Fire Risk Assessment

Lissimore House

Maria Street, West Bromwich, B70 6DR

Date Completed: 06/12/2024.

Review Period: 12 months.

Officer: L. Conway **Fire Risk Assessor**

Checked By: A. Jones **Fire Risk Assessor**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

Section 0 Introduction

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

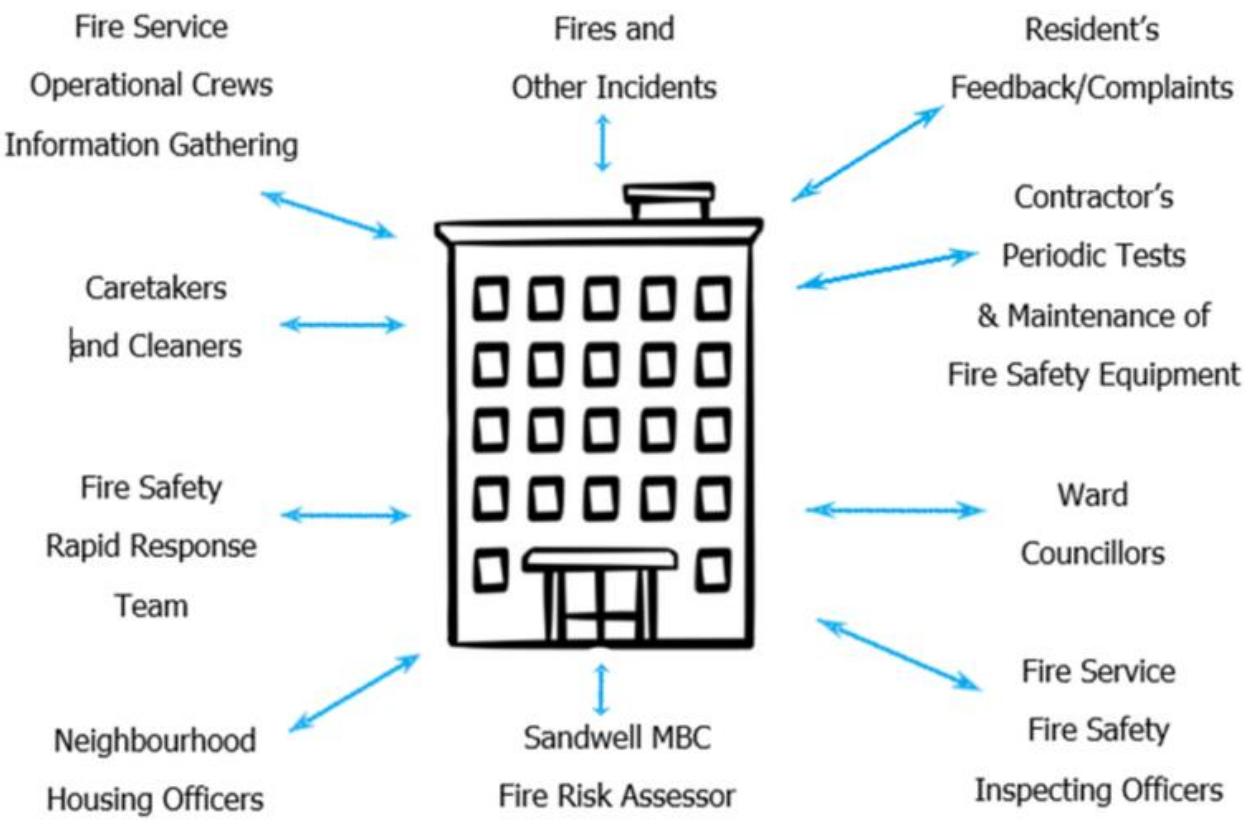
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety.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

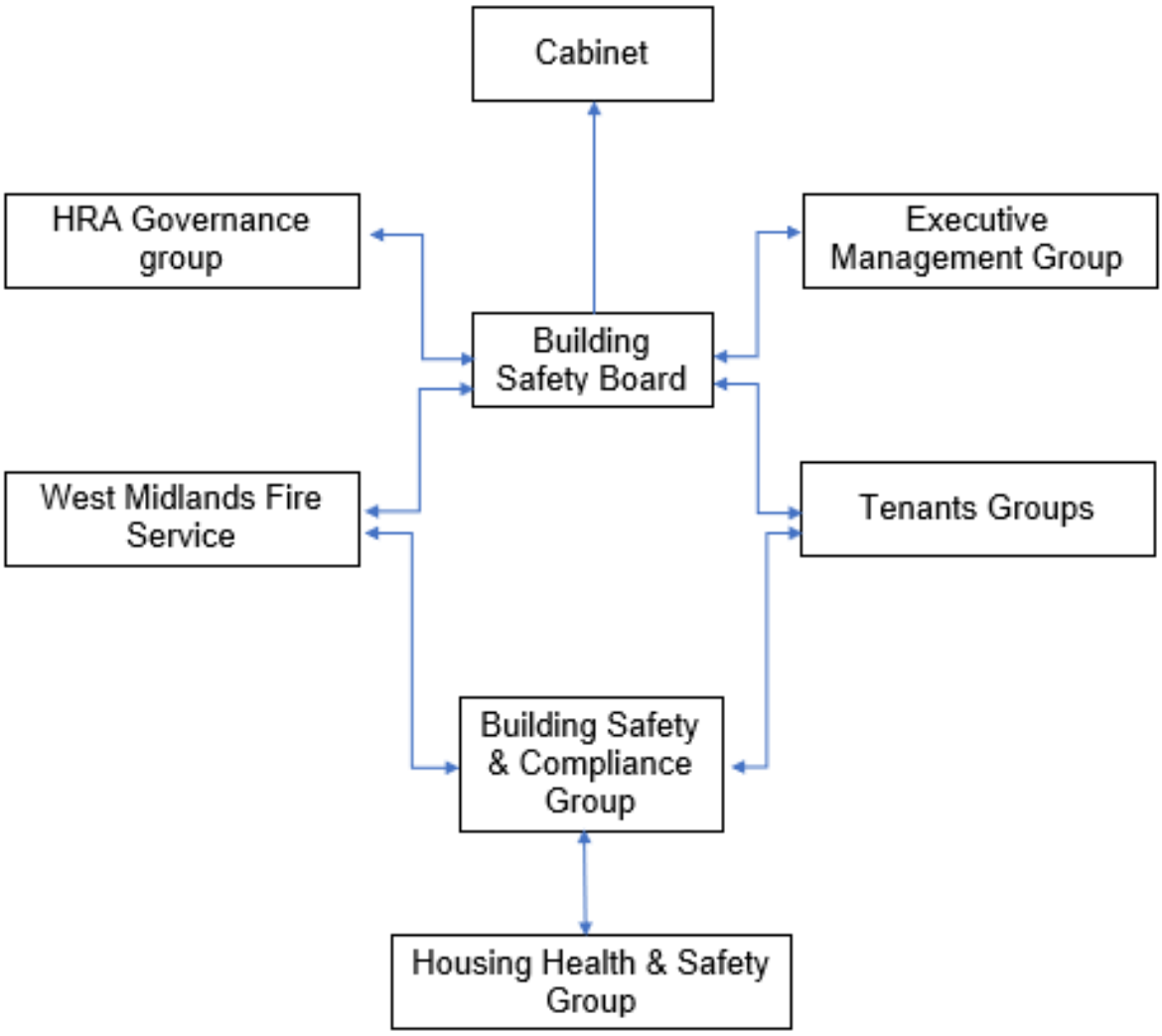
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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	**External Envelope** The block was constructed of concrete frame and masonry infill with the installation of cladding in 2010, the external façade is made up of four materials brick, render, glass, and balcony cladding (high density laminate board. The combination of these products provides an acceptable level of risk. Netting is present where natural ventilation is utilised on the rear elevation. Netting was found on balconies.	Tolerable

