

Fire Risk Assessment

Macauley House



**Glover Street,
West Bromwich, B70 6DY**

Date Completed: 12th December 2024

Review Period: 12 months

Officer: C. Hill Fire Risk Assessor

Checked By: A. Jones Fire Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

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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”*.

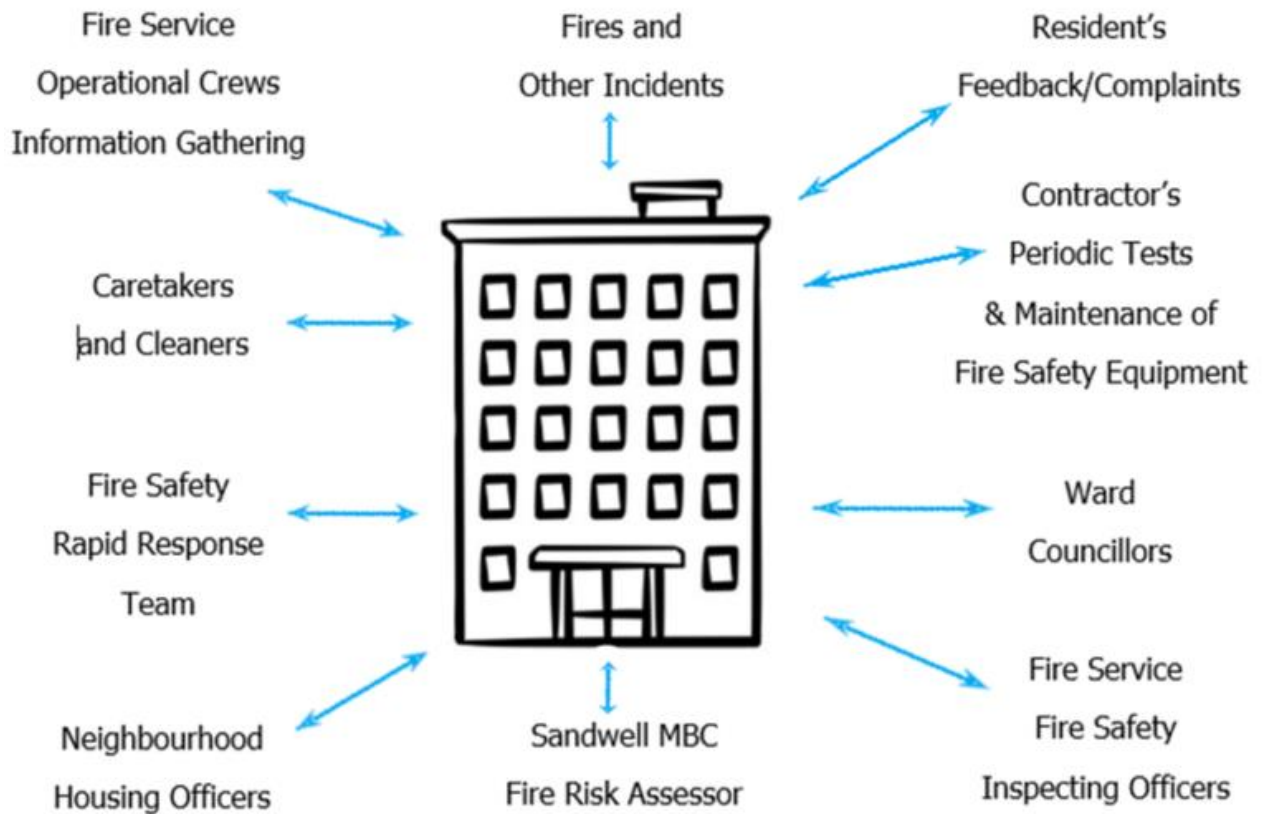
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>.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

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

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

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

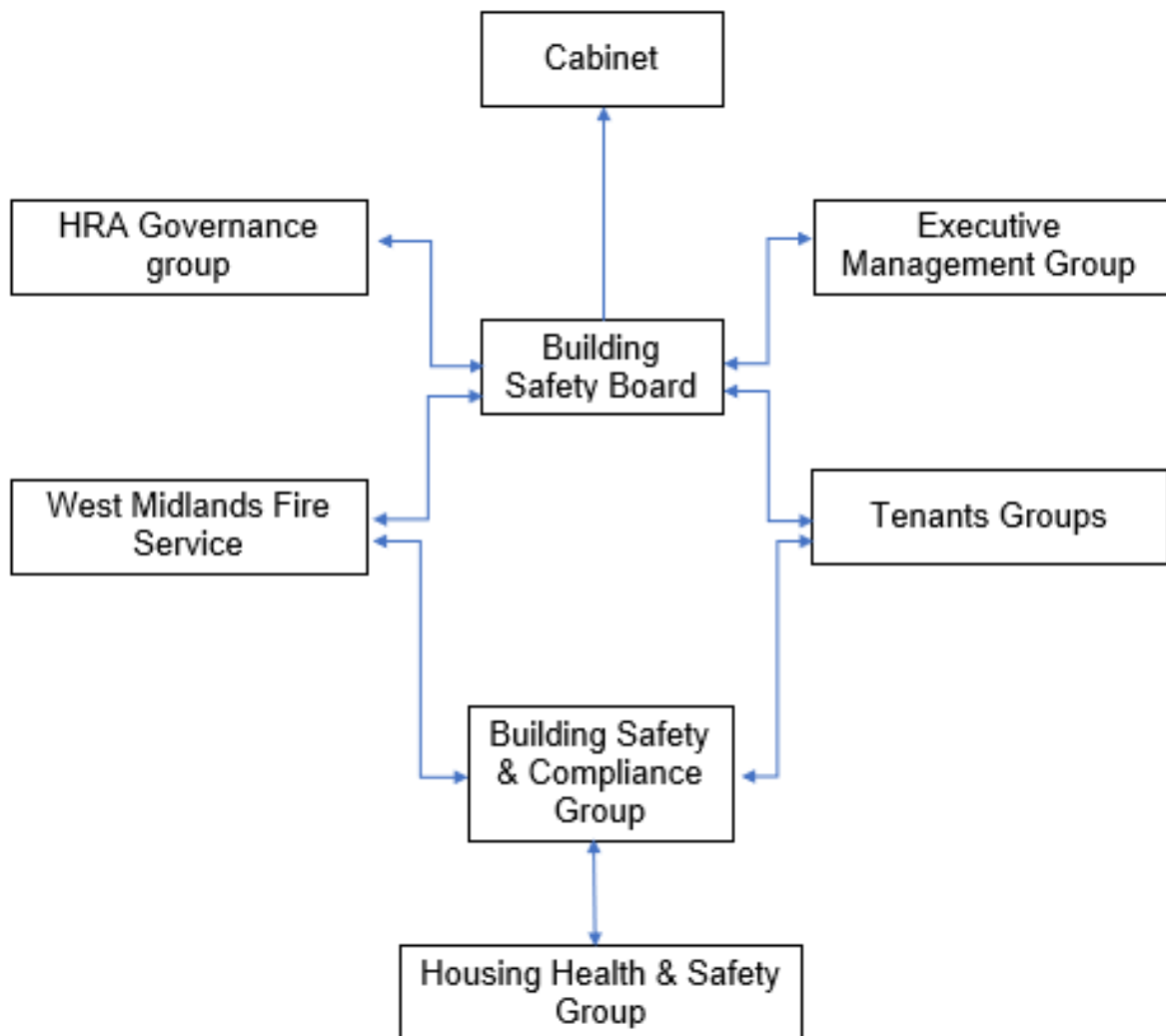
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

