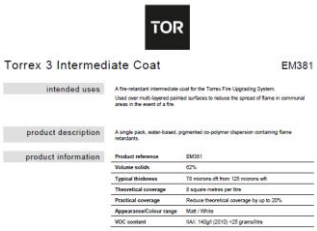

TOR

Torrex 3 Basecoat EM380

intended uses

product description

product information

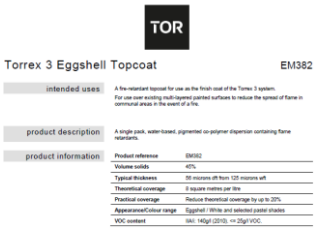

TOR

Torrex 3 Intermediate Coat EM381

intended uses

product description

product information


TOR

Torrex 3 Eggshell Topcoat EM382

intended uses

product description

product information

11) Emergency lighting is provided to communal landings and stairs. (Refer to section 9)

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.

Section 8

Fire Detection and Alarm Systems

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

   All properties were accessed at the time of the Fire Risk Assessment, and each is fitted with smoke and heat detection installed to the required standard for the building. In addition, the garage located beneath the first-floor flat is also equipped with heat detection, providing early warning in the event of fire within that space.

   - Flat 10: LD1 installed 05/2026


CERTIFICATE OF DESIGN, INSTALLATION AND COMMISSIONING OF A FIRE DETECTION AND FIRE ALARM SYSTEM OF GRADE C, D OR F IN DOMESTIC PREMISES

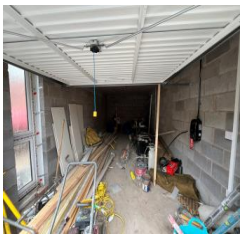
   - Flat 11: LD1 installed 05/2026

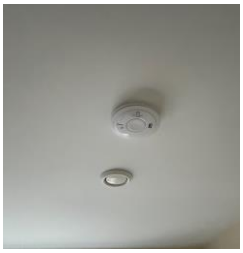

CERTIFICATE OF DESIGN, INSTALLATION AND COMMISSIONING OF A FIRE DETECTION AND FIRE ALARM SYSTEM OF GRADE C, D OR F IN DOMESTIC PREMISES

   - Flat 12: LD1 installed 05/2026


CERTIFICATE OF DESIGN, INSTALLATION AND COMMISSIONING OF A FIRE DETECTION AND FIRE ALARM SYSTEM OF GRADE C, D OR F IN DOMESTIC PREMISES

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





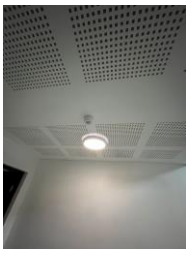
2) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this is:

I. Such systems may get vandalised.
II. False alarms would occur.
III. A Stay Put - Unless policy is in place

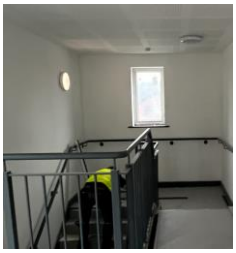
Section 9

Emergency Lighting

1) These premises have emergency lighting fitted on each floor. All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.


2) There is also borrowed lighting from the landing windows to assist in lighting the communal areas from outside




3) Although the building has a simple layout with no dead ends within the escape routes, wayfinding signage has been installed throughout to support safe evacuation and assist occupants in identifying the direction of travel towards the final exits.

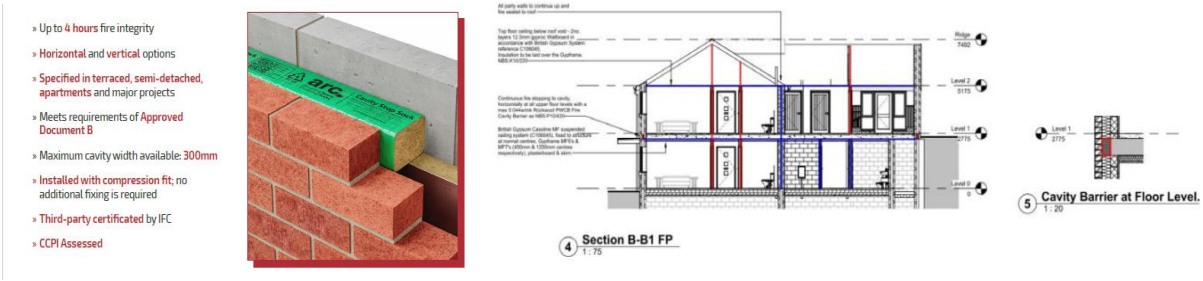

Section 10 Compartmentation

This section should be read in conjunction with Section 4

1) A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The inspection did not reveal any breaches in compartmentation.