Section 7	**Means of Escape from Fire** The site has a single protected stair of sufficient width that serves all floors of the block. The communal landing / staircases are protected by use of self-closing 44mm notional 30-minute timber fire doors with vision panels. All doors have been upgraded with combined intumescent strips / cold smoke seals. Automatic smoke ventilation is employed to the staircase on the 2nd, 8th, and 16th floors with natural ventilation along the communal landing on every floor from the first up. Fire exit signage has been implemented on all floors of the block.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats to a minimum of LD3 standard with flats. The equipment is subjected to a cyclical test. Smoke detection present within communal areas although this is used for the operation of AOV's.	Trivial
Section 9	**Emergency Lighting** The premises have a sufficient emergency lighting system in accordance with BS 5266.	Trivial
Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 30-minute horizontal fire resistance around	Tolerable

	flats stairwells and lift shafts. All doors are a minimum nominal/notional 30-minute fire resistant door with intumescent strips & cold smoke seals, including those in 1-hour rated walls. The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire with the acceptation of the design of the naturally ventilated shaft serving the bin chute/landing area. There is a section within the ground floor bin room had been damaged exposing a shaft running into the compartment above. There is a box section within the entrance lobby that is damaged around the corners and in need of repair.	
Section 11	**Fire Fighting Equipment** Fire hydrants are present at the rear entrance to the block. The dry riser outlets serve all floors from 1st to 16th with the inlet being located on the ground floor. A C02 fire extinguisher is located in the lift motor room. A deluge system is located in the bin store. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.	Trivial

Section 12	**Fire Signage** Appropriate signage has been displayed within the block including fire action notices, emergency escape signage and fire door keep shut signs. The block has Wayfinding Signage depicting floor level and flat numbers in line with the Fires Safety England Regulations 2022.	Trivial
Section 13	**Employee Training** All employees are encouraged to complete 'In the line of fire' training on an annual basis.	Trivial
Section 14	**Sources of Ignition** The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was 19/01/2022, gas is installed at the block and is external, smoking is prohibited in any communal areas.	Trivial
Section 15	**Waste Control** There is a regular Cleaning Service to the premise, refuse hoppers are enclosed behind a notional fire door and accessed on each floor of the rear staircase, regular checks by Caretakers minimise risk of waste accumulation. A recycling project is taking place with bins stored in a safe location from the building.	Trivial

Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally**,** and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** Restricted access to the premises by means of a door entry system, CCTV is in operation within the ground floor communal areas. there have been no reported fire incidents since the last FRA.	Trivial
Section 18	**Storage Arrangements** Residents have no access to storage cupboards within communal areas of the building. Caretaker/ cleaning cupboards are kept locked, and no flammable liquids are to be stored on site.	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.

It was noted that a naturally ventilated shaft serving the single escape corridor presents a breach of compartmentation between floors. As this was part of the design of the building when it was constructed it is deemed an acceptable level due to mitigating factors that are in place, the stay put unless policy, and the low likelihood of an incident occurring in this area.

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 30-minute nominal fire doors to flat entrances & notional doors to communal corridors / landings, and service cupboards, alongside suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation on the staircase and natural ventilation within communal landing areas accompanied with a stay put unless policy for the premise.

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

Executive Directorate of place
Alan Lunt

Assistant Director Building Compliance
Sarah Agar

Fire & Building Safety Manager
Tony Thompson

Team Lead Fire Safety
Jason Blewitt

Fire Risk Assessor(s)
Carl Hill
Louis Conway
Adrian Jones
Anthony Smith

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

Lissimore House
Maria Street
West Bromwich
B70 6DR

Description of the Property

The high-rise residential block was constructed in 1965 and was last refurbished in 2010 with the installation of an external wall system. The block consists of 17 stories including the ground floor with each floor consisting of 4 number dwellings coming off a lift lobby with exception to the ground floor consisting of 3 dwellings for a total of 67 flats.

There is an entrance/ exit to the front elevation to the block with an additional rear entrance/exit to the rear elevation. Front entrance acts as the main access point to the block.

(Front)

(Rear)

Front and rear entrances utilise fob access in order to gain enrty to the block with the front entrance also utilising a firefighters overide switch in the from of a drop latch system.

The fire fighters' white box is located to the right-hand side of the front main entrance. The location of service isolation points for gas, electricity and water are detailed on a plan located in the PIB.

The block has a single protected staircase serving all floors of the block with floor identification numbers / wayfinding signage on the wall of each floor and the top step. The staircase is protected using notional 44mm FD30s doors upgraded with combined intumecent and smoke seals.

The block has a two lifts accessed on the ground floor that serve alternating floors of the block (at the time of the risk assessment one lift was out of order and being serviced) lift motor room accessed via a loft hatch with zip ladder on the 16th floor with keys stored within the fire fighters white box.

Residents have access to a bin chute system that serves every floor of the block secured behind notional 44mm FD30s doors upgraded with combined intumecent and smoke seals.

The bin chute leads to a bin store located on the ground floor accessed externally at the rear elevation, the block is also takcing part in a recycling project with the bins being stored at a safe distance away from the block.

The fire hydrant can be located at the rear elevation of the block and can be found on the orientation plan in the premise information box.

