

Fire Risk Assessment

Lancaster House



**1-120, Oldbury Rd,
Rowley Regis, B65 0QF**

Date Completed: 10/04/2024

Review Period: 12 months

Officer: C. Hill Fire Risk Assessor

Checked By: J Blewitt Team Lead Fire Safety & Facilities

Current Risk Rating = Tolerable

Subsequent reviews

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

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures; Fire Risk Assessment – Level 2 Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service Risk Rating of Block	

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/info/200195/contact_the_council/283/feedb ack_and_complaints](https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints) or by phone on 0121 569 6000.

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

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

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

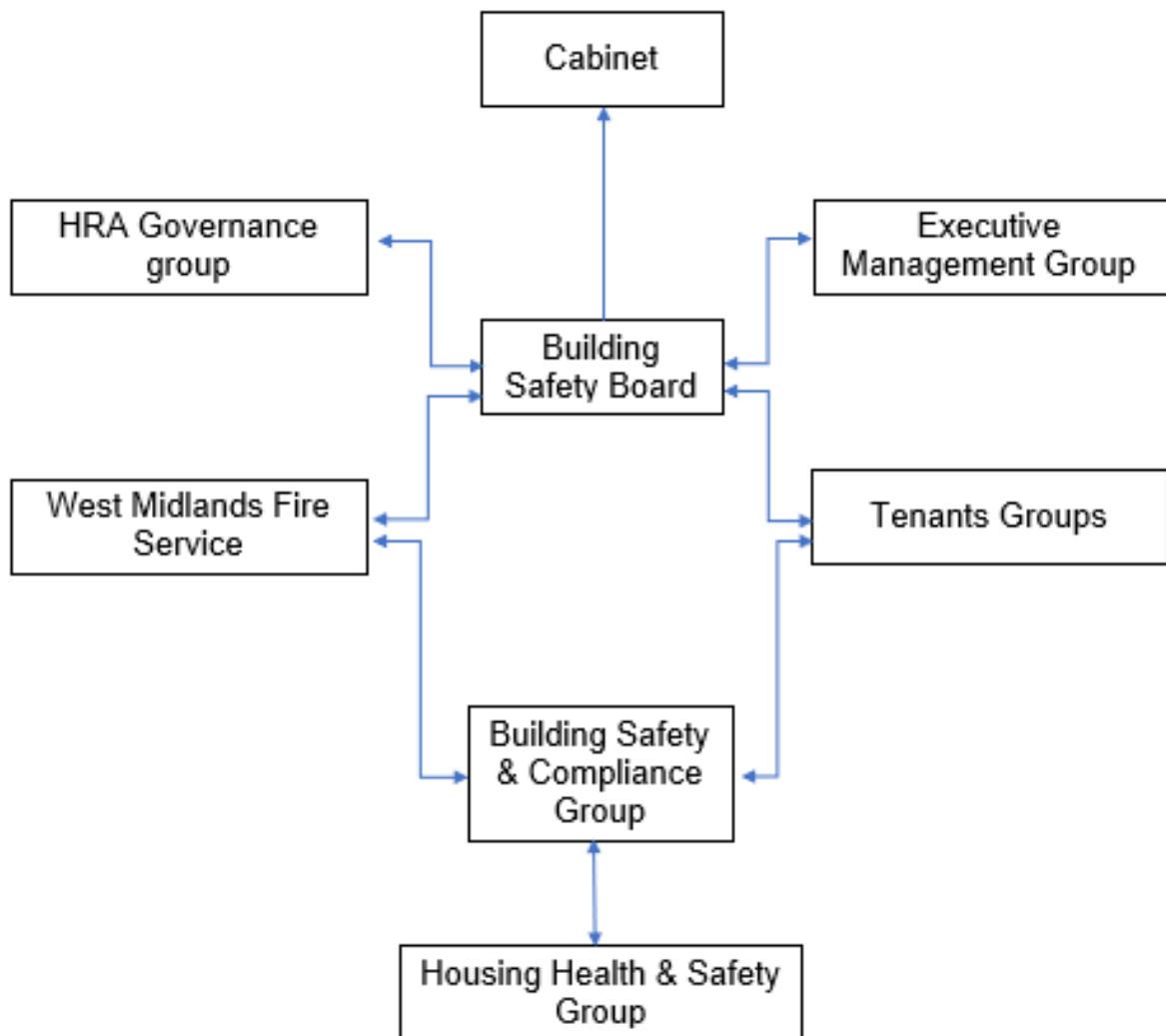
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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</p> <p>Telecommunications on roof.</p> <p>External wall system comprises of Rockwool insulation, granite panels to ground floor entrance, Ibstock brickwork, Marley eternity cement boards to balconies, Wienerberger terracotta tiles, Structherm mineral wool render and HPL panels.</p> <p>Anti-bird netting / screening / curtains have been installed to balconies of 20 flats.</p>	Tolerable

<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There are 2 protected staircase's that provide a sufficient means of escape.</p> <p>All communal doors along the means of escape are self-closing FD30s nominal fire doors with combined intumescent strips / cold smoke seals & vision panels.</p> <p>Flat entrance doors are predominantly FD30s nominal composite or FD30s nominal timber fire doors.</p> <p>Three flat entrance door sets with damage have been reported and repairs / replacement scheduled.</p>	<p>Trivial</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within flats is installed to a minimum of LD3 standard.</p> <p>Fire alarm system to community room.</p> <p>Fire alarm system to server room.</p> <p>Automatic opening vents are installed to both stairwells, atrium, corridors on 1st – 10th floors and in wings.</p> <p>A fire suppression system is provided to the bin stores.</p>	<p>Trivial</p>
<p>Section 9</p>	<p>Emergency Lighting</p> <p>The premises has a sufficient self-contained 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 around flats stairwells and lift shafts.</p> <p>All flat entrance doors are 30-minute fire doors with intumescent strips & cold smoke seals.</p> <p>All service / storage cupboard doors are minimum 44mm 30-minute fire doors.</p> <p>Evidence of appropriate fire stopping to penetrations in service shafts / cupboards.</p> <p>Door to soil stack shaft requires attention to lock.</p>	<p>Tolerable</p>
<p>Section 11</p>	<p>Fire Fighting Equipment</p> <p>There is a fire hydrant adjacent the front main entrance.</p> <p>There are 2 dry riser systems one for each protected stairwell.</p> <p>There are portable fire extinguishers in the lift motor room, laundry, server, community and meeting rooms.</p> <p>Fire suppression system in both bin stores.</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 photoluminescent wayfinding signage is displayed throughout the building.</p> <p>Escape signage to 1st & 2nd floor wing staircases.</p>	<p>Trivial</p>
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
Section 14	<p>Sources of Ignition</p> <p>The fixed electric tests should be done every 5 years, last test stated the install was satisfactory, date was 24/6/19.</p>	<p>Trivial</p>
Section 15	<p>Waste Control</p> <p>Accumulation of waste to be removed from anti-pigeon spikes at the rear of the building.</p> <p>Refuse containers for retail units are stored against the rear of the building.</p>	<p>Tolerable</p>
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>	<p>Trivial</p>
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>	<p>Trivial</p>

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 the addition of anti-bird netting and / or screening to 20 x individual balconies and retail waste containers that are stored at the rear of the building.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include FD30s doors to flat entrances & communal corridors / landings, alongside suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation system to each staircase, corridors and atrium and 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

Interim Director of Housing

Dean Epton

Assistant Director Building Compliance

Phil Deery

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

Lee Mlilo

Abdul Monim Khan

Housing Office Manager

Rachel Price

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

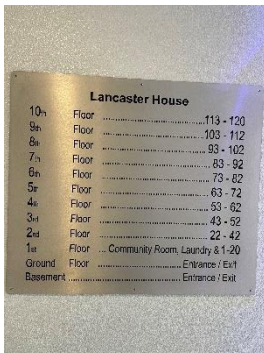
Lancaster House
Oldbury Road
Rowley Regis
West Midlands
B65 0QF

Description of the Property

This high-rise block was designed & constructed in approximately 1965 for general needs housing and retail units, utilising a concrete frame and masonry infill along with a flat roof construction.



The main central elevation consists of 12 storeys, the two side elevations consist of 4 stories all-inclusive of lower ground & ground floors. There are a total of 117 flats within the building.



Lancaster House	
10 th Floor	.....113 - 120
9 th Floor	.....103 - 112
8 th Floor	.....83 - 102
7 th Floor	.....83 - 92
6 th Floor	.....73 - 82
5 th Floor	.....63 - 72
4 th Floor	.....53 - 62
3 rd Floor	.....43 - 52
2 nd Floor	.....22 - 42
1 st Floor	.....Community Room, Laundry & 1-20
Ground Floor	.....Entrance / Exit
Basement	.....Entrance / Exit

During 2010 refurbishment works the external wall system to all elevations was upgraded to include Rockwool duo slab insulation (class A1), Ibstock brick masonry, Structherm mineral wool insulated render

(Class A2), Wienerberger Argeton terracotta tiles (class A1) and CEP claddings Ltd high-pressure laminate panels (class B,s2,d0).