Section

1

Significant findings

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	<p>External Envelope Brickwork to 1st floor level.</p> <p>Above 1st floor mixture of insulated Wetherby mineral wool render (Fire Classification A2)</p> <p>Aluminium Panels. Fire Classification A1.</p> <p>LockClad Ceramic Tiling. Fire Classification A1.</p>	Trivial

<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There is 1 protected staircase that provides a suitable means of escape.</p> <p>All communal doors along the means of escape are self-closing fire doors with combined intumescent strips / cold smoke seals & vision panels.</p> <p>There are 2 final exit doors.</p> <p>Automatic smoke ventilation to corridors and stairs.</p> <p>Emergency lighting has been installed.</p> <p>Remove combustible items from means of escape route. These areas should be maintained as sterile.</p>	<p>Tolerable</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within flats is installed to LD2 or LD1 standard.</p> <p>A deluge system is provided to the bin store.</p>	<p>Trivial.</p>
<p>Section 9</p>	<p>Emergency Lighting</p> <p>The premises have a sufficient emergency / escape lighting system.</p>	<p>Trivial</p>

<p>Section 10</p>	<p>Compartmentation</p> <p>The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance.</p> <p>All doors are minimum 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> <p>Fire rated glass blocks between flats and extended landing.</p> <p>Cold smoke seal required on G/F riser cupboard door.</p> <p>Fire stopping required to small home between G/F service and dry riser cupboard.</p> <p>Fire stopping require to cable penetration in trunking 6th floor service cupboard.</p> <p>Previous damage / repair to 3 x landing doors require fresh repair or door replacement.</p>	<p>Tolerable</p>
<p>Section 11</p>	<p>Fire Fighting Equipment</p> <p>The dry riser serves all floors from Ground to the 8th Floor.</p> <p>There is a C02 fire extinguisher within the lift motor room.</p> <p>There is a deluge system in the bin store.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p>	<p>Trivial</p>

Section 12	<p>Fire Signage</p> <p>Sufficient signage is displayed throughout the building.</p>	Trivial
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition</p> <p>The fixed electric tests should be done every 5 years, last test date 25/01/2022.</p>	Trivial
Section 15	<p>Waste Control</p> <p>Regular checks by Caretakers minimise risk of waste accumulation.</p>	Trivial
Section 16	<p>Control and Supervision of Contractors and Visitors</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	Trivial
Section 17	<p>Arson Prevention</p> <p>A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p> <p>CCTV is in operation.</p>	Trivial
Section 18	<p>Storage Arrangements</p> <p>Residents instructed not to bring L.P.G cylinders into block.</p>	Trivial

Risk Level Indicator

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

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

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

Low Medium High

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

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

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

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

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

Slight Harm Moderate Harm Extreme Harm

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

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

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment, including some enhancement to fire stopping between ground floor service & dry riser cupboards and repairs to 3 x notional landing fire doors. It has been recommended that repairs to the 3 doors are temporary and that replacement FD30s doors should be installed as soon as reasonably practicable including, those other landing fire doors that have previously been repaired.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include nominal 30 minute fire doors with intumescent strips and cold smoke seals to flat entrances, communal doors, combined with suitable smoke detection to LD2 standard within flats, automatic smoke ventilation system to the corridors & stairs plus a Stay Put – Unless policy.

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

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

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

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

Section

2

People at Significant Risk of Fire

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

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

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

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

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

Section

3

Contact Details

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

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

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

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

Chief Executive

Shokat Lal

Directorate of Place

Alan Lunt

Assistant Director Asset Management & Improvement

Sarah Ager

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Carl Hill

Louis Conway

Anthony Smith

Adrian Jones

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Housing Office Manager

Lisa Ellis

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

Macauley House
Glover Street
West Bromwich
B70 6DY

Description of the Property

This high-rise block was constructed in 1964 of Waite's concrete / brick construction. The external wall system to all elevations was installed during a refurbishment in 2007. ACM cladding (Cellotex core) was subsequently removed and replaced with H&H Aluminium panels (Classification A1) in 2017/18 (historic image below). A steel frame pitched roof with Aluminium standing seam and mineral wool core panels was installed over the original flat roof construction also during the 2007 refurbishment.



(Right – 2017 historic image showing removal of ACM)

The block consists of 9 stories (inclusive of the ground floor) with 4 number dwellings to each floor above, total of 36 flats.

Macauley House	
8th Floor	31 - 34
7th Floor	27 - 30
6th Floor	23 - 26
5th Floor	19 - 22
4th Floor	15 - 18
3rd Floor	11 - 14
2nd Floor	7 - 10
1st Floor	3 - 6
Ground Floor	1 - 2 - 35 - 36

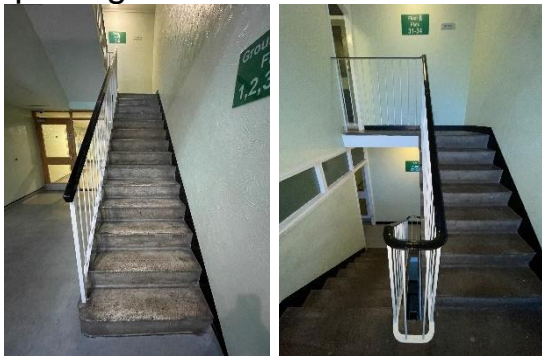
The block has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation.