There is a dry riser that serves all floors of the block with the dry riser inlet cupboard located on the ground floor secured with a steel door and adequately signed and locked with a padlock, each floor of the block contains a dry riser protected using notional 44mm FD30s fire doors upgraded with combined intumecent strip and smoke seals.

AOV's are in operation on the 2nd , 8th and the 16th floors within the protected stair wih natural ventilation to each floor of the block within the landing area of each floor. Position of AOV's detailed on the ground floor repeater panel and within the PIB.

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

Ground floor contains a kitchen and welfare room that employees have access to, this room is secured behind a 44mm 30-minute notional fire door upgraded with combined intumescent strip and smoke seal. This room also includes electrical equipment that has been PAT tested and is in date.

A car park and green space surrounds the block along with neighbouring high rise residential buildings and electrical power distribution outbuilding.

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

On arrival information for WMFS

Address: Lissimore House, Maria Street, B70 6DR	Survey date: 07/03/2023	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Size: Width, breadth and height	
Construction	Waites, Concrete brick construction - Brickwork to 1st floor. The gable walls are insulated Rockwool render. The balcony details to the front and rear elevations have high density laminate board.
Number of floors	17 including ground floor
Layout	The block consists of 17 storeys (inclusive of the ground floor) Each of the floors contains 4 number dwellings accept the ground floor which has 3 . The ground floor consists of large main entrance/ lobby area, 3 dwellings, lift access/lobby area . The block has 2 exits from communal areas. 2 lifts that serve alternating floors one serving odd floors and the other serving even floors. Stairwell is protected with good compartmentation provided with openable windows on each floor and natural ventilation to each floor of the block. Smoke vents located on floors 2, 8 and 16
Lifts	2 lifts that serve alternating floors one serving odd floors and the other serving even floors. Both lifts can be accessed from the ground floor lift lobby.
Types of entrance doors	Flat entrance doors are composite Permadoor
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors
Common voids	No
Access to roof/ service rooms	Access via a metal trap door on 16th floor up a metal zip ladder into the lift motor room. A full height timber door then allows access onto the main roof.
Occupants	Approx. 134 based on an average of 2 occupants per flats (67 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 consisting 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 from the buildings main access point fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located in the rear exit of the building under the stairs. The dry riser can also be located on the floor plan the floor .
Fire mains	The dry riser inlet (twin valve) is located on the ground floor of the block towards the rear entrance under the staircase secured with bin store padlock with adequate signage
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving adjacent floors of the block.
Smoke control vents	Automatic smoke ventilation is employed. There are master reset key switches located on the ground floor nearest Main access point next to the fire alarm panel.
Sprinkler system	A drenching system is provided to the refuse chute bin store

DANGEROUS SUBSTANCES

Location, type, and quantity	LIFT MOTOR ROOM INTERNAL WALL TO ROOF - ACCESS – BOARD - SEALED - AMOSITE ALL COMMNUNAL AND STAIRWELL CEILINGS - TEXTURED COAT – SEALED – PRESUMED - CHRYSOTILE DRY RISER CUPBOARD TRANSOM PANELS – CEMENT – SEALED – PRESUMED - CHRYSOTILE

SERVICES

Electricity	Electric meter cupboards located on each floor of the block and can be seen on the floor plans for the block
Gas	Gas isolation points located on the orientation plan

High/Low Rise	High Rise
Number of Floors	17 (including ground floor)
Date of Construction	1965
Construction Type	Insitu concrete frame with masonry infill (Wates) construction
Last Refurbished	2009 / 2010
External Cladding	the external facde consists is brick, aluminium panels, mineral wool insulated render (class A2) & High-Density Laminate Panels (Class B,s1,d0).
Number of Lifts	Two
Number of Staircases	One
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access via a metal trap door on 16th floor up a metal zip ladder into the lift motor room. A full height timber door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 67 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)