The residential parts of the block have a main entrance/exit to the ground floor front elevation with a further entrance/exit to each of the two staircases.



There is a further entrance/exit to the rear at ground floor and lower ground floor levels.

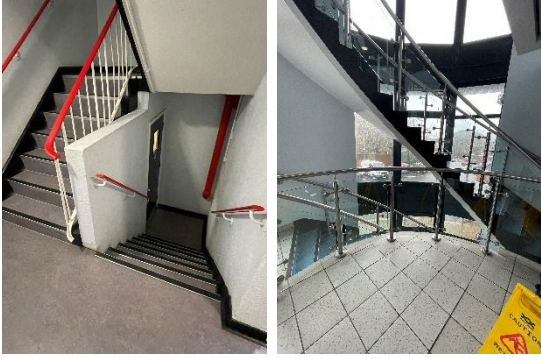


All entrances are accessed using a door entry system with a fob reader. Additionally, each entrance has a firefighter override switch that can be operated by use of a drop latch key.

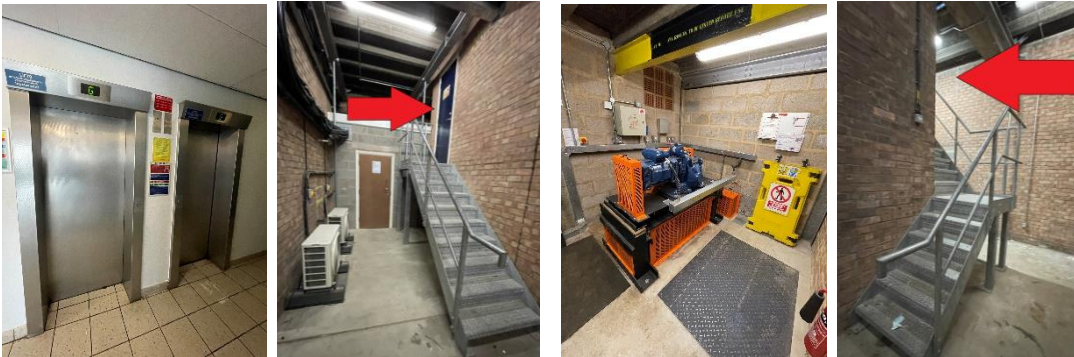


All floors are served by 1 of 2 protected staircases. Additionally, there is a third staircase that serves from lower ground rear entrance atrium to the 1st floor.

Fire Risk Assessment



There are two passenger lifts (odds & evens) which serve floors lower ground to 10. There are two lift motor rooms which are accessed via a service door on the 10th floor.



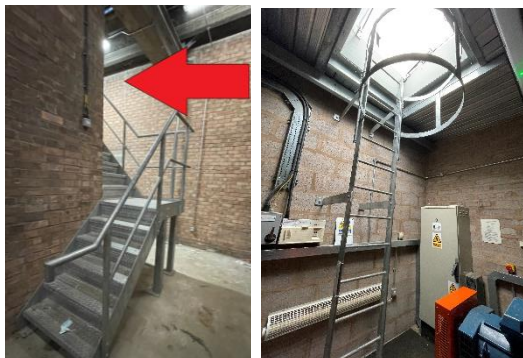
There is a room that houses telecommunications equipment which is also accessed via the service door on the 10th floor.



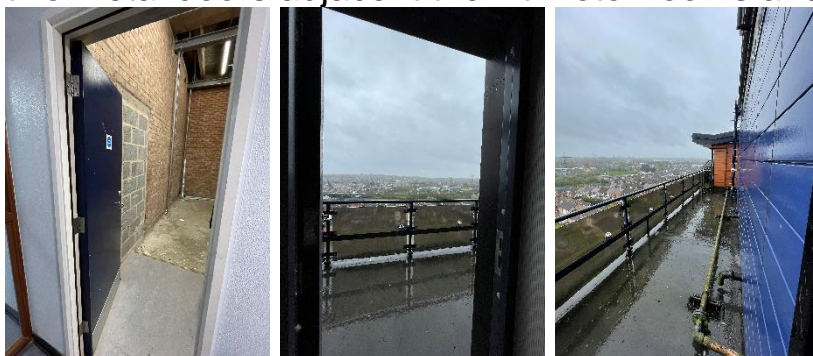
A further service door on the 10th floor leads to a water tank room.



Access to the upper roof can be gained via a hooped metal ladder within the lift motor room.



Access to the external perimeter edge roof of the 10th floor is via one of two metal doors adjacent the lift motor rooms and in the tank room.



There is a community room with a small kitchenette on the 1st floor. The room benefits from an automatic fire alarm system which is independent to the rest of the building. Evidence of weekly testing was noted.



There is a communal laundry room with washing and drying equipment on the 1st floor. Each appliance is annually tested in May and has an isolation switch above. It was noted that there is a wall mounted fan extraction installed and a Co2 portable fire extinguisher adjacent the entrance door. The room has a fob access system.

Fire Risk Assessment

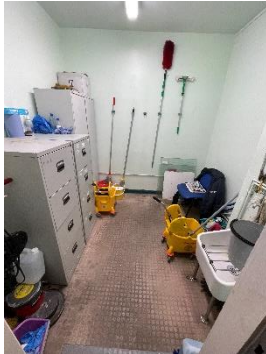


Service Visit Report		Site Lancaster House		Date	17.05.23	
CHAPMANS THE ELECTRICAL PEOPLE						
Tumble Driers			Check List			
Reference	Make	Model	Control Panel	Wiring	Earth	Comments
4096880058	Miele	T 7135 DRYER	OK	OK	OK	No faults found, good condition
Washing Machine			Check List			
Reference	Make	Model	Control Panel	Wiring	Earth	Comments
4096881223	Miele	W 5665 WASH LP	OK	OK	OK	No faults found, good condition
4096881226	Miele	W 5665 WASH LP	OK	OK	OK	No faults found, good condition
Engineer	DAVID GREEN					

There is a caretaker's office to the ground floor lobby.



There is a cleaner's store to the ground floor lobby.



There is storage room to the ground floor lobby which is used by residents to store and charge mobility scooters. It was noted that this room does not have any means of fire detection and is secured by a nominal FD30s door which isn't self-closing.

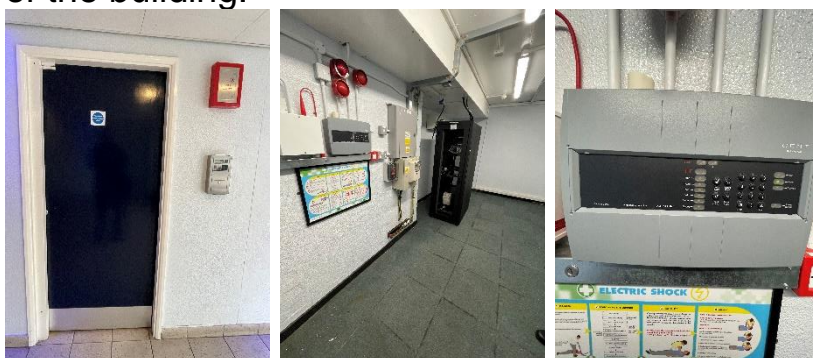


There is a meeting room with a small kitchenette adjacent the front main ground floor entrance.



The lower ground lobby contains several rooms.

There is a server room which is accessed utilising a firefighter override switch or by pressing the concierge button. The room benefits from a fire alarm system that is remotely monitored and is independent to the rest of the building.



There is a switch room, general store room and service door which provides access to a soil stack shaft also at lower ground floor level.



At lower ground floor level there is a door which provides access to an area designated as the basement. This basement area is on the same level as the lower ground floor (see building plans section in section 5).

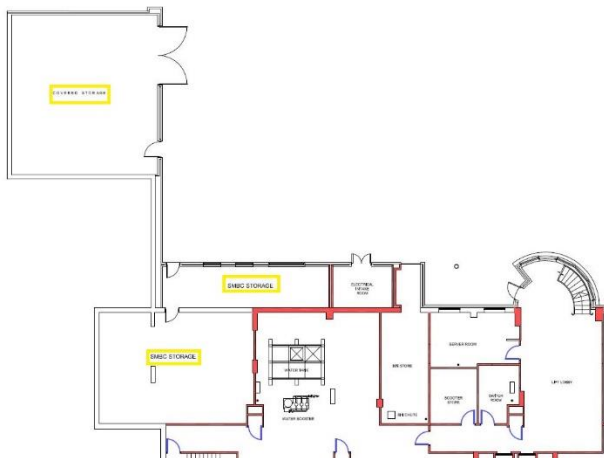


There are two bin stores which are accessed from the rear carpark at lower ground level. Each store has a fire suppression system and chute closer plate with automatic closure function.