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



All floors are served with a single protected staircase with automatic opening vents to the 2nd and 8th floors.



A single lift serves up to the 7th floor. The lift motor room is on the 8th.



There's an electrical service cupboard to the ground floor lobby area.



There's a refuse chute installed to the building with access to a hopper on each floor in a dedicated chute room. There's an openable window in each chute room.



The refuse chute connects to a bin store adjacent the rear exit to the building. The bin stored is secured with a motorised roller shutter door.



There is an external service cupboard adjacent the front entrance (electrical installation)



On arrival Information (for WMFS)

There's a firefighter's white box externally to the left-hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a firefighter's bridge-door padlock.



Access is gained via the firefighter's door override switch utilising the drop latch key from the white box.



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



The fire hydrant is adjacent the front entrance.



The dry riser inlet is internal and adjacent the ground floor lift car. It is accessed utilising a suited 54 key mortice lock.



Dry riser outlets are available on each floor in the lift lobby. Each outlet is within a riser cupboard accessed with a suited 54 key.



Automatic opening vents are installed on all floors from the ground (lobby door & rear door) to 8th in dead end corridors and, the 2nd & 8th floors in the stairwell. The information panel is in the front entrance foyer and there's a reset switch next to the ground floor service cupboard in the lift lobby. Smoke detectors for the system are throughout the building.

Fire Risk Assessment



There's a firefighter's lift override switch for the lift. The switch is external to the left hand side of the rear entrance.



The lift motor room is accessed on the 8th floor. The door is secured with suited 54 key mortice lock.



The roof void can be accessed via a half door from the lift motor (suited 54 key). The external roof can be accessed via a full height metal door also from the lift motor room (key in firefighters box).



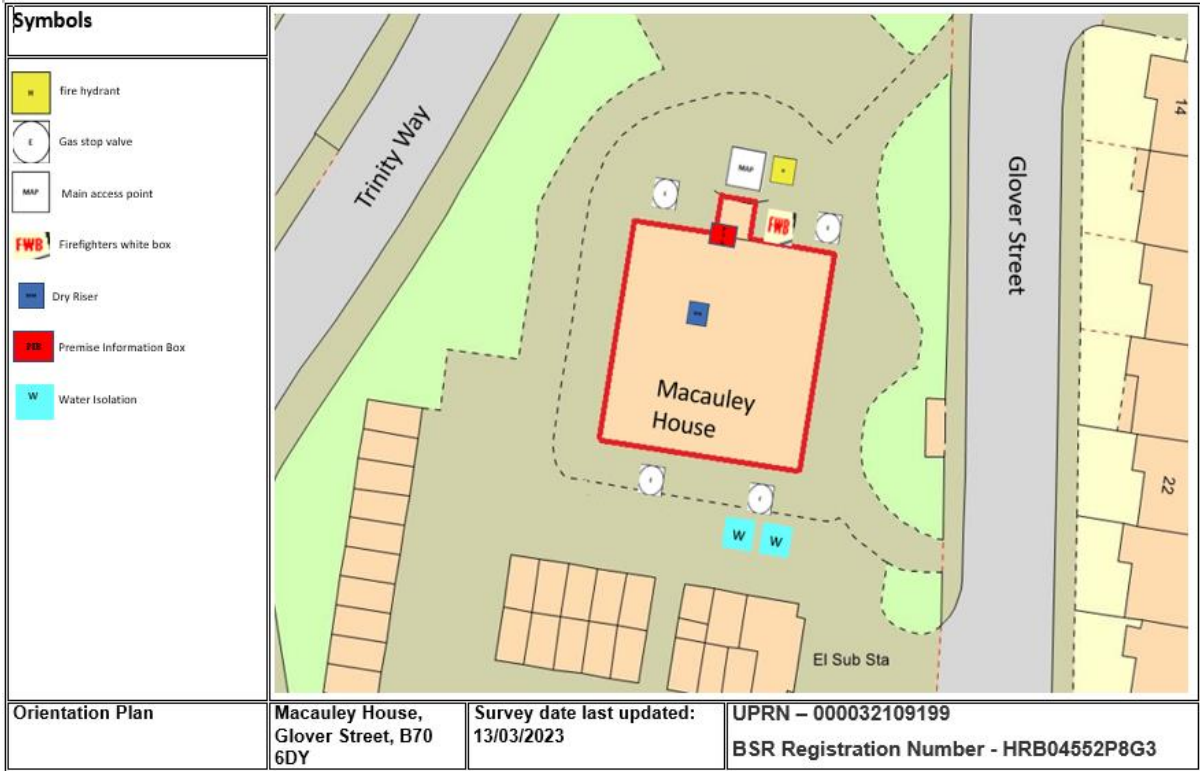
Fire Risk Assessment

The communal areas are subject to the Regulatory Reform (Fire Safety) Order 2005.

The enforcing authority is West Midlands Fire Service.

Address: Macauley House, glover street B70 6DY		Survey date: 17/12/2024	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Height	21.6 metres		
Construction	Wates - Concrete Brick construction - Brickwork to 1 st floor, mixture of mineral wool insulated silicone render, mineral wool insulated tiled façade panels and mineral wool insulated solid aluminium cladding to enclosed balconies and window areas.		
Number of floors	9 floors including the ground floor with a loft space.		
Layout	<p>The block consists of 9 storeys (inclusive of the ground floor) Each of the floors contains 4 number dwellings with the top floor granting access to a loft space.</p> <p>Protected stairwell serving all floors of the building.</p> <p>The block has 2 final exit/entrances.</p> <p>1 lift that serves up to the 7th floor that is located in the centre of the block. Stairs must be taken to access the 8th floor and loft space.</p> <p>Good compartmentation between dwellings with a protected staircase separate from the lobby areas on each floor.</p> <p>Each floor has a landing area separated from the entrance lobbies via an FD30s doors.</p> <p>Smoke vents panel located in the main entrance stairwell to the right-hand side. The reset switch is in the lift lobby next to the ground floor service cupboard.</p>		
Lifts	1 lift that serves up to the 7 th floor.		
Types of entrance doors	Flat entrance doors are Permadoor FD30s construction.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors.		
Common voids	No		
Access to roof/ service rooms	Access via full height timber door through lift motor room. A steel ladder to upper level leads to a half size door to roof void and a further metal ladder through a full height steel door then allows access onto the main roof.		
Occupants	Approx. 72 based on an average of 2 occupants per flats (36 flats)		
Evacuation strategy	Stay Put Unless- The escape strategy is "Stay Put Unless". This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke.		
Fire alarm/ evacuation alarm	The building consists of early warning limited to hard wire or battery smoke alarms within each of the resident's flats.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant is located 1m left from the front entrance of the building .		
Fire mains	The dry riser inlet (twin valve) can be found within the lobby's areas secured behind an FD30s timber door.		
Firefighting shafts	No firefighting lifts/shafts however there is a lift with an override switch and a lift motor room in the loft space of the block. The lift override switch is external at the rear entrance.		
Smoke control vents	Automatic smoke ventilation is employed to each floor of the block . The master reset is in the ground floor lift lobby next to the service cupboard. The information panel is in the front main entrance stairwell.		
Sprinkler system	A drenching system is provided to the refuse chute bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	N/A		
SERVICES			
Electricity	Electric meter cupboards located on each floor of the block.		
Gas	Gas isolation points located on the orientation plan.		