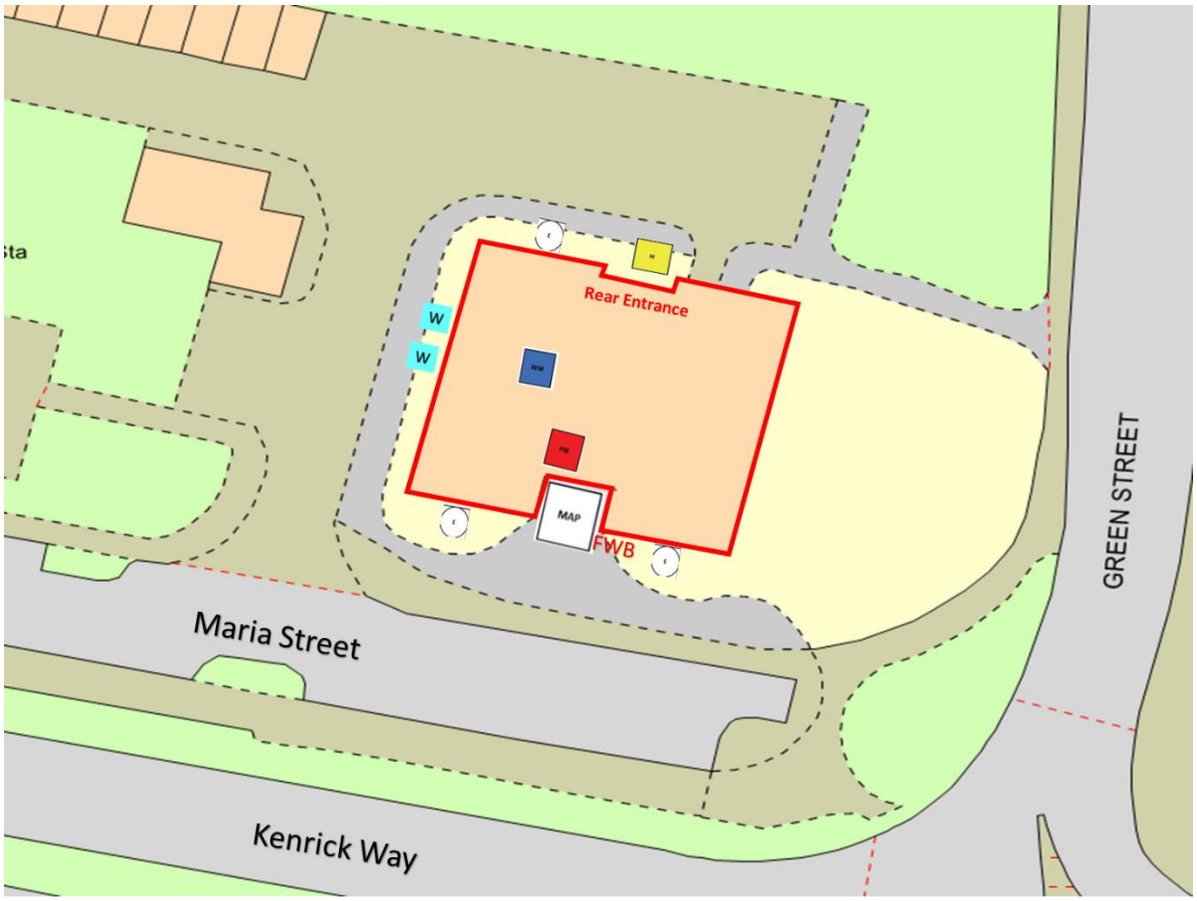
Section 5

Building Plan

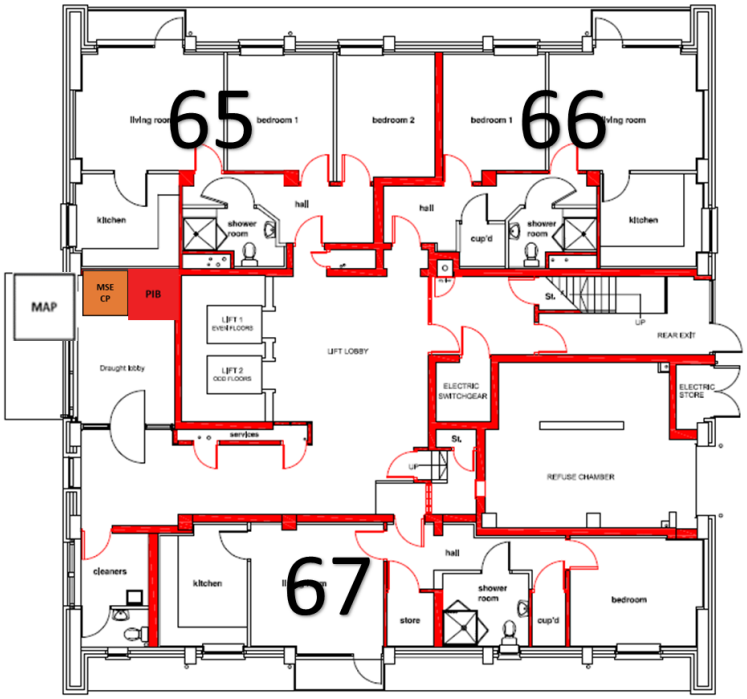
An orientation plan of the outside of the block and its surrounding areas this can be found within the PIB.

A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation etc on the ground and an intermediate floor.

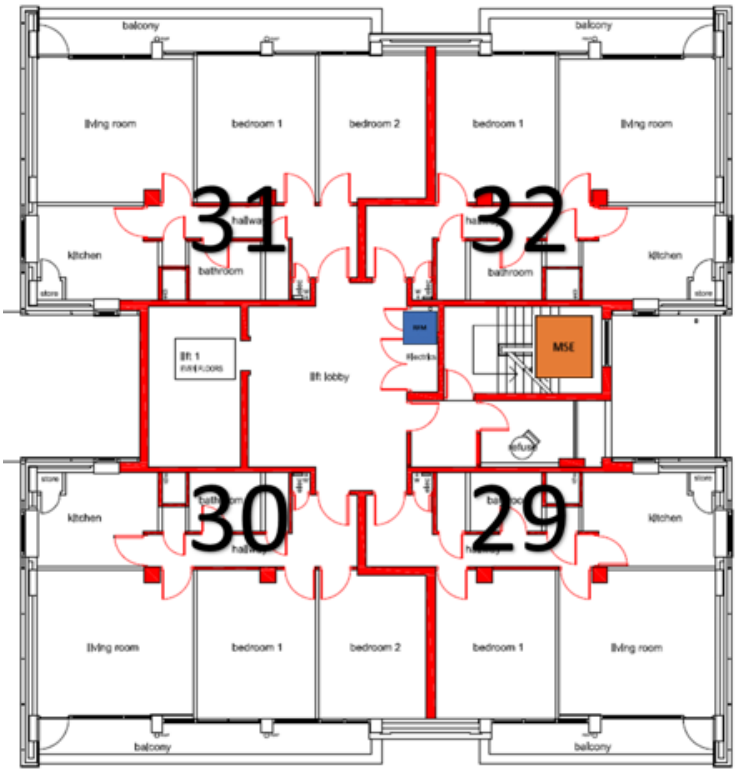
The plans have been shared with WMFS electronically via their portal.



Ground Floor



8th Floor



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.

Regarding the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system It is deemed that the combination and application of these materials present an **acceptable** level of fire risk.

1) The block was constructed of a Insitu concrete frame with masonry infill (Wates) construction, last refurbished in 2010 with the addition of a external wall system. the external facde consists of brick, aluminium panels, mineral wool insulated render (class A2) & High-Density Laminate Panels (Class B,s1,d0).



2) External facade is made up of four materials 1% brick, 53% render, 28% Glass, and 18% balcony cladding (high density laminate).

3) Front and rear entrance/exit is constructed of an aluminium door and frame with double glazing. Front entrance you pass through two sets of doors before entering the ground floor lobby area of the block.


4) Residents have access to balconies, Trespa over cladding to a concrete panel between balconies with 100mm rockwool insulation by approved aluminium cladding.

5) Bin store located at the rear elevation of the block; bin store is secured with a roller shutter door.

6) It was noted that some balconies had combustible materials in the form of hanging washing, this is deemed an acceptable risk due to the likelihood of a fire starting in this area being low combined with the temporary nature of the activity.

7) Aluminium faced timber composite windows to resident's flat windows/balcony doors and communal windows.

8) Open air natural ventilation along the bin chute lobby area made of concrete construction along the rear elevation. It was noted that netting was present along this section. The netting does not run down to the ground level and does not have easy access, combined with sufficent compartmentation within the block and the stay put unless policy, the council has reduced the overall risk. However an alternate option should be explored with future upgrades to the premies.

9) Gas was noted to be external with isolation points located on the orientation plan.

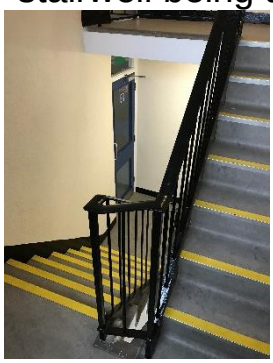
10) Flat 16 – netting placed on the balcony *(This was highlighted in the previous risk assessment).*

Under no circumstances should netting or screening be attached to balconies as they can support fire spread across the external of the building. All netting should be removed, and other options should be explored.