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

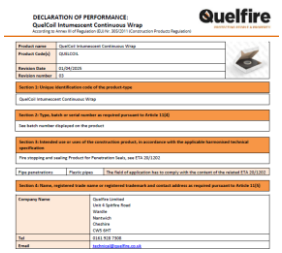
2) The building is designed to provide as a minimum 1-hour vertical and horizontal fire resistance. Within the cavity you have cavity barriers such as an arc cavity stop sock



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

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

5) Within the block, the soil pipes run through the internal structure. In these areas, QuelCoil Intumescent Continuous Wrap has been installed around the pipe penetrations to help prevent the spread of smoke and fire through the building's compartments.



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

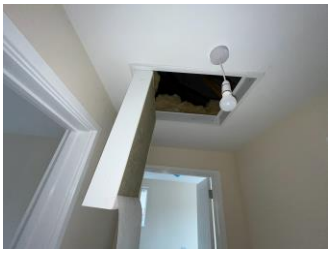
7) The service cupboard and caretaker's cupboard on the ground floor within the communal area have FD30s rated and lockable doors with 138 locks (to be fitted as not fitted at the time of the survey) and will include a "Fire door Keep locked" and electrical warning signage is displayed on the door. At the time of the survey signage and handles were not in place.

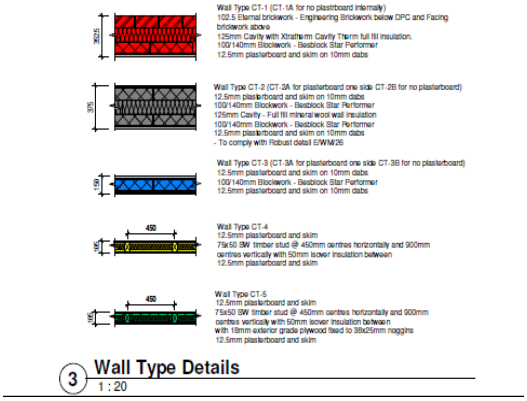
8) Individual flat doors are FD60s doors sets. See section 7/2

9) Access to the loft space on the top floor is provided via a 60-minute fire-rated access panel located in the communal area and within each flat. These hatches form part of the building's fire-resisting construction, and access to the loft spaces is restricted solely to SMBC staff.

   During the Fire Risk Assessment, all accessible loft areas were inspected and found to contain appropriate fire-stopping measures throughout, helping to maintain the required level of compartmentation and prevent the spread of fire and smoke between dwellings and communal areas



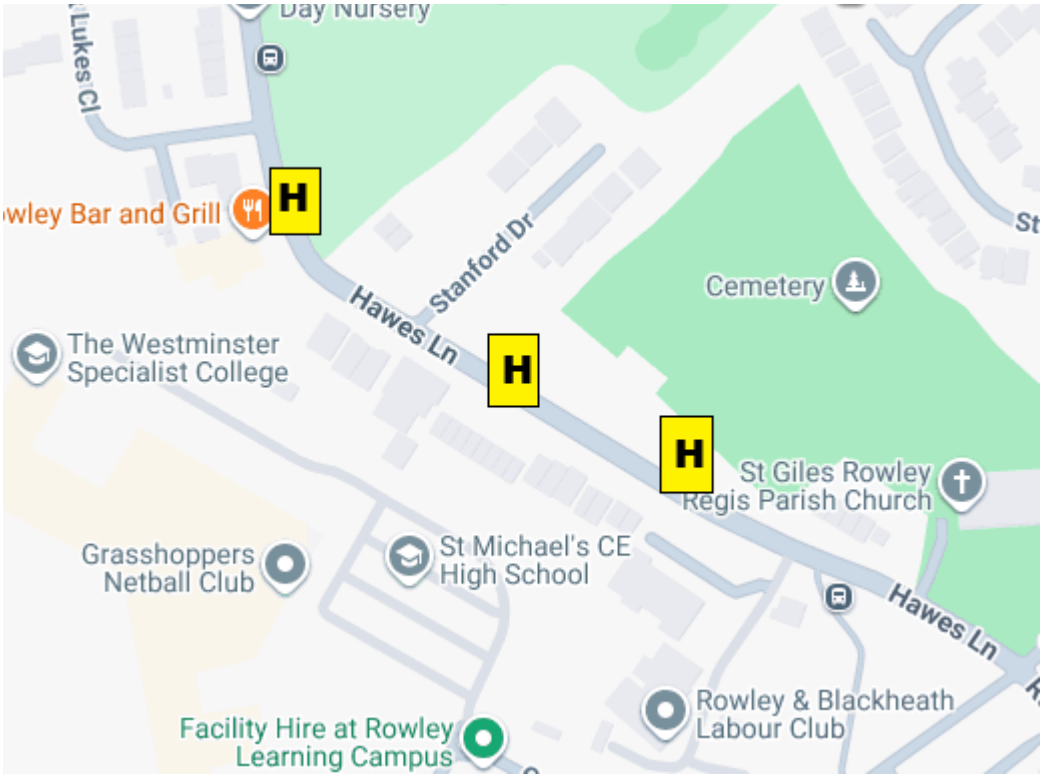



Section 11 Fire Fighting Equipment

1) There is no firefighting equipment on this premises.