Fire Risk Assessment



High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1964
Construction Type	Wates
Last Refurbished	2007 / 2008 (2017/18 ACM replaced)
External Cladding	Brickwork to 1 st floor, mixture of mineral wool insulated Wetherby render (Fire Classification A2), mineral wool insulated tiled façade (Ceramic tiling- Lockclad) (Fire Classification A1) and mineral wool insulated solid aluminium cladding to balconies and window areas. (Fire Classification A1)
Number of Lifts	1
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access via full height timber door through lift motor room. A steel ladder to upper level leads to a half size door to roof void and a further metal ladder through a full height steel door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	No.

Persons at Risk

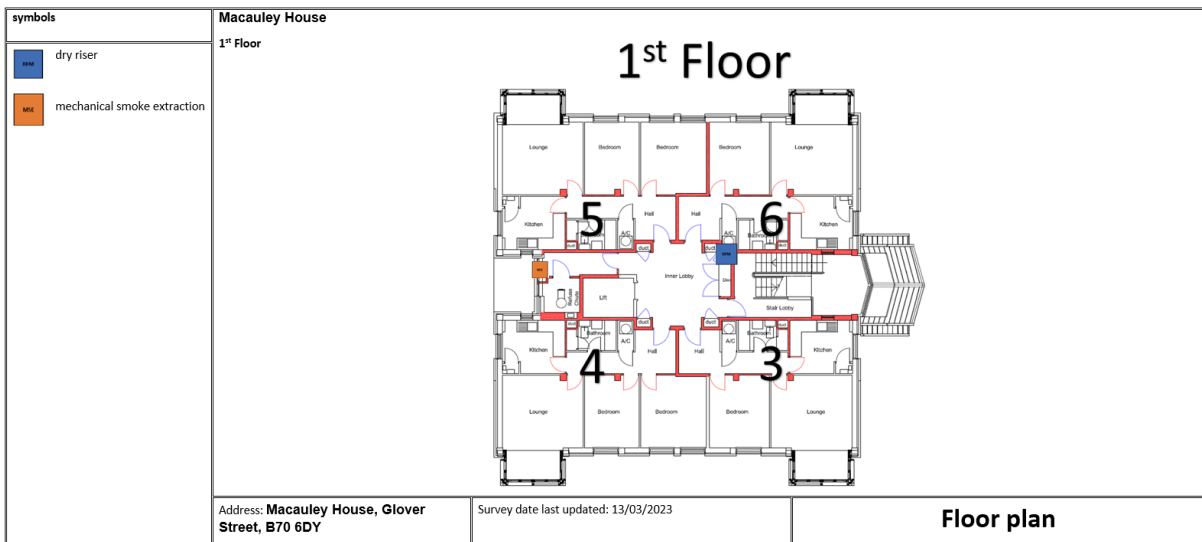
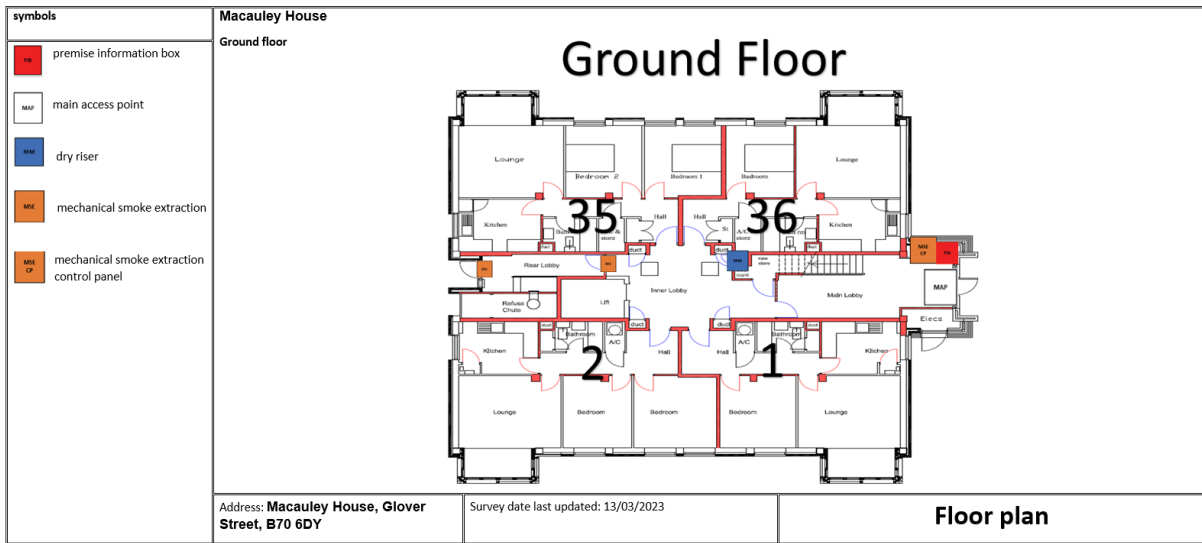
Residents / Occupants of 36 flats,
 Visitors,
 Sandwell MBC employees,
 Contractors,
 Service providers (e.g. meter readers, delivery people etc)
 Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