Section 7

Means of Escape from Fire

1) The site has a single staircase serving all floors providing a sufficient means of escape located at the rear of the building with stairwell being a sufficient width from 980mm.



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

3) There are no corridors that form a part of the means of escape that are a dead end.

4) The means of escape are protected to prevent the spread of fire and smoke by means of nominal/notional fire doors and good compartmentation between lobby areas, staircases, and dwellings.

5) The communal landing / staircases are protected by use of self-closing 44mm notional 30-minute timber fire doors with vision panels. All doors have been upgraded with combined intumescent strips / cold smoke seals.

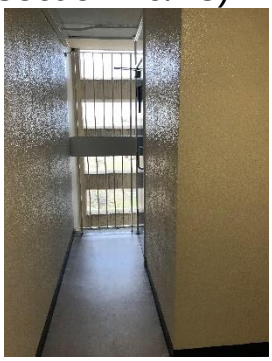
6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

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

8) 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.

9) 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. AOV's are located on the 16th, 8th , and 2nd floor within the protected staircase. Detection for the AOV's is located within the communal areas.

10) There is natural ventilation to the block along one elevation of the building. (please see section 10/18).



11) Communal windows cannot be opened unless it's the use of the automatic smoke vents.

12) The head of the staircase contains a vent to assist with the prevention of smoke logging.

13) Communal areas should be kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed, noted at the time of the FRA no combustibles had been stored within communal areas.

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

15) Dry riser cupboards are notional 44mm, 30-minute fire doors with combined intumescent strips & cold smoke seals throughout the block other than on the ground floor where the dry riser inlet is secured with a padlock behind a metal door. All dry riser cupboards are appropriately signed.

16) Service/electrical cupboards within lobby areas are notional 44mm 30-minute double fire doors, secured with type 54 suited mortice locks through the block.

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

18) The lift motor room is located on the roof. Access to motor room via ceiling trap with zip ladder located on the 16th floor. A full height door then gives you access to the roof.

19) 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 they are asked to leave by the emergency services.

20) Individual flat doors are predominantly nominal 44mm fire door sets with the exception of some nominal timber door sets. All doors are installed with intumescent strips, cold smoke seals and self-closing devices (FD30S).

21) Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc. SMBC have commissioned a survey of all fire doors to flat entrances, this survey had been carried out prior to the FRA and results stored on SMBC database.
Flats Accessed:

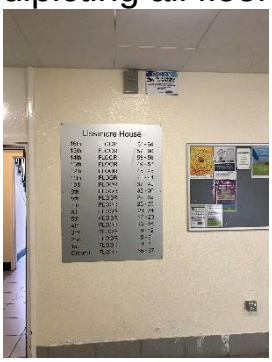
a) **Flat 38 – No self-closing device**.
b) Flat 39 – No Defects.
c) Flat 50 – No Defects.
d) **Flat 51 – No self-closing device**.
e) **Flat 16 – No Access however timber nailed to door**.

22) Noted that due to the time of the year that some festive decorations had been displayed on front entrance doors e.g. Christmas Reefs, on the basis that these decorations remain minimal and do not obstruct the means of escape as this is the case during the FRA, they can remain on a temporary basis. Due to the presence of daily cleaning and caretaking staff to the block the risk of these types of decorations is tolerable, note these are temporary and should be removed in sufficient time once the festive period is over.

23) The refuse chute hoppers are fitted with intumescent strips and are secured behind notional 44mm, 30-minute fire doors with combined intumescent strips & cold smoke seals along the means of escape.

24) Smoke control systems located on the ground floor near the main entrance to the block.

25) Wayfinding signange has been introduced on all floors including lift lobby and the stair landing in line with the Fire Safety (England) Regualtions 2022, as well as existing signage in place on the ground floor lift lobby dipicting all floors.



26) Kitchen and welfare room is located towards the main entrrance/exit of the building secured behind a 44mm 30-minute notional fire doors with combined intumecent strip and smoke seal.

27) Directional escape signage is displayed within the block.

28) Noted cigarettes had been disposed of within the electrical cuoboard no smoking signs are displayed around the building and should be adhered to.

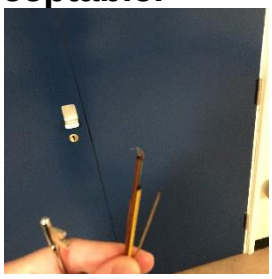
29) Note glazing had been replaced to some of the frames/ notional doors throught the block, the glazing used is fire rated glazing (evidanced form the stamp on the glazing)and therefore has not impeaded the doors performance.

30) 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.

31) Noted superficial damage to the electrical cupbaord door on the 13th floor, as this does not effect the performance of the door it should be monitored.

32) **14th floor door into lift lobby does not self close correctly into frame adjustments to be made.**

33) **9th floor, inscence sticks had been used in communal areas wedged into the intumescent pads where the stop taps are housed outside all flats on this floor, a message should be relayed back to the residents on this floor that this is not acceptable.**



good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible 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.

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) Access was granted into a sample of resident's flats. Based on the samples taken, information collated from in house teams (JM) and previous risk assessments the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard with samples taken equalling to a LD2 Standard.

   Flat 30 – LD2, Lounge, Hallway & heat detector in kitchen.
   Flat 38 - LD2, Lounge, Hallway & heat detector in kitchen.
   Flat 39 - LD2, Lounge, Hallway & heat detector in kitchen.
   Flat 50 - LD2, Lounge, Hallway & heat detector in kitchen.
   Flat 51 - LD2, Lounge, Hallway & heat detector in kitchen.
   Flat 61 – LD2, Lounge, Hallway & heat detector in kitchen.

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

3) There is no effective means for detecting an outbreak of fire to 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 sprinkler or 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. the control panel for the sprinkler deluge system is located within the electrical intake store next to the bin store at the rear of the block.

Section 9

Emergency Lighting

1) The premises have a sufficient emergency 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 monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.

Section 10

Compartmentation

This section should be read in conjunction with Section 4

The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.

1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 30-minute horizontal fire resistance around flats stairwells and lift shafts. All doors are a minimum notional 30-minute fire resistant with intumescent strips & 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 fire 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) All service cupboards to communal landings are notional fire doors with a minimum of 30 minutes fire resistance, locked with suited cylinder or mortice locks.