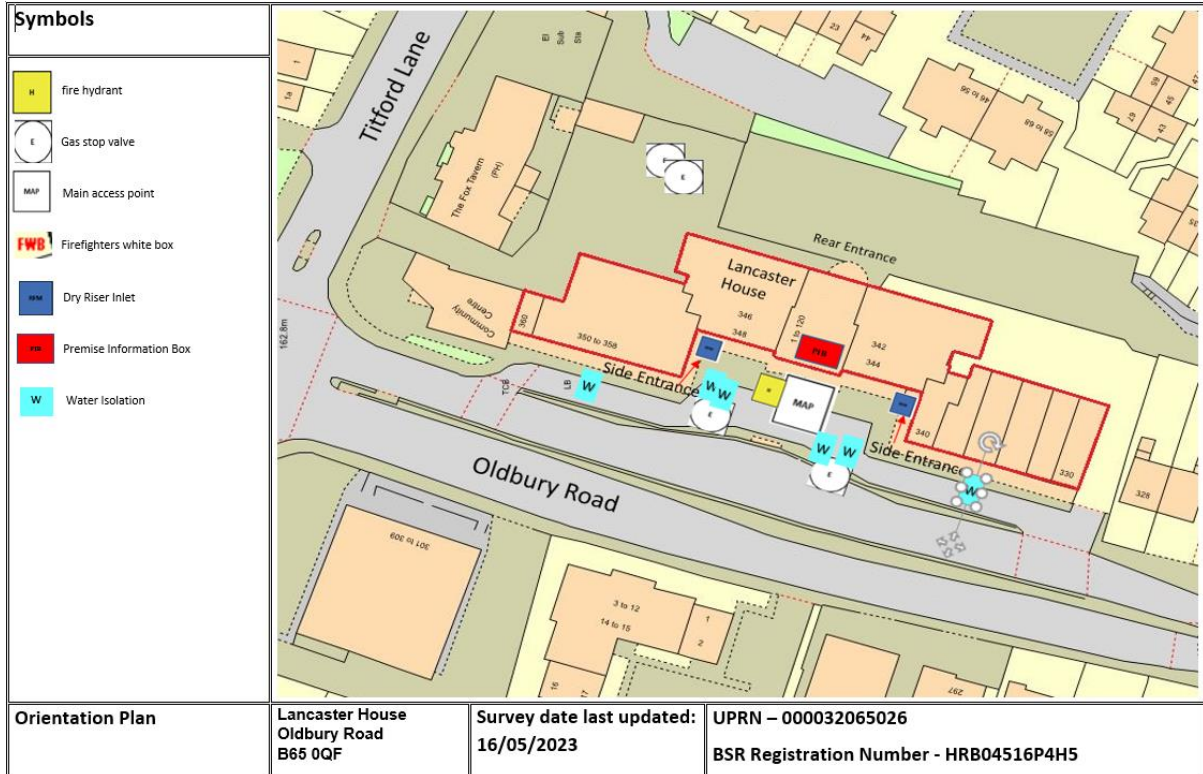


There is an electrical intake room accessed from the rear lower ground carpark.

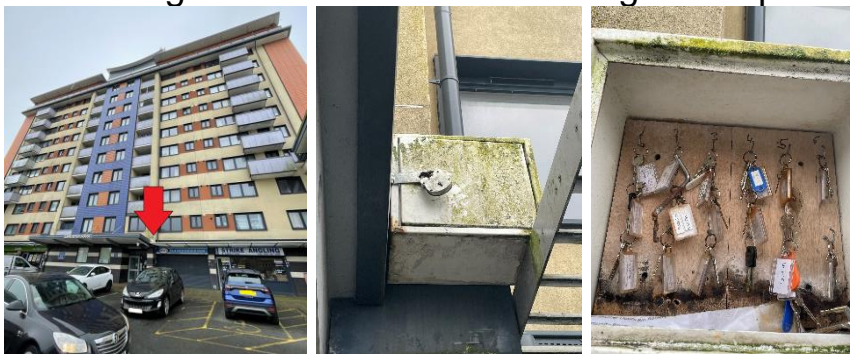
There are several storage rooms to the rear of the building (highlighted yellow below) which are used by SMBC maintenance staff. All rooms are secured by lock and key.



On arrival Information (for WMFS)



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



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



There is 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 a plan to indicate the location of those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).



The fire hydrant is in front of the main entrance.



There are two dry riser systems at Lancaster House. The inlet cupboards are both to the front of the building adjacent the protected stairwell exits. The key for the inlets is within the firefighter's white box.



Dry riser outlets are available on each half landing within each protected stairwell. The riser cupboards are secured with a suited cylinder key / lock except for the 10th floor riser cupboards which secured with a suited 54 key mortice lock. The keys are held in the firefighter's white box.



The bin stores are at the rear of the building and are protected with a fire suppression system. The control panels are located on the wall in each store. Each chute is also protected with an automatic closure plate with manual override. The systems were last serviced October 2023



Automatic Opening Vents (AOV) have been installed throughout the building to the atrium, corridors & stairwells. The information panel & firefighter override switch are immediately right inside the front main entrance. There is an additional override switch on each 10th floor landing.

Fire Risk Assessment



There is a firefighter's lift override switch between the ground floor lift cars. This is operated by the drop latch key.



There are two lift motor rooms which are accessed via a service door on the 10th floor.



Within the right-hand side lift motor room is a hooped metal ladder which provides access to the highest part of the external roof.



There is a WMFS Hydraulic Door Opener stored in a secured cupboard within the ground floor meeting room which is adjacent the Premise Information Box. The cupboard is secured with a Bridge Door padlock. The door opener is a shorter version than the ones carried on WMFS fire appliance and is specifically designed for the narrower front entrance doors at Lancaster House.



There is a fire alarm panel and detection system within the 1st floor community room (Image A). The system provides detection to the community room only.

There is a fire alarm panel and detection system to the lower ground floor server room (Image B). The system provides detection to the server room only.



Fire Risk Assessment

Address: Lancaster House Oldbury Road B65 0QF		Survey date: 16/05/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, breadth and height			
Construction	Waites. Concrete/ Brick, brick cavity, and external insulation capped with a laminate clad with a steel frame cladded roof and balconies. Strutherm Insulated mineral wool render (Fire classification A2) and Wienerberger Arggilton brick-tile façade (Fire classification A1). The newly constructed top floor has a CEP Claddings Ltd Bauclad high-density laminate board façade (Fire classification B-s2, d0).		
Number of floors	12 including ground floor and lower ground (basement levels)		
Layout	<p>The block consists of 12 storeys (inclusive of the ground floor & Basement) 1st floor contains 19 dwellings with a communal area and a laundry room also on this floor, 2nd floor contains 21 dwellings, floors 3-9 all consist of 10 number dwellings with the 10th floor containing 9 dwellings</p> <p>On the 1st and 2nd floors there are additional wings to each of the side elevations.</p> <p>Shops are located on the ground floor.</p> <p>The ground floor consists of cleaners' stores / facilities located on the ground floors, adjacent to mobility scooter room. There is a Caretakers Welfare / Office facility also located on the ground floor adjacent to the staircase leading to the lower ground floor. Communal room to the left of the main entrance as you enter the block, server room located at the basement level.</p> <p>All entrances to front and rear, has a firefighter override by use of a drop latch key.</p> <p>The block has 5 ingress/ egress points. Main access point at the central front elevation, 2 further access points via the front elevation these entrances are nearest the dry riser with 2 access points via the rear of the building accessed via the carparks.</p> <p>2 lifts that serve alternating floors for the block and both can be accessed on the ground and basement level.</p> <p>3 stairwells that serve the block, 2 stairwells serve every floor of the block located either end of the flat lobby areas and one central staircase serving the ground and lower ground.</p> <p>FD30s compartment doors in lobby areas create good compartmentation for the block.</p>		
Lifts	2 lifts that serve alternating floors. Both lifts can be accessed from the ground and lower ground floors.		
Types of entrance doors	Flat entrance doors are predominantly FD30s Permadoor construction.		
Rubbish chutes/ bin rooms	Yes 2, secured behind FD30s timber doors		
Common voids	No		
Access to roof/ service rooms	<p>There are several access points to the roof.</p> <p>Access via motor room (full height door located on 10th Floor) provides access either through full height doors or hoop ladder onto pitched roof area.</p> <p>Further access to roof area can be gained via the tank room (full height door located on 10th Floor opposite lift) provides access to the roof through full height door.</p>		
Occupants	Approx. 240 based on an average of 2 occupants per flats (117 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	Fire alarm that serves the community room on the first floor and the CCTV room on the lower ground, other than this early warning systems are limited to hard wired or battery-operated smoke vents		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building. CCTV to Concierge service.		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant located at the front elevation to the building, fire hydrant / water isolation points located on the orientation plan, there are 2 dry risers that serves the building outlet located on the floor plans provided.		
Fire mains	2 dry riser inlets (twin valve) are located on the front elevation at the two access points to the side of the main entrance this can be seen on the orientation plan for the block. Cylinder key for riser outlet cupboards up to the 9 th and 54key (mortice) for the 10 th floor outlets		
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 within flat lobby areas at the end of corridors as well as within the communal stairwells. Controls are located within service cupboards with a main control panel located on the ground floor		
Sprinkler system	A drenching system is provided to the refuse chute bin stores		
DANGEROUS SUBSTANCES			
Location, type, and quantity	<p>2ND FLOOR HOSE REEL CUPBOARDS X 2 – FLOOR TILES THERMOPLASTIC - SEALED PRESUMED CHRYSOTILE</p> <p>1ST FLOOR HOSE REEL CUPBOARDS X 2 – FLOOR TILES THERMOPLASTIC - SEALED PRESUMED CHRYSOTILE</p> <p>BASEMENT – ELECTRICAL DISTRIBUTION BOARDS – FLASH PADS CLOTH - UN-SEALED PRESUMED CHRYSOTILE</p>		
SERVICES			
Electricity	Dedicated electrical intake points located at the rear car park to the block.		
Gas	Gas isolation points located on the orientation plan.		