**Section
5**

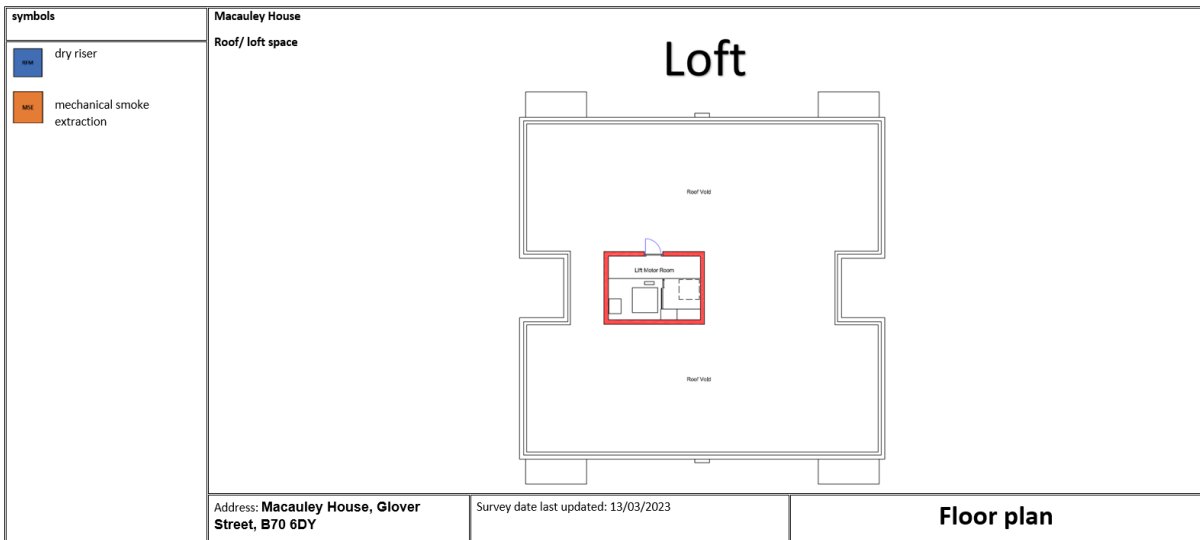
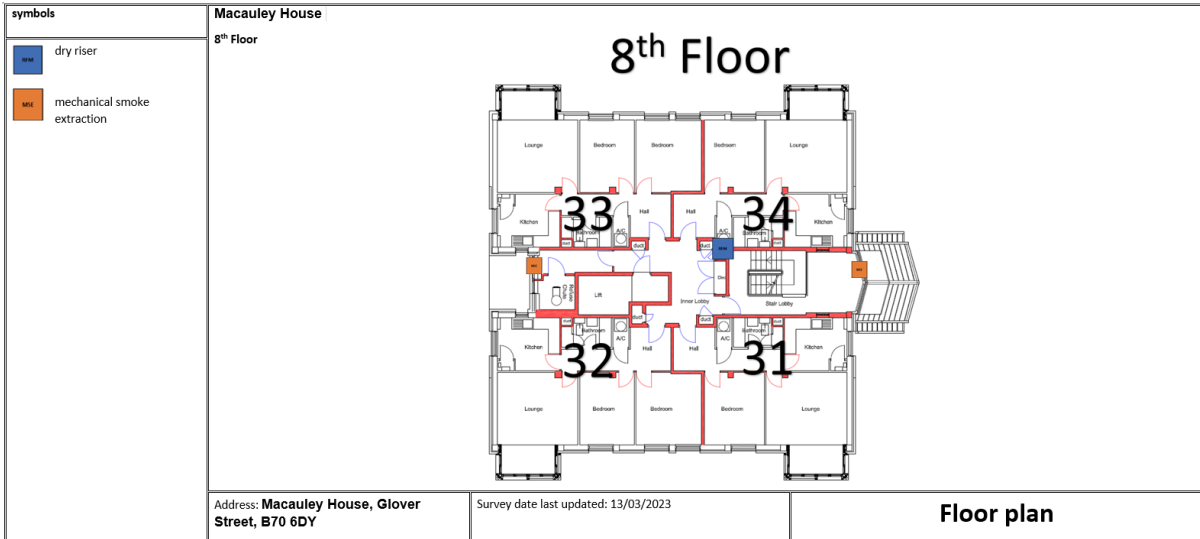
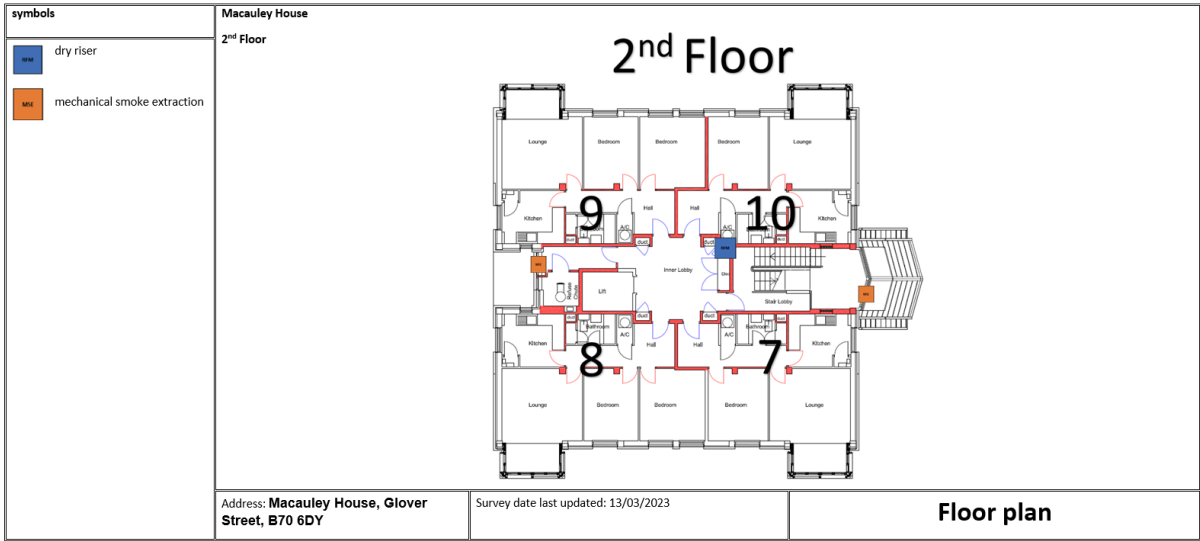
Building Plan

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

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



Fire Risk Assessment



Section

6

External envelope

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

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

However, a third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

When completed, should the survey identify any materials that weren't previously known then WMFS will be informed via their portal.

Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system, noting that Aluminium Composite Panels with a Cellotex Core were removed from the building in 2017/18 and subsequently replaced with solid aluminium panels fire classification A1. This is based on the information available at the time of this FRA.