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

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

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

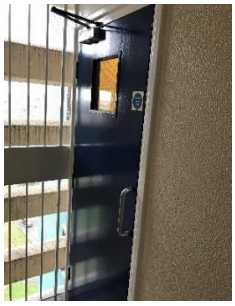
9) Individual flat doors are predominantly nominal 44mm fire door sets with intumescent strips, cold smoke seals and self-closing devices (Permadoor) with the exception to a few timber nominal doors.



10) 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.

11) The communal landing, staircases & chute rooms are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels & 25mm stops.





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 tested 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. The door assembly must be installed by a competent person

12) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.

13) It was noted that metal trunking had been used within the communal areas to house cabling.

14) Cupboard doors within the communal areas such as residents meter cupboards/ electrical risers & Dry Riser cupboards are notional 44mm timber fire door sets with intumescent strips, cold smoke seals.

15) Noted the use of expanding foam was presnent within the communal cupboards around cabeling as part of the fire stopping knowing that intumecent pads and a concrete slab is present and this foam is only used as a enhancment it is deemed tolerable. This should be enhanced as part of future works to the building and replaced with intumecent mastic to imporve fire stopping.

16) It is noted that there is some wear and tare beginning to show on some cold smoke seals on communal doors and communal cupbards however will have no impact on the performance of the door.

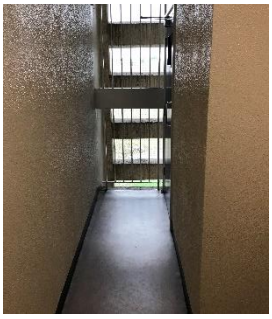
There is no requirement to replace a fire door simply because it does not meet the current standard under building regulations if the door remains in full working order from a fire safety point of view.

17) The design of the naturally ventilated shaft serving the single escape corridor does present a breach of compartmentation throughout the height of the building from the 1st floor up. The potential therefore does exist for smoke logging on all floors within an escape route. This situation is further affected by the close proximity of flat windows to the ventilated shaft, as well as netting of which the combustibility rating is unknown running externally along the same elevation that may add to the spread of flame. Current measures are in place to help mitigate the risk such as stay put unless policy, smoke detection within resident's flats to an LD2 standard, notional FD30s doors providing protection from the landing to the flat lobby and protected stair, and external wall render next to shaft has a fire classification of Euro class A2 (NON combustible can be used above 18m). As well as a future sprinkler rollout programme to the block.

Noting that present day regulations would require ventilation to the corridor (ADB) which Lissimore has in the form of natural ventilation to all floors. Fire Safety Meetings have taken place to discuss said issue.

It is the opinion of the fire risk assessor that to reduce the risk even further when future improvement works next take place at the block consideration should be given to improving fire stopping/ compartmentation at floor level and/or adopt the design currently present within Mountford House (use of fire rated door and frames separating the bin chute lobby and landing/corridor area within the means of escape).



18) Section within the ground floor bin room had been damaged exposing a shaft running into the compartment above.




19) Box section within the entrance lobby is damaged around the corners and in need of repair.

Section 11

Fire Fighting Equipment

1) The dry riser inlet cupboard is located in the ground floor lift lobby and is appropriately signed. The riser is accessed behind a metal cupboard and secured via a padlock.

2) The riser outlets are available on each floor lobby (1st – 16th) these are protected via notional 44mm 30-minute fire doors secured by suited 54 key & mortice locks.

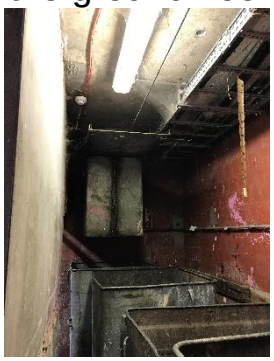
3) The dry riser is checked regularly as part of the Caretakers duties.

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 last check was 10/2024.

6) Fire hydrant can be located at the rear entrance/exit of the building 1m from the door.

7) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly, the controls of which are located within the storeroom on the ground floor.

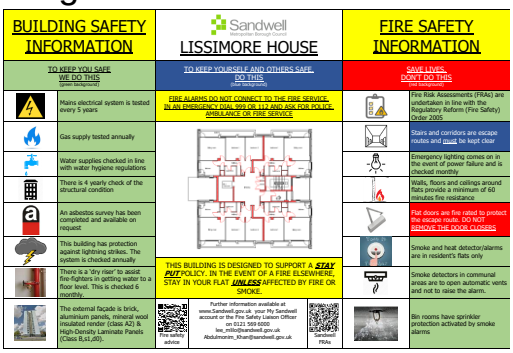


Section 12

Fire Signage

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

2) Fire Action Notices and building safety 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.

5) Wayfinding Signage to the block depicting floor level and flat numbers has been installed to the wall adjacent to lift and within the staircase. This meets the requirements set out in the Fire Safety (England) Regulations 2022.

6) Premise information box is signed appropriately.

7) The fire escape routes have directional signage placed within the block.

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 within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.

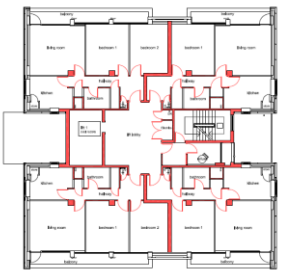
4) Staff undertaking Fire Risk Assessments have achieved a Level 4 Diploma in Fire Risk Assessment.

5) Building safety and evacuation notices are displayed in common areas and lift cars.

6) Information regarding use of fire doors is provided to residents.

7) Information regarding the Stay Put unless fire evacuation strategy 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 LISSIMORE 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 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				Smoke and heat detector/alarms are in resident's flats only
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.	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.			Smoke detectors in communal areas are to open automatic vents and not to raise the alarm.
	The external façade is brick, aluminium panels, mineral wool insulated render (class A2) & High-Density Laminate Panels (Class B,s1,d0).	Fire safety advice	Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_mlilo@sandwell.gov.uk Abdulmonim_Khan@sandwell.gov.uk	Sandwell FRAs	 Bin rooms have sprinkler protection activated by smoke alarms

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 **19/01/2022.**

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

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

Date(s) on which inspection and testing was carried out:	19/01/2022

5 SUMMARY OF THE CONDITION OF THE INSTALLATION

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

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

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

5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a notional 44mm 30-minute double door to majority of the building apart from the ground floor which utilises 54mm 60-minute notional doors.

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

7) Portable heaters are not allowed in any common parts of the premises. Noted that a heater was found within the welfare room.