Fire Risk Assessment

High/Low Rise	High
Number of Floors	12
Date of Construction	1965
Construction Type	Concrete / Masonry Wates
Last Refurbished	2009/10
External Cladding	Rockwool duo slab insulation (class A1), lbstock brick masonry, Structherm mineral wool insulated render (Class A2), Wienerberger Argeton terracotta tiles (class A1) and CEP claddings Ltd high-pressure laminate panels (class B,s2,d0), Marley Eternit Cement Boards (Class A2), & Granite Panels.
Number of Lifts	2
Number of Staircases	3 (including stairs from ground to lower ground to access rear car park)
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	Yes – 1 x serves the 1 st floor community room only. Another serves the lower ground floor Server room only.
Refuse Chute	Yes x 2
Access to Roof	There are several access points to the roof. Access via motor room (full height door located on 10th Floor) provides access either through full height doors or hoop ladder onto pitched roof area. Further access to roof area can be gained via the tank room (full height door located on 10th Floor opposite lift) provides access to the roof through full height door.
Equipment on roof (e.g. mobile phone station etc)	Yes – EE Telecommunications

Persons at Risk

Residents / Occupants of 117 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)

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.

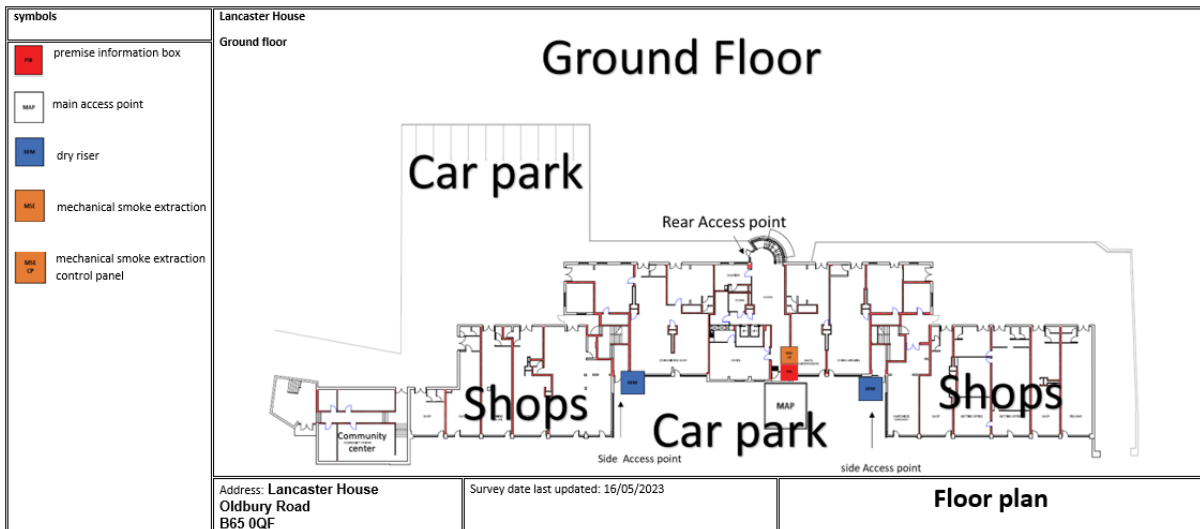
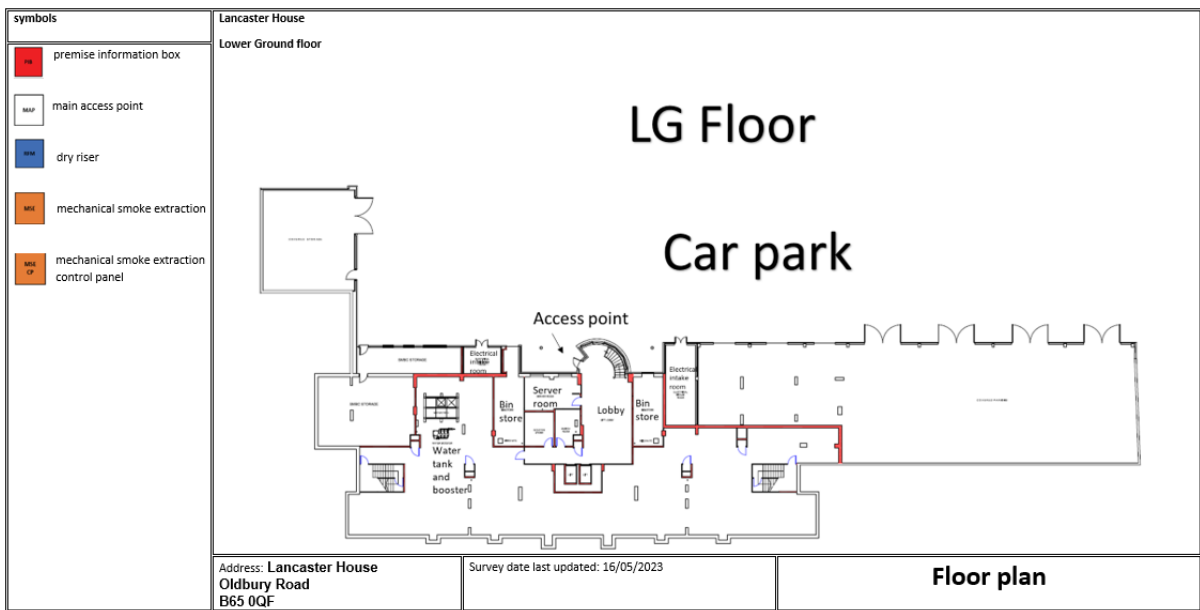
The enforcing authority is West Midlands Fire Service