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



1) The external walls at Macauley House has four separate areas of cladding.

- Solid aluminium panels (fire classification A1) ground to 8th floors.
- Forterra Lockclad ceramic tiles (fire classification A1) 1st – 8th floors.
- Wetherby EWI Render (fire classification A2) 1st – 8th floors.
- Ibstock brick - ground to 1st floor.

2) Rockwool Duo slab has been used to insulate the external wall system.

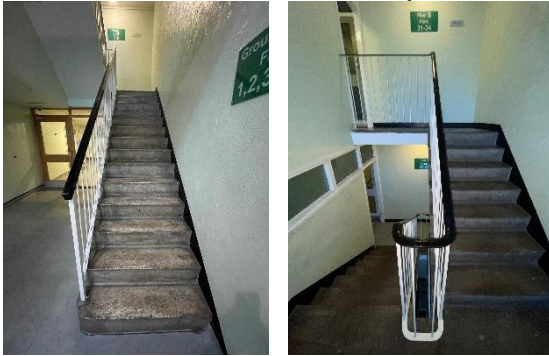
3) Entrance doors and communal windows are powder coated aluminium frames.

4) Individual flat windows are powder coated aluminium faced, timber composite double glazed units.

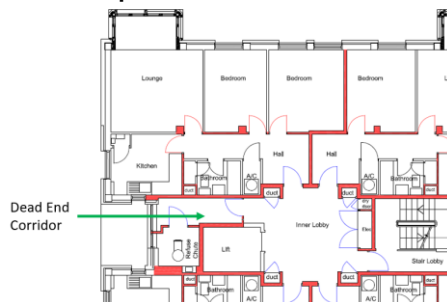
Section 7

Means of Escape from Fire

- 1) The site has a single staircase, of width 1000mm, that provides a sufficient means of escape.



- 2) All corridors are of adequate width (at least 960mm) and will be maintained clear to that width as a minimum.
- 3) There are dead end corridors on all floors from the 1st to 8th. The dead end corridors are between the lift lobbies and the chute room. All are 1050mm wide, 6 metres long and benefit from an Automatic Opening Vent therefore are acceptable.



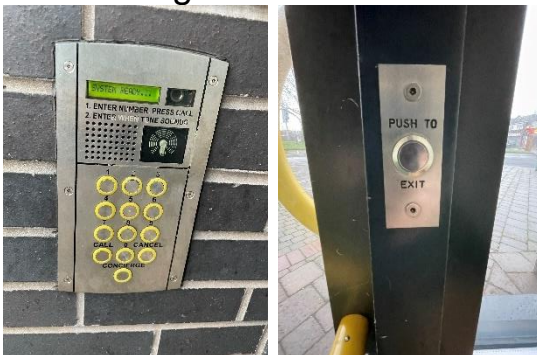
- 4) The premise has extended landings / atrium type space off the communal stairs.



- 5) The means of escape are protected to prevent the spread of fire and smoke.
- 6) The communal landing / staircases are protected by use of self-closing 44mm timber 30-minute fire doors with vision panels & intumescent strips / cold smoke seals.



- 7) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 8) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 9) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



- 10) There's a ventilation grill installed above the rear exit door.
-



- 11) Automatic smoke ventilation is employed. This is tested, inspected, and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. Automatic opening vents are installed on all floors from the ground (lobby door & rear door) to 8th in dead end corridors and, the 2nd & 8th floors in the stairwell.



- 12) There is a master reset key switch in the ground floor lift lobby.



- 13) 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's also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
-

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



- 15) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.

- 16) The surface coatings to the communal areas are Class 0 rated.

- 17) The building has sufficient passive controls that provides effective compartmentation in order to support a Stay Put Unless Policy. Therefore, residents are advised to remain in their flats unless the fire directly affects them.

- 18) Pushchair and child's scooter stored outside flat 4 within the lift lobby.**



- 19) Live potted house plants are displayed on some floors within the extended landings of the staircase. The plants do not cause an obstruction or present a fire risk within the escape route therefore, the risk is deemed to be low.



Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustibile materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

- 20) Ground floor flat 2 is the only flat to benefit from a secondary access & egress door which is from the balcony.



- 21) Individual flat entrance doors are nominal FD30s composite doors manufactured by Permadoor.

- 22) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with etc. Despite best endeavours only two flats were accessed.

- a) Flat 31 – door was correct.



- b) Flat 34 – door was correct.



Section

8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD2 Standard.

Flat 31 – LD2

Flat 34 – LD2

LD1 all rooms except wet rooms

LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place
 - 4) A deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October) of each calendar year.
-

Section

9

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs and lift motor room.



- 3) 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. The last monthly inspection stated multiple failures (1 hour). Email from the electrical compliance team confirmed contactors were scheduled to attend 16/12/24 to conduct tests & repairs.



Section 10

Compartmentation

This section should be read in conjunction with Section 4

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
 - 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.
 - 3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
 - 4) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
 - 5) SMBC have commissioned a survey of all fire doors to flat entrances, communal corridor doors, landing doors and service cupboard doors. Firntec Building Compliance have been commissioned to complete the surveys via their subsidiary Ventro Fire Compliance.
 - 6) All service cupboards to communal areas are lockable.
 - 7) Ground floor service cupboard is secured with a nominal 44mm FD30s door secured with a suited 54 key mortice lock. There is also an external ground floor service secured behind a nominal steel fire door secured with a cylinder lock.
-



- 8) Service cupboards containing electrical risers from 1st to 8th floors have double nominal FD60s 54mm doors secured with a suited 138 key mortice lock.



- 9) Chute room doors on each floor are nominal 44mm FD30s doors with self-closing device and vision panel.



- 10) Dry riser inlet / outlets on lobbies are housed in service cupboards with 44mm nominal FD30s doors. Doors secured with a 54 suited mortice lock.
-



- 11) The lift motor room is an FD60s 54mm door secured with a suited 54 key mortice lock.



- 12) The landings & staircase from the first floor up are protected by use of notional self-closing 44mm 30-minute timber fire doors (accept 7th floor / nominal door) upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards. However, it was evident that each landing door on floors 1, 2, 3, 4, 5, 6 & 8 have been previously repaired but some of those repairs have failed. Short term, it is recommended that a temporary repair is made to those with failed repairs but a full replacement FD30s door should be installed as soon as reasonably practicable to all doors that have had repairs. These recommendations are recorded at the end of this section.



- 13) Communal timber doors to the ground floor lobby are nominal 44mm to FD30s standard. These doors were installed during the 2007/8 refurbishment.