2) Nearest fire hydrant is indicated within the attached plan.
Information from https://dataservices.riscauthority.co.uk/map/index

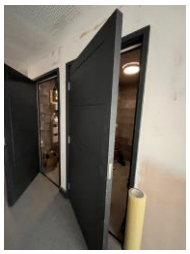


The enforcing authority is West Midlands Fire Service.
The nearest fire station is Oldbury Community Fire Station, located approximately 1.8 miles away.

Section 12

Fire Signage

1) **The service cupboard was required to display "Fire Door – Keep Locked" signage, along with an appropriate electrical warning sign. These signs were not in place at the time of the survey and are to be installed before residents occupy the premises.**



2) **Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. These signs were not in place at the time of the survey and are to be installed before residents occupy the premises. An example of such signage is shown below.**

3) Although the building has a simple layout with no dead ends within the escape routes, wayfinding signage has been installed throughout to support safe evacuation and assist occupants in identifying the direction of travel towards the final exits.

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) Caretaking teams are not currently trained in the effective use of fire extinguishers.

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

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

Section 14

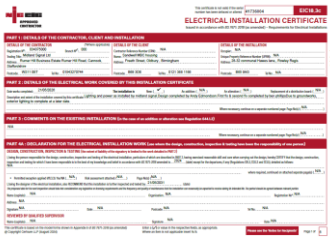
Sources of Ignition

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

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

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

4) The fixed electrical installation shall be tested every 5 years. The date of the last EICR was 21/05/2026.


ELECTRICAL INSTALLATION CERTIFICATE

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.

Section 15

Waste Control

1) There is a regular Cleaning Service to the premises**.**
2) The refuse from the block is deposited into industrial Euro bins located within the designated bin store in the car-park area, positioned at a safe distance away from the building. The bin store is a gated and enclosed area, with access restricted to residents only, helping to reduce the risk of unauthorised use and minimise potential fire-loading near the premises. **Gates were not on at the time of the survey but will be fitted prior the building having tenants.**

3) Regular checks are carried out by Caretakers to minimise risk of waste accumulation.

4) ‘Out of Hours’ service is in place to remove bulk items.

Section 16

Control and Supervision of Contractors and Visitors

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

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

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the 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 – in order to monitor, review and share any new information including any new risks.

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

    d) Final Contractor review on completion of works undertaken

Section 17

Arson Prevention

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

2) Restricted access to the premises by means of a key and door entry system to the front and the rear.

3) Sufficient lighting around the external area of the premises.

4) External bin room is at a safe distance from the premises and secured

5) There is no current evidence of arson.

Section 18

Storage Arrangements

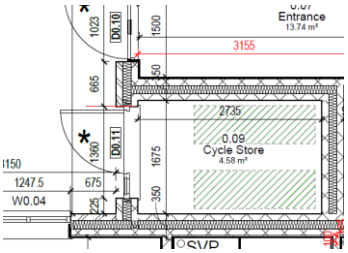
1) Residents instructed not to bring L.P.G cylinders into block.

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

3) Residents should not store flammable liquids or gas cylinders on site.

4) No Flammable liquids stored on site by Caretakers / Cleaners.

5) Residents have access to a cycle store accessed externally. This storeroom is fitted with a metal ventilated door accessed by a residential key.



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: Hawes Lane, Rowley Regis 28-32

Date of Action Plan: /06/2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
	No defects identified				

Observations/Recommendations 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).
• It is recommended that intumescent strips within the fire door set are not painted over during future installations, and that residents are made aware of this requirement. This will help ensure the strips remain fully effective and prevent uncertainty during future FRAs regarding how many paint layers have been applied.

Signed

	Fire Risk Assessor	Date: 17/06/2026
	Building Safety Manager	Date: 17/06/2026

Appendix 1

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

Name of property: Hawes Lane, Rowley Regis

Premise Manager: Prabha Patel **Tel. No.: 0121 569 2975**

Hazard	Location	Information/Comments
An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Tel:- 0121 569 5077).		

As it is a new build, there are no asbestos containing substances within the new construction