Section 5

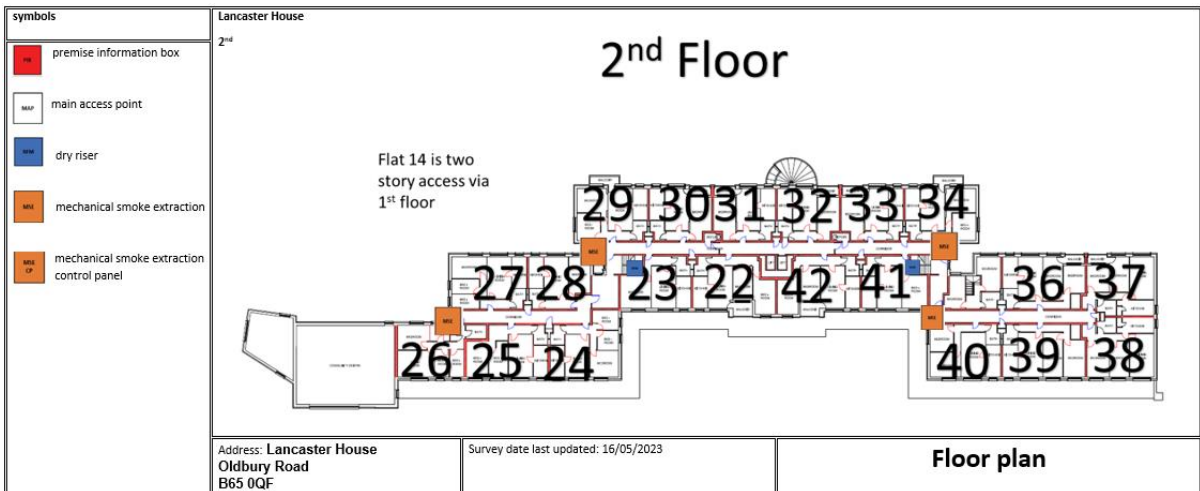
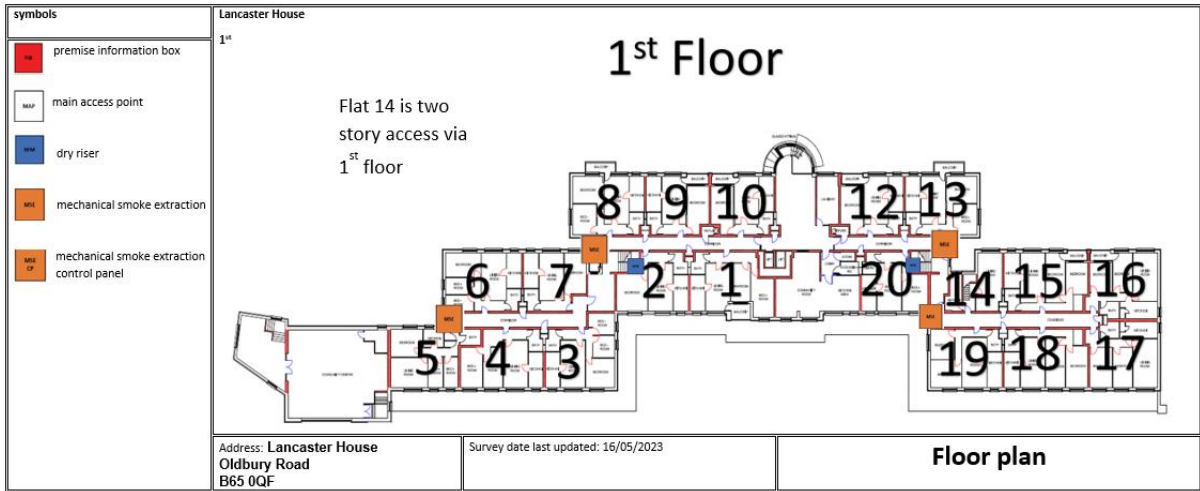
Building Plan

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

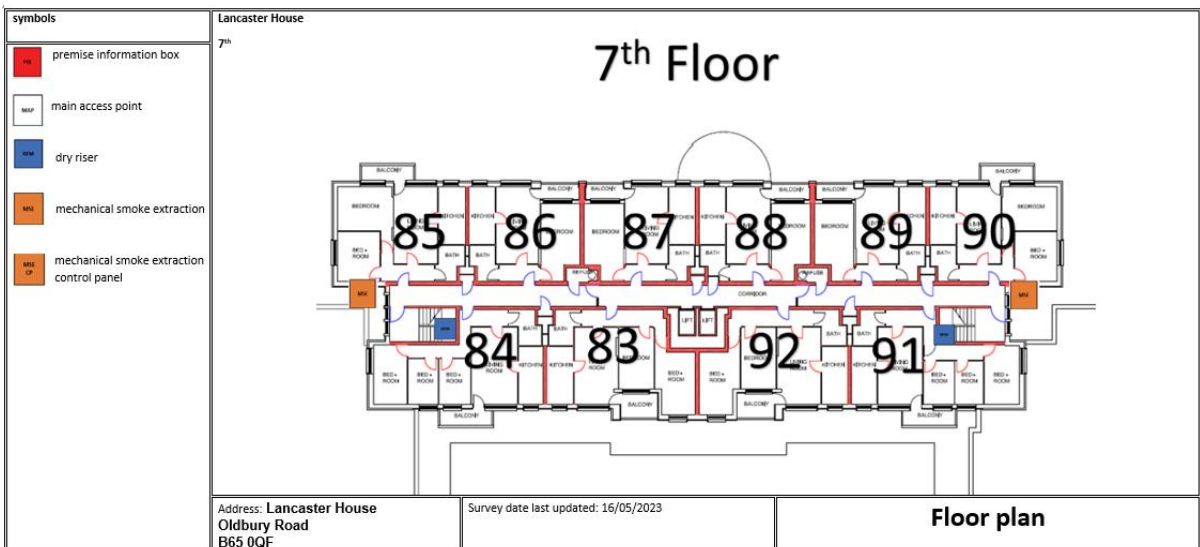
The plans have been shared with WMFS electronically via their portal.



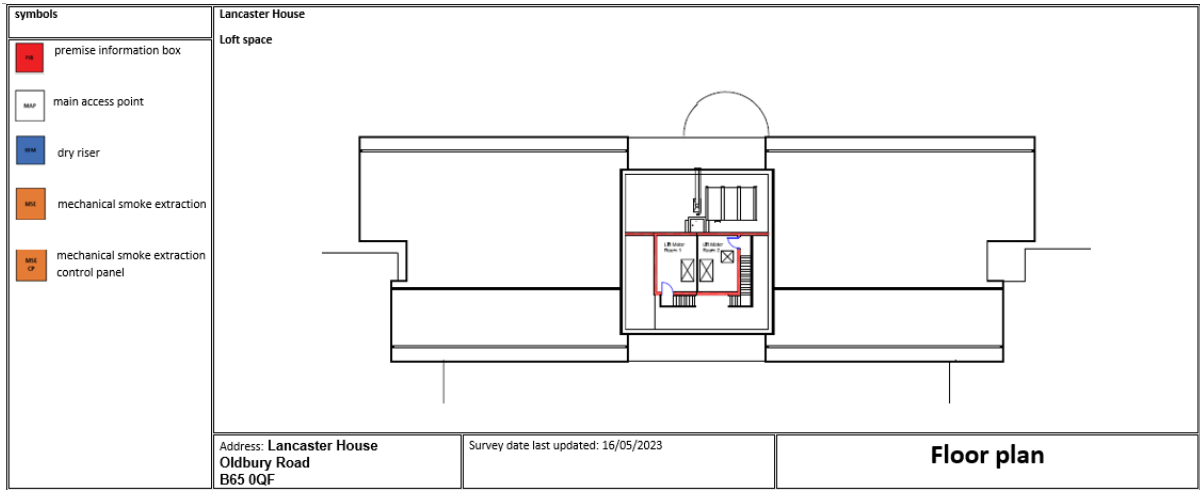
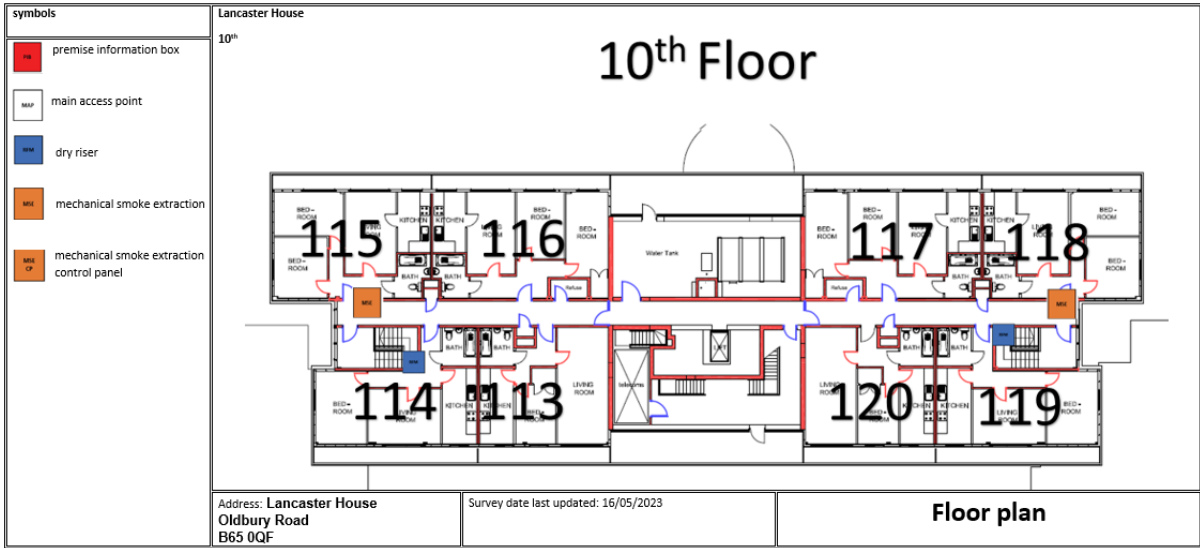
Fire Risk Assessment



Typical Upper Floor



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

However, SMBC are currently procuring the services of a suitable contractor to conduct an intrusive external wall survey of the building.

Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA, with limited onsite resources and prior to the planned intrusive external wall survey.

It is deemed that the combination and application of these materials in conjunction with a non-combustible mineral wool insulation present an acceptable level of fire risk.

However, the presence of combustible screening & netting that some residents have installed to their balconies could potentially support the external spread of flame in the event of a fire.

Front Elevation



Rear Elevation



South Elevation



North Elevation



Lancaster House has 5 separate areas of cladding consisting of;

- Ibstock brick masonry.
 - CEP Claddings Ltd high pressure laminate panels class B,s2,d0
 - Structerm mineral wool insulated render class A2 – 1st – 8thth floors.
 - Wienerberger Argeton terracotta tiles class A1
 - Marley Eternit cement boards to balconies Class A2.
 - Granite panels to ground floor entrance
- 1) Mineral wool manufactured by Rockwool (classification A1) has been used to insulate the external wall system.
 - 2) The pitched roof is a steel framed construction with aluminium standing seam with mineral wool core.
 - 3) Entrance doors and communal windows are powder coated aluminium units. Windows to individual flats are powder coated aluminium externally and timber internally.



- 4) Each flat within the block has access to an individual balcony. The balconies are constructed utilising cantilevered concrete and are clad with Marley Eternit Board.
-



5) Combustible curtains & netting have been installed to the balcony of flat 10.



6) Combustible netting appears to have been installed to the balcony of flat 9.



7) Combustible netting appears to have been installed to the balcony of flat 33.



8) Combustible screening has been installed to the balcony of flat 30.



9) Combustible netting appears to have been installed to the balcony of flat 88.



10) Combustible netting appears to have been installed to the balcony of flat 98



11) Combustible netting appears to have been installed to the balcony of flat 56.



12) Combustible netting appears to have been installed to the balcony of flat 67.



13) Combustible netting appears to have been installed to the balcony of flat 66. It also appears there is some kind of timber storage shed / unit which should be removed.



14) Combustible netting appears to have been installed to the balcony of flat 96.



- 15) Combustible netting appears to have been installed to the balcony of flat 106.



- 16) It appears that combustibles may have been installed to the balcony of flat 118 (top floor).



- 17) Decorative string type lighting has been installed to the balcony of flat 76. The material could potentially support the external spread of flame.



- 18) It appears that combustibles have been installed to the balcony of flat 36.



19) It appears that combustibles netting has been installed to the balcony of flat 37.



20) It appears that combustibles netting has been installed to the balcony of flat 84.



21) It appears that combustibles curtains have been installed to the balcony of flat 1



22) It appears that combustible netting has been installed to the balcony of flat 83.



23) It appears that combustible curtains have been installed to the balcony of flat 92.



24) It appears that combustible netting has been installed to the balcony of flat 102.



Section 7

Means of Escape from Fire

- 1) The site has 2 protected staircases that provide a sufficient means of escape. Each staircase in width is 960mm from hand rail to wall.



- 2) Additionally, there is a third staircase (open plan) that serves from lower ground rear entrance atrium to the 1st floor.



- 3) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
 - 4) The dead-end corridors in the 1st & 2nd floor wings form part of the means of escape and exceed 7.5m. However, taking into account the construction date of the building (1965) the control measures in place to include, an Automatic Opening Vent, nominal FD30s composite fire doors to flat entrances, 1-hour horizontal & vertical fire resistance around the flats & stairwell, protected corridor within flats, emergency lighting and a nominal FD30s self-closing communal door with vision panels separating the dead-end portion of the corridor from the rest of the means of escape, it is deemed the risk is sufficiently mitigated.
-

- 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 nominal FD30S timber doors with vision panels and combination frames. All doors were installed during the 2009/10 refurbishment works.



- 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) 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.
-

- 11) Automatic opening vents have been installed to both stairwells and corridors including the dead-end corridors in the two wings. The information panel and firefighter override switch are located in the ground floor entrance lobby.



- 12) Communal windows to each stairwell are openable.



- 13) The refuse chute hoppers are fitted with seals. There are two hoppers per floor from the first floor upwards. All hoppers are located in cupboards installed with a nominal timber FD30s self-closing door and a ventilation pipe with intumescent liner.



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

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



- 16) 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.

- 17) Dry riser inlets are located on the ground floor adjacent the shops (front) elevation within glazed external cupboards.



- 18) At the time of the inspection the right-hand side riser inlet was blocked by a steel cabinet belonging to the Londis convenience store. With the assistance of the storekeeper the cabinet was relocated, and appropriate advice was given to ensure the area is kept clear.



- 19) Dry riser outlets are available on each half landing within each protected stairwell.



- 20) The building has sufficient passive controls that provide effective compartmentation in order 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.

- 21) Individual flat doors are FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. Flats 12, 29, 50,67,78 & 103 have nominal timber flush FD30s doors.

- 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 by residents etc.

- a) Flat 85 – Door was correct.



- b) Flat 101 – Door was correct.
-



c) Flat 102 – Door was correct.



d) Flat 96 – Door was correct.



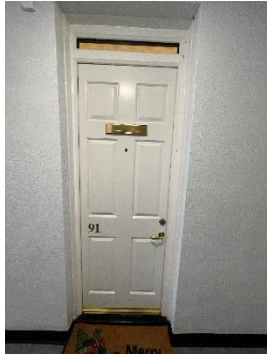
e) Flat 94 – Door was correct.



f) Flat 88 – Door was correct.



g) Flat 91 – Door was correct.



h) Flat 36 – Door was correct.



i) Flat 87 – Door was correct.



j) Flat 50 – The door installed was temporary timber flush FD30s nominal door. The door was noted as correct but with some slight damage to the frame. A new composite FD30s

composite fire door set has been scheduled to be installed
25th April 2024 (JM13379209)



23) Flat 67 wasn't accessible however, it was noted that the door and transom had superficial damage. SMBC Job Manager system confirms that an emergency replacement fire door set has been requested and approved (JM13397529).



24) Flat 107, the transom glass above the entrance door has been damaged and is cracked. SMBC Job Manager system confirms that a replacement has been ordered.



Section

8

Fire Detection and Alarm Systems

- 1) Early warning within flats is limited to hard wire or battery smoke alarms. 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 LD3 or LD1 Standard.

Flat 36 – LD1

Flat 87 – LD3

Flat 88 – LD3

Flat 91 – LD3

Flat 94 – LD3

Flat 96 – LD3

Flat 101 – LD3

Flat 102 – LD1

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 corridors, lobbies, landings and stairs. 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) There is a fire alarm system to the 1st floor community room. The system provides detection & alarm to this room only. The alarm panel is located just inside the entrance door. The system is serviced 6 monthly & evidence of weekly testing was displayed.
-



- 5) There is a fire alarm system to the lower ground floor server room. The system provides detection, monitoring & alarm to this room only. The alarm panel is located just inside the entrance door. The system is serviced 6 monthly.



- 6) A fire suppression system is provided to both refuse chute bin stores. An approved contractor maintains the systems. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. The control panel for the systems are located in each bin store.



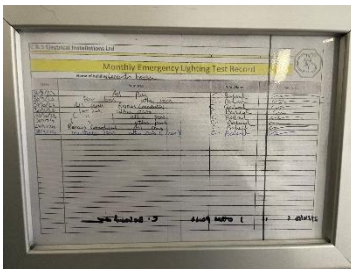
Section 9

Emergency Lighting

- 1) The premises have 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 rooms.
- 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.

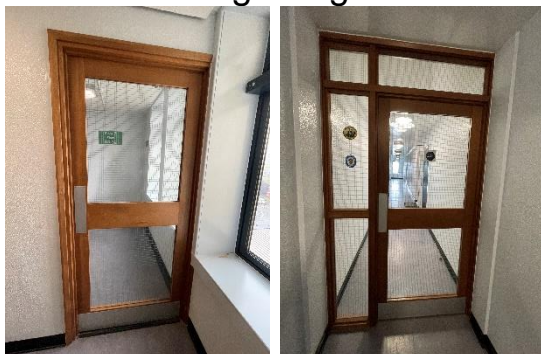


Section 10

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 a minimum 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 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 communal landing, corridors & staircases are protected by use of FD30S timber doors with vision panels and combination frames. Fire resistant glazing has been installed to all vision panels.