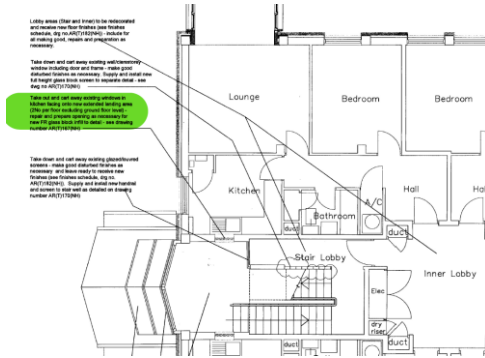
- 14) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge, fibre cement board and intumescent mastic.



- 15) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 16) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.

- 17) Flats to the front of the building (excluding ground floor) have a window consisting of glass blocks that face the extended stairwell landing. The blocks were installed during the 2007 refurbishment and are Weck Fire Glass blocks - 190x190x100mm supplied by Glass Block Technology to BS EN 1051-1 and anchored within a prefabricated aluminium frame. The nominal 1 hour glass block windows measure 590 x 590mm.
-

Fire Risk Assessment



- 18) Cabling is generally housed in metal trunking however, small amounts of plastic trunking noted in the building's stairwell and corridors near lift motor room,



- 19) Access panels to stop taps are fixed to masonry and bedded on intumescent foam.



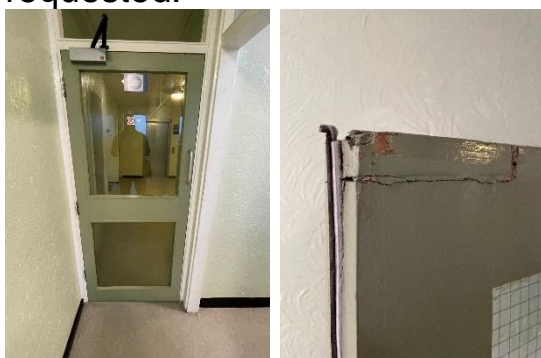
- 20) Ground floor – Dry riser inlet cupboard door requires cold smoke seal.



21) Ground floor - Fire stop hole between service cupboard and riser inlet. The hole is at ground level



22) 6th floor – Landing door leaf previously damaged and repaired. The repaired section has failed and should be redone as a temporary measure. Replacement door will be requested.



23) 6th floor service cupboard – Fire stop cables in plastic trunking at penetration.



24) 5th floor – Landing door leaf previously damaged and repaired. The repaired section has failed and should be redone as a temporary measure. Replacement door will be requested.



- 25) 3rd floor – Landing door leaf previously damaged and repaired. The repaired section has failed and should be redone as a temporary measure. Replacement door will be requested. Also, excessive gap on handle side to be reduced.**



- 26) 8th floor – Notional landing door leaf previously damaged and repaired. Repairs are prone to failure therefore the door should be replaced with an FD30s self-closing fire door.**



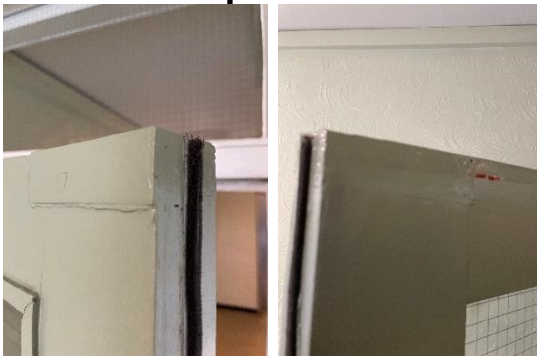
- 27) 6th floor - Notional landing door leaf previously damaged and repaired. Repairs are prone to failure therefore the door should be replaced with an FD30s self-closing fire door.**
-



28) 5th floor - Notional landing door leaf previously damaged and repaired. Repairs are prone to failure therefore the door should be replaced with an FD30s self-closing fire door.



29) 4th floor – Notional landing door leaf previously damaged and repaired. Repairs are prone to failure therefore the door should be replaced with an FD30s self-closing fire door.



30) 3rd floor - Notional landing door leaf previously damaged and repaired. Repairs are prone to failure therefore the door should be replaced with an FD30s self-closing fire door.



31) 2nd floor - Notional landing door leaf previously damaged and repaired. Repairs are prone to failure therefore the door should be replaced with an FD30s self-closing fire door.



32) 1st floor - Notional landing door leaf previously damaged and repaired. Repairs are prone to failure therefore the door should be replaced with an FD30s self-closing fire door.



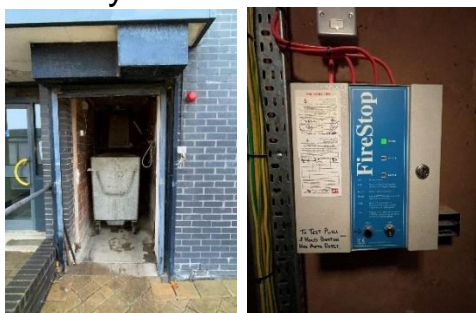
Section 11

Fire Fighting Equipment

- 1) The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with type 54 suited mortice lock.
- 2) There is a dry riser that serves the building. The outlets are contained within the dry riser cupboard that is secured with a type 54 suited mortice lock. The door has signage depicting dry riser.
- 3) The dry riser is checked regularly as part of the Caretakers duties.
- 4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
- 5) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year.



- 6) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly.



Section 12

Fire Signage

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



- 2) Fire Action Notices are displayed throughout the building.



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



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



Macaulay House		
8th	Floor.....	31 - 34
7th	Floor.....	27 - 30
6th	Floor.....	23 - 26
5th	Floor.....	19 - 22
4th	Floor.....	15 - 18
3rd	Floor.....	11 - 14
2nd	Floor.....	7 - 10
1st	Floor.....	3 - 6
Ground	Floor.....	1 - 2 - 35 - 36

- 5) Photoluminescent wayfinding signage depicting floor level and flat numbers are fitted to the walls on all floors adjacent the lift car's and to the wall of each landing on the communal staircase. Signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022.



- 6) Directional fire escape signage has been installed to ground floor 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. The only extinguishers located are within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to Level 4 Diploma in Fire Risk Assessment.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Building safety and evacuation notices are displayed in common areas and lift cars.