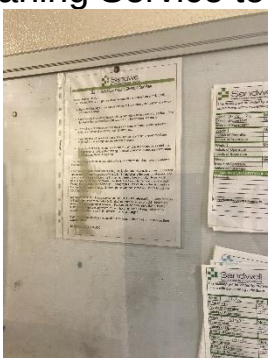
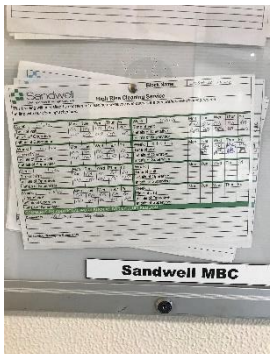
8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. **Gas is installed and is external.**

9) Items used within the kitchen/ welfare room have been subject to PAT testing and noted down as being in date 06/24.

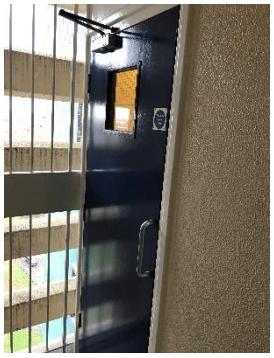
Section 15

Waste Control

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

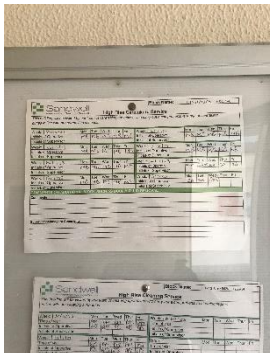




2) Refuse hoppers are accessed on each floor secured behind its own dedicated notional 44mm 30-minute door with combined intumescent and cold smoke seals.



3) Refuse containers regularly emptied bin store located at the rear elevation of the block. There is also a recycling project currently being undertaken at the block, recycling bins are stored at a suitable distance away from the block within the car park.


4) Regular checks by Caretakers minimise risk of waste accumulation.



5) ‘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 cars.

4) There is no current evidence of arson within the block.

5) The perimeter of the premises is well illuminated with external lighting and street lighting.

6) There have been no reported fire 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)

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) All store cupboards are kept locked.

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

Section 19

Additional Control Measures; Fire Risk Assessment - Action Plan

Significant Findings

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

Trivial ☐ Tolerable ☒

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work

Section 20

Additional Notes

Please see below the email thread regarding point 10/18 from the previous risk assessment.

Morning Tony,

As you know I was conducting an FRA at Lissimore house and it has taken me a little longer than I would have hoped due to an issue I have identified with the compartmentation of the block (attached below form my risk assessment).

I have spoken to the guys (Carl & Tony) and they share the same concern for this block.

Next time you are in the office could we sit and go through this as I would like to get your thoughts on the matter and seek some guidance on the way to move forward with this. I don't currently have this as an action due to the timeframes it may take for this to get resolved however placing it as a P4 may be something to think about.

I am Conscious of the how long Bishops close took to deal with a similar situation with the different meetings being made and onsite visits and would like to avoid that if possible for this one.

The design of the naturally ventilated shaft serving the single escape corridor does present a breach of compartmentation throughout the height of the building from the 1st floor up. The potential therefore does exist for smoke logging on all floors within an escape route. This situation is further affected by the close proximity of flat windows to the ventilated shaft, as well as netting of which the combustibility rating is unknown running externally along the same elevation that may add to the spread of flame. It is in the opinion of the fire risk assessor that compartmentation should be introduced, on all levels, to protect the single escape stair similar to the design present within a similar block at Mountford House. Current measures are in place to help mitigate the risk such as a stay put unless policy, smoke detection within residents flats to an LD2 standard, and notional FD30s doors providing protection from the landing to the flat lobby area. It is also noted that all high-rise flats will soon benefit from a sprinkler installation programme.

Looking forward to hearing your thoughts on this.

Best regards,

Louis Conway
Trainee Fire Risk Assessor
Asset Management & Maintenance

Sent: 12 January 2024 11:08
To: Tony Thompson <tony_thompson@sandwell.gov.uk>
Cc: Tony2 Smith <Tony2_Smith@sandwell.gov.uk>; Carl Hill <carl_hill@sandwell.gov.uk>
Subject: RE: Lissimore House FRA

Morning Tony,

Thank you for organising a group discussion with our team regarding the compartmentation at Lissimore house. I felt It was good to get together and explore different thought processes, ideas and solutions.

As stated within the meeting it is perceived that the level of risk involved is as low as reasonably practicable due to the current mitigating factors that include: stay put unless policy, smoke detection within residents flats to an LD2 standard, notional FD30s doors providing protection from the landing to the flat lobby and protected stair, and external wall render next to shaft has a fire classification of Euro class A2 (NON combustible can be used above 18m). As well as a future sprinkler rollout programme to the block.
Noting that present day regulations would require ventilation to the corridor (ADB) which Lissimore has in the form of natural ventilation to all floors.

Can the above mitigating factors deem the risk tolerable and be something that is monitored as part of daily checks by caretakers, cyclical checks by the fire rapid response operatives and the annual review as apart of the FRA process over time?

In my opinion to reduce the risk even further when future improvement works next take place at the block consideration should be given to improving fire stopping/ compartmentation at floor level and/or adopt the design currently present within Mountford House (use of fire rated door and frames separating the bin chute lobby and landing/corridor area within the means of escape).

Best regards,

Louis Conway
Trainee Fire Risk Assessor
Asset Management & Maintenance

Hi Louis, thank you for your email, to which the contents have been noted.

I agree with the conclusion that has been reached. In addition, I suggest that the reasonably practical control measures you set out in your email is suitable and sufficient to manage to perceived low risk

Regards
Tony

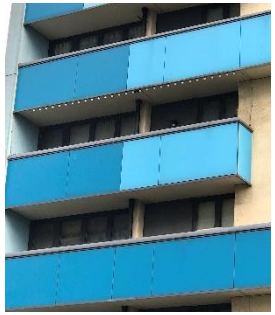
Tony Thompson
Fire Safety, Facilities & Premise Manager

Fire Risk Assessment Action Plan

Name of Premises or Location: Lissimore House

Date of Action Plan: 12/12/2024

Review Date: <Insert date>

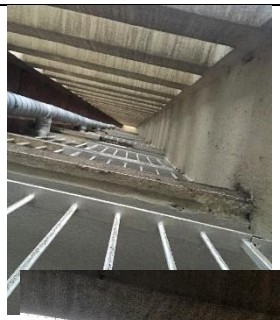
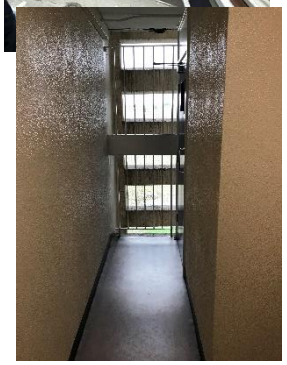
Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/10	Flat 16 removal of netting from balcony		P3	3-6 months Housing Management	