- 6) All service cupboards doors and doors to staff and communal rooms are either 44mm FD30s or 54mm FD60s nominal fire doors and are locked with all keys available in the firefighter's white box.
-



- 7) There are two hoppers per floor from the first floor upwards. All hoppers are located in cupboards installed with a nominal timber FD30s self-closing door and a ventilation pipe with intumescent liner.



- 8) Cabling is run through metal trunking with intumescent pads or pillows.



- 9) An intumescent ventilation grill was noted in the lower ground floor switch cupboard.
-



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



- 11) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 12) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 13) Lower Ground Floor – door to soil stack shaft in cupboard adjacent the server room requires attention to mortice lock to ensure it can be locked shut.**



- 14) Individual flat doors are nominal FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices.
-

Flats 12, 29, 50,67, 78 & 103 have nominal timber flush FD30s doors.

1 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
2 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
3 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
4 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
5 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
6 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
7 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
8 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
9 Lancaster House;Oldbury Road;Rowley Regis;West M	Permadoor
10 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
11 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
12 Lancaster House;Oldbury Road;Rowley Regis;West	Timber door
13 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
14 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
15 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
16 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
17 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
18 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
19 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
20 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
21 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
22 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
23 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
24 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
25 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
26 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
27 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
28 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
29 Lancaster House;Oldbury Road;Rowley Regis;West	Timber door
30 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
31 Lancaster House;Oldbury Road;Rowley Regis;West	Nationwide
32 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
33 Lancaster House;Oldbury Road;Rowley Regis;West	Nationwide
34 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
35 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
36 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
37 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
38 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor

Fire Risk Assessment

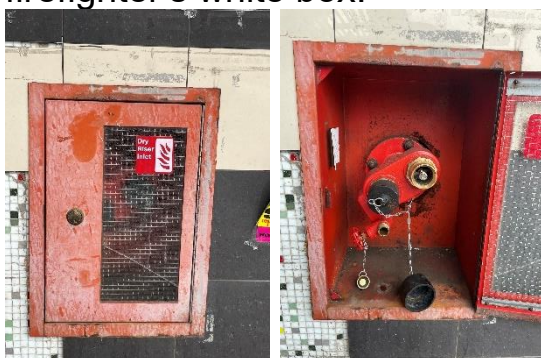
78 Lancaster House;Oldbury Road;Rowley Regis;West	Timber door
79 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
80 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
81 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
82 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
83 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
84 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
85 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
86 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
87 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
88 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
89 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
90 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
91 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
92 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
93 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
94 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
95 Lancaster House;Oldbury Road;Rowley Regis;West	Nationwide
96 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
97 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
98 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
99 Lancaster House;Oldbury Road;Rowley Regis;West	Permadoor
100 Lancaster House;Oldbury Road;Rowley Regis;Wes	Nationwide
101 Lancaster House;Oldbury Road;Rowley Regis;Wes	Hurst
102 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
103 Lancaster House;Oldbury Road;Rowley Regis;Wes	Timber door
104 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
105 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
106 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
107 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
108 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
109 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
110 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
111 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
112 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
113 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
114 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
115 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
116 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
117 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
118 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
119 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor
120 Lancaster House;Oldbury Road;Rowley Regis;Wes	Permadoor

Section

11

Fire Fighting Equipment

- 1) There are two dry riser systems at Lancaster House. The inlet cupboards are both to the front of the building adjacent the protected stairwell exits. The key for the inlets is within the firefighter's white box.



- 2) The riser outlets are available on each half landing in each protected stairwell (1st – 10th) within cupboards secured by suited cylinder key 1st – 9th floors & 54 key mortice locks on the 10th.



- 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 extinguishers are provided to the lift motor room, tank room, basement, laundry rooms, community and meeting rooms. Fire blankets are fitted in the kitchens of both the community and meeting rooms. Maintenance contracts in place for maintenance of

Section 12

Fire Signage

- 1) All fire doors display appropriate signage.



- 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.



Lancaster House	
10th Floor	113 - 120
9th Floor	103 - 112
8th Floor	93 - 102
7th Floor	83 - 92
6th Floor	73 - 82
5th Floor	63 - 72
4th Floor	53 - 62
3rd Floor	43 - 52
2nd Floor	22 - 42
1st Floor	Community Room, Laundry & 1-20
Ground Floor	Entrance / Exit
Basement	Entrance / Exit

- 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's. Signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022



- 6) Fire escape routes on the 1st and 2nd floor wing staircases and community room have directional fire escape signage displayed.



Section 13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers.
- 4) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Building safety and evacuation notices are displayed in common areas and lift cars.







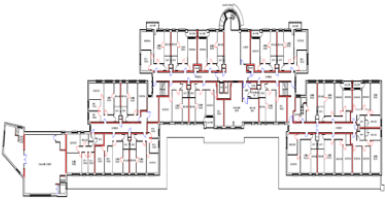















8) Information regarding use of fire doors is provided to residents.



9) Information regarding the Stay Put unless fire evacuation strategy is provided to residents.



- 10) 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	 LANCASTER HOUSE	FIRE SAFETY INFORMATION
<p>TO KEEP YOU SAFE WE DO THIS <small>(green background)</small></p>	<p>TO KEEP YOURSELF AND OTHERS SAFE, DO THIS <small>(blue background)</small></p>	<p>SAVE LIVES, DON'T DO THIS <small>(red background)</small></p>
 <p>Mains electrical system is tested every 5 years</p>	<p>FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE</p>	 <p>Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005</p>
 <p>Gas supply tested annually</p>		 <p>Stairs and corridors are escape routes and must be kept clear</p>
 <p>Water supplies checked in line with water hygiene regulations</p>		 <p>Emergency lighting comes on in the event of power failure and is checked monthly</p>
 <p>There is 4 yearly check of the structural condition</p>		 <p>Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance</p>
 <p>An asbestos survey has been completed and available on request</p>		 <p>Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS</p>
 <p>This building has protection against lightning strikes. The system is checked annually</p>		 <p>Smoke and heat detector/alarms are in resident's flats, server room and the community room only.</p>
 <p>There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.</p>	<p>THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <i>UNLESS</i> AFFECTED BY FIRE OR SMOKE.</p>	 <p>Smoke detectors in corridors and stairs are to open automatic vents and not to raise the alarm.</p>
 <p>The external façade is brick, Wienerberger clay tiles (class A1), mineral wool insulated render (class A2) and high-pressure laminate board (Class B-S2-d0).</p>	 <p>Fire safety advice</p> <p>Further information available at www.Sandwell.gov.uk, your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_millo@sandwell.gov.uk Abdulmonim_Khan@sandwell.gov.uk</p>	 <p>Sandwell FRAs</p>  <p>Bin rooms have sprinkler protection activated by smoke alarms</p>

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.

Kitchen appliances in community rooms were noted as having a PAT within the last two years.



- 8) Portable heaters are not allowed in any common parts of the premises.
- 9) 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 supply pipework is external to the building.



Section
15

Waste Control

- 1) There is a regular Cleaning Service to the premises **however, there is an accumulation of combustible waste building at first floor level / externally within the anti-pigeon device to the 1st floor wing behind the business premise “Chilli Hut”.**



- 2) Refuse hoppers are accessed on each floor from 1st to 10th floor.



- 3) Refuse containers are contained in the two bin stores to the rear elevation.



- 4) Regular checks by Caretakers minimise risk of waste accumulation.
- 5) 'Out of Hours' service in place to remove bulk items.
- 6) **A mixture of metal and plastic waste containers for the retail units are stored against the rear of the building with no consideration for safe distances. Waste containers are exposed to the risk of arson and accidental ignition therefore, there is a realistic scenario where a potential fire could spread from any of the waste containers to the flats above by means of heat radiation from flames and / or through ingress of smoke and embers through open windows and doors. It was noted that one waste container was placed against the wall and near to a gas riser (behind gate) however, this particular waste container is at a minimum risk to arson. A suitable area should be identified where all waste containers can be stored safely at a horizontal distance of 6 metres from the building as per the recommended guidance of the Confederation of Fire Protection Associations Europe (CFPA-E)**



**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) CCTV is in operation covering the ground floors, lifts and external areas. The system is monitored 365 days per year by the centralised CCTV control room located at the Sandwell MBC Operations and Development Centre, Roway Lane, Oldbury, B693ES.
- 4) There is no current evidence of arson.
- 5) The perimeter of the premises is well illuminated.