7) Information regarding the Stay Put Unless strategy and use of fire doors and is provided to residents



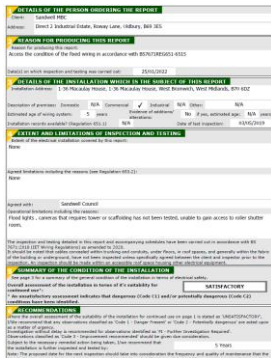
8) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION	Sandwell Metropolitan Borough Council MACAULEY HOUSE	FIRE SAFETY INFORMATION
TO KEEP YOU SAFE WE DO THIS (green background)	TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)	SAVE LIVES, DON'T DO THIS (red background)
Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE, IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE	Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
Gas supply tested annually		Stairs and corridors are escape routes and must be kept clear
Water supplies checked in line with water hygiene regulations		Emergency lighting comes on in the event of power failure and is checked monthly
There is a 4 yearly check of the structural condition		Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance
An asbestos survey has been completed and available on request		Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
This building has protection against lightning strikes. The system is checked annually		THIS BUILDING IS DESIGNED TO SUPPORT A STAY PUT POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT UNLESS AFFECTED BY FIRE OR SMOKE.
There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.	Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee.milto@sandwell.gov.uk Abdulmonim.Khan@sandwell.gov.uk	Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
The external façade is brick, mineral wool insulated render (A2), Aluminium panels (A1) & Lockclad tiles (A1).		Fire safety advice
	Sandwell FRAs	

**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 Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 25/01/2022.



- 5) There is lightning protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.



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

- 7) 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 internal.

**Section
15**

Waste Control

- 1) There is a regular Cleaning Service to the premises.



- 2) Refuse containers are emptied regularly.
- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service in place to remove bulk items.

**Section
16**

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings – 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 door entry system.



- 3) There is CCTV system in place that covers the external perimeter, ground floor and lift car.



- 4) There is no current evidence of arson.
 - 5) The perimeter of the premises is well illuminated.
 - 6) There have been no reported incidents since the last FRA.
-

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
(Notice displayed in lifts see point)
- 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) Residents have access to storage cupboards adjacent their flats.
All store cupboards are kept locked and were not available for inspection during the survey.



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:


Macauley House

Date of Action Plan:


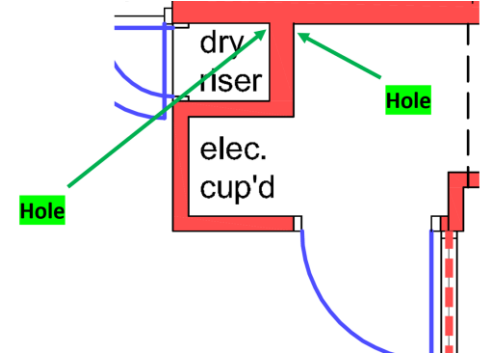

17/12/2024

Review Date:




<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/18	Pushchair and children's scooter outside flat 4 to be removed from the means of escape.		P2	Within 1-3 months Housing Manager	




Fire Risk Assessment

10/20	Ground floor dry riser door requires cold smoke seal.		P2	Within 1-3 months Fire Rapid Team	
10/21	Ground floor – fire stop hole between service cupboard riser cupboard.		P2	Within 1-3 months Fire Rapid Team	
10/22	6 th floor – previous damage/repair to landing door leaf needs repair		P2	Within 1-3 months Fire Rapid Team	




Fire Risk Assessment

10/23	6 th floor service cupboard – fire stop cables in plastic trunking at penetration		P2	Within 1-3 months Fire Rapid Team	
10/24	5 th floor - previous damage/repair to landing door leaf needs repair		P2	Within 1-3 months Fire Rapid Team	
10/25	3 rd floor - previous damage/repair to landing door leaf needs repair. Also, excessive gap handle side to be reduced		P2	Within 1-3 months Fire Rapid Team	

Fire Risk Assessment

10/26	8 th floor landing door which is damaged / previously repaired to be replaced with FD30s. <i>Approximate door leaf size 870 x 1975mm.</i>		P4	P4 Programmed Work Repairs	
10/27	6 th floor landing door which is damaged / previously repaired to be replaced with FD30s. <i>Approximate door leaf size 870 x 1975mm.</i>		P4	P4 Programmed Work Repairs	
10/28	5 th floor landing door which is damaged / previously repaired to be replaced with FD30s. <i>Approximate door leaf size 870 x 1975mm.</i>		P4	P4 Programmed Work Repairs	

Fire Risk Assessment

10/29	4 th floor landing door which is damaged / previously repaired to be replaced with FD30s. <i>Approximate door leaf size 870 x 1975mm.</i>		P4	P4 Programmed Work Repairs	
10/30	3 rd floor landing door which is damaged / previously repaired to be replaced with FD30s. <i>Approximate door leaf size 870 x 1975mm.</i>		P4	P4 Programmed Work Repairs	
10/31	2 nd floor landing door which is damaged / previously repaired to be replaced with FD30s. <i>Approximate door leaf size 870 x 1975mm.</i>		P4	P4 Programmed Work Repairs	

Fire Risk Assessment

10/32	<p>1st floor landing door which is damaged / previously repaired to be replaced with FD30s. <i>Approximate door leaf size 870 x 1975mm.</i></p>		P4	P4 Programmed Work Repairs	
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When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Observations

Due to proximity of flat glazing to staircase a sprinkler installation should be considered, to the flats, as part of a future works programme.



Signed

	Fire Risk Assessor	Date: 17/12/24
 Adrian Jones	Quality Assurance Check	Date: 19/12/2024



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

Name of property: Macauley House.

Updated: 22/06/2022

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

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

Asbestos Survey		Property Address		Macauley House, Glover Street, West Bromwich, B70 6DY.				✓ Office use
Surveyed by	D Jones	Date	24/02/2014	Checked by	DEREK STILL	Desktop Check	✓	Site Check
Reason for request		HSG 264 - Survey Report Type		Date		<div style="border: 1px solid black; padding: 5px; min-height: 100px;"> Property Description 8 Storey High Rise Block Year Built 1964 </div>		
Investment Void		Refurbishment Survey		11/05/2018				
Investment Tenanted		Management Survey	✓					
R & M Void		SHAPE Interrogated.	✓					
R & M Tenanted		No Existing SHAPE Data.						
Medical / Emergency - Heating Works		Existing SHAPE Data.	✓					
Communal Areas	✓	Refurb Surveys Interrogated ?						
Notes / including details of similar property surveys completed. Reviewed by G.Carrington – 22/06/2022						Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES		
Building Surveyors 0121 569 5077				