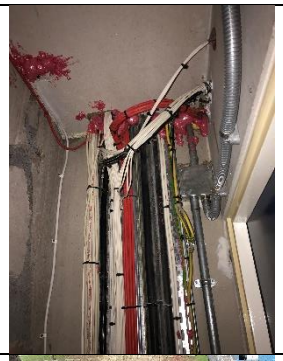
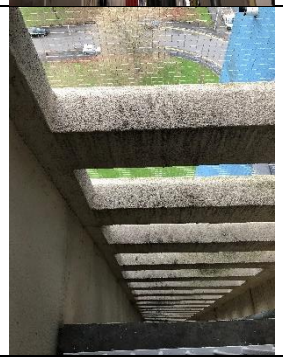
07/21a	Flat 38 – Attach missing self-closing device.	N/A	P2	1-3 months Fire Rapid response	
07/21d	Flat 51 – Attach missing self-closing device.	N/A	P2	1-3 months Fire Rapid response	
07/21e	Flat 16 – No access during FRA, remove timber plank nailed to front entrance door and inspect for further damage.	N/A	P2	1-3 Months Fire rapid Response	
07/32	14th Floor to lift lobby Adjust door so itself closes in frame correctly.	N/A	P2	1-3 months Fire Rapid response	
07/33	9th floor, inscent sticks had been used in communal areas outside each flat , a message should be relayed back to the residents on this floor that this is not acceptable.	 	P2	1-3 months Housing Management	

10/18	Bin store - Repair damage and install fire resistant board.		P2	1-3 months Fire Rapid Response	
10/19	Replacing missing box section in entrance lobby.		P2	1-3 months Repairs	

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	
Some notional communal landing doors are starting to show signs of general wear and tear due to age. Consideration should be given to upgrade with certified FD30s door sets & combination frames with future improvement works.	

It is noted that there is some wear and tear beginning to show on some cold smoke seals on communal doors and communal cupbards however are still in working condition.	
The design of the naturally ventilated shaft serving the single escape corridor does present a breach of compartmentation throughout the height of the building from the 1st floor up. The potential therefore does exist for smoke logging on all floors within an escape route. This situation is further affected by the close proximity of flat windows to the ventilated shaft as well as netting of which the combustibility rating is unknown running externally along the same elevation that may add to the spread of flame. It is the opinion of the fire risk assessor that to reduce the risk even further, when future improvement works next take place at the block consideration should be given to improving fire stopping/ compartmentation at floor level and/or adopt the design currently present within Mountford House (use of fire rated door and frames separating the bin chute lobby and landing/corridor area within the means of escape).	   

Noted the use of expanding foam was present within the communal cupboards around cabling as part of the fire stopping knowing that intumecent pads and a concrete slab is present and this foam is only used as a enhancment it is deemed tolerable. This should be enhanced as part of future works to the building and replaced with intumecent mastic to imporve fire stopping.		
It was noted that netting was present along the rear elevation of the premise Alternate option should be explored with future upgrades to the premies.		

Signed

	Trainee Fire Risk Assessor	Date: 12/12/2024
	Quality Assurance Check	Date: 15/01/2025

Appendix 1

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

Name of property: Lissimore House

Updated: 10/06/2022

Premise Manager: Tony Thompson **Tel. No.: 0121 569 2975**

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

Asbestos Survey | Property Address | **Lissimore House 1-64, West Bromwich B70 6DR** | ✓ Office use

Surveyed by	Danny Hulse	Date	25/02/2014	Checked by	DEREK STILL
				Date	14/07/2014

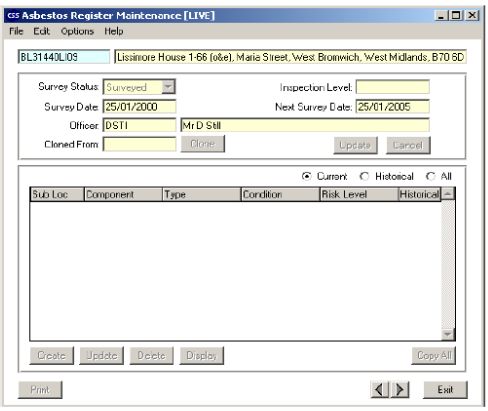
Desktop Check | Site Check

Reason for request		HSG 264 - Survey Report Type	
Investment Void		Refurbishment Survey	
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 ?	

Property Description

Lissimore House 17 floor Tower Block

Year Built



Notes / including details of similar property surveys completed.

No Access To tenant store cupboards on communal corridors.
If any work to be carried out to Communal walls or Stairwell Walls request a Survey.
Revised by S.Harrison on 04/02/2016.


No visible debris above communal area ceiling tiles.
Revised by G.Carrington – 14/12/21

Reviewed by G.Carrington – 10/06/2022
all front door sealants to flats silicon

Building Surveyors
0121 569 5077

Asset Team – Investment Division
Operations & Development Centre
Roway Lane
Oldbury
B69 3ES

Sandwell Metropolitan Borough Council

Sample Locations	Property Address	Lissimore House 1-64, West Bromwich B70 6DR						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIF Y	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
LIFT MOTOR ROOM INTERNAL WALL TO ROOF ACCESS	BOARD		SEALED	DS 6137 001	AMOSITE	YES	NO	
LIFT MOTER ROOM EXTERNAL PANELS ACCESS WALL TO ROOF	BOARD		SEALED	DS 6137 002	NONE DETECTED	-	-	-
16TH FLOOR COMMUNAL WALLS	TEXTURED COAT		SEALED	DS 6137 003	NONE DETECTED	-	-	-
ALL COMMUNAL AND STAIRWELL CEILINGS	TEXTURED COAT		SEALED	PRESUMED	CHRYSOTILE	NO	NO	
ALL DRY RISER TRANSOMS	CEMENT		SEALED	DS6137 005	CHRYSOTILE	NO	NO	
EXTERNAL GROUND FLOOR BIN ROOM – PANELS TO SERVICE DUCT	BOARD	-	UNSEALED	SH427/001	NO ASBESTOS DETECTED	-	-	-

ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM's.

LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL
VENT COVER PANELS COMMUNAL LANDING	SUPALUX				
TRANSOMS TO ELECTRIC CUPBOARDS	SUPALUX				
ALL FRONT DOOR SEALANTS TO INDIVIDUAL FLATS	SILICON				