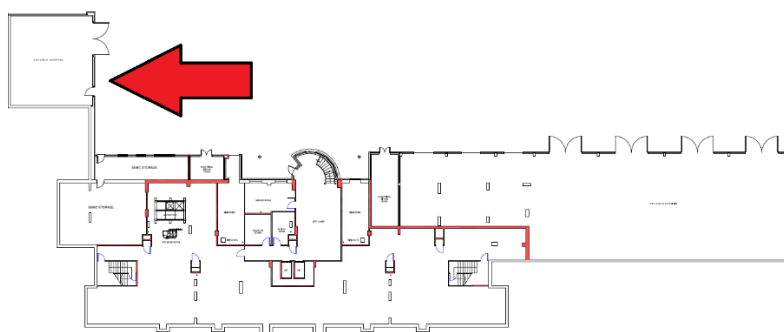


- 6) There have been no reported fire incidents since the last FRA (April 2022).
-

Section 18

Storage Arrangements

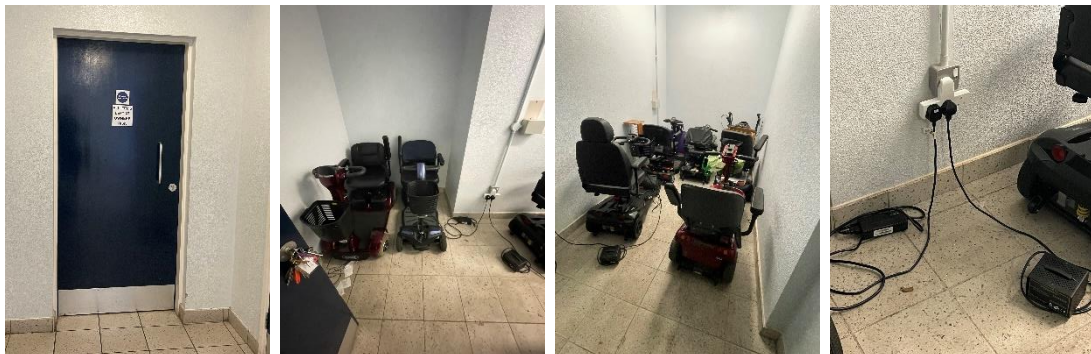
- 1) Residents instructed not to bring L.P.G cylinders into block (Notice displayed in lifts).
- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, 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.
- 6) There are a number of storage units located at lower ground floor level accessed externally from the rear car park. The units are for sole use of SMBC staff.



- 7) Two fuel cans were noted in the left side store. Fuel cans should be stored in an appropriate steel container or removed from the building.



- 8) There is a room utilised for the storage of resident's mobility scooters. The room is accessed from the ground floor lift lobby via a secured FD30s nominal timber fire door (not self-closing). There was evidence of battery charging with two scooters plugged in to a single gang socket via an extension adaptor. The 13-amp adaptor was noted as not being overloaded (8 amps). Other items such as a folding mattress and a shelving unit were noted in the room. There is no fire detection system to alert residents prior to entering the room nor is there any fire suppression system. Fire & smoke logging in this location could potentially affect the lift lobby should a resident fail to close the door upon discovering a fire.



Section
19

**Additional Control Measures;
Fire Risk Assessment - Level 2
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 Level 2 Action Plan



Name of Premises or Location:


Lancaster House

Date of Action Plan:




17/04/24

Review Date:




<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/5	Flat 10 - Remove installed curtains and netting from balcony		P2	Within 1-3 months Housing Manager	




Fire Risk Assessment

6/6	Flat 9 – Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/7	Flat 33 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/8	Flat 30 – Remove installed screening to balcony.		P2	Within 1-3 months Housing Manager	




Fire Risk Assessment

6/9	Flat 88 - Remove installed netting from balcony		P2	Within 1-3 months Leaseholder Management	
6/10	Flat 98 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/11	Flat 56 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	




Fire Risk Assessment

6/12	Flat 67 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/13	Flat 66 – Remove installed netting and timber structure from balcony.		P2	Within 1-3 months Housing Manager	
6/14	Flat 96 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	




Fire Risk Assessment

6/15	Flat 106 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/16	Flat 118 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/17	Flat 76 - Remove the decorative string lighting that's installed to balcony		P2	Within 1-3 months Housing Manager	

Fire Risk Assessment

6/18	Flat 36 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/19	Flat 37 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
6/20	Flat 84 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	

Fire Risk Assessment

6/21	Flat 1 – Remove curtains that have been installed to balcony	 A photograph showing a balcony of Flat 1. The balcony has a grey metal railing and a blue curtain hanging from it. The building facade is yellow and blue.	P2	Within 1-3 months Housing Manager	
6/22	Flat 83 - Remove installed netting from balcony	 A photograph showing a balcony of Flat 83. The balcony has a grey metal railing and a netting installed. A red arrow points to the netting. The building facade is yellow and blue.	P2	Within 1-3 months Housing Manager	
6/23	Flat 92 - Remove curtains that have been installed to balcony	 A photograph showing a balcony of Flat 92. The balcony has a grey metal railing and a white curtain hanging from it. A red arrow points to the curtain. The building facade is yellow and blue.	P2	Within 1-3 months Housing Manager	

Fire Risk Assessment




6/24	Flat 102 - Remove installed netting from balcony		P2	Within 1-3 months Housing Manager	
10/13	Lower Ground Floor – Adjust mortice lock to soil stack shaft door to ensure can be locked shut. (Adjacent server room)		P2	Within 1-3 months Fire Rapid Response JM:13703828	19/04/2024

Fire Risk Assessment


15/1	Remove accumulation of combustible waste trapped in anti-pigeon spikes at 1 st floor level rear of left wing (rear of chilli Hut)		P2	Within 1-3 months Caretakers Team	
------	--	--	----	--------------------------------------	--

<p>15/6</p>	<p>All waste containers for retail business are to be relocated to a designated area at a minimum safe horizontal distance of 6 metres from the building.</p>		<p>P3</p>	<p>Within 3-6 months Commercial Property Officer</p>	
-------------	---	---	-----------	--	--

Fire Risk Assessment

18/7	Remove 2 x fuel cans from store or place in suitable metal container.	 	P1	Within 10 days Repairs	18/04/2024
18/8	Establish a policy for the safe storage and charging of mobility scooters or reduce the risk by installing fire detection or by removing the facility to charge batteries in this room. Also		P3	Within 3-6 months Head of Building Safety & Compliance	

Fire Risk Assessment

	<p>remove other personal items that are stored in this room.</p>				
--	--	--	--	--	--

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	
N/A	

Fire Risk Assessment

Signed

<i>Chill</i>	Fire Risk Assessor	Date: 17/04/2024
<i>Maun</i>	Quality Assurance Check	Date: 17/04/2024



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


Name of property: Lancaster House

Updated: 18/05/2022

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). <i>Include survey</i>

Asbestos Survey		Property Address Lancaster House 1-112, Oldbury Road, Rowley. B65 0QF		<input checked="" type="checkbox"/> Office use																		
Surveyed by S.Harrison/D.Webb	Date 07/03/14	Checked by DEREK STILL	Desktop Check <input checked="" type="checkbox"/>	Site Check <input type="checkbox"/>																		
Reason for request		HSG 264 - Survey Report Type		<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Investment Void</td> <td>Refurbishment Survey</td> <td></td> </tr> <tr> <td>Investment Tenanted</td> <td>Management Survey</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>R & M Void</td> <td>SHAPE Interrogated.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>R & M Tenanted</td> <td>No Existing SHAPE Data.</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Medical / Emergency - Heating Works</td> <td>Existing SHAPE Data.</td> <td></td> </tr> <tr> <td>Communal Areas</td> <td>Refurb Surveys Interrogated?</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> </div> <div style="width: 35%; text-align: center;"> <p>Property Description</p> <p>11 STOREY HIGH RISE BLOCK</p>  <p>Year Built: 1962</p> </div> </div>	Investment Void	Refurbishment Survey		Investment Tenanted	Management Survey	<input checked="" type="checkbox"/>	R & M Void	SHAPE Interrogated.	<input checked="" type="checkbox"/>	R & M Tenanted	No Existing SHAPE Data.	<input checked="" type="checkbox"/>	Medical / Emergency - Heating Works	Existing SHAPE Data.		Communal Areas	Refurb Surveys Interrogated?	<input checked="" type="checkbox"/>
Investment Void	Refurbishment Survey																					
Investment Tenanted	Management Survey	<input checked="" type="checkbox"/>																				
R & M Void	SHAPE Interrogated.	<input checked="" type="checkbox"/>																				
R & M Tenanted	No Existing SHAPE Data.	<input checked="" type="checkbox"/>																				
Medical / Emergency - Heating Works	Existing SHAPE Data.																					
Communal Areas	Refurb Surveys Interrogated?	<input checked="" type="checkbox"/>																				
Date		27/04/2015																				
Notes / including details of similar property surveys completed.																						
Survey revised by John Davis 18/05/22 REVISED DEREK STILL 13/02/2024 ALL FRONMT DOOR FRAME SEALANTS SILICON																						
Building Surveyors 0121 569 5077		Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES																				
