Fire Risk Assessment

33-64 Horton St



Tipton, DY4 7JW

Date of Inspection: 1st October 2026

Next Review: October 2027

Officer: C. Hill. **Building Safety Manager**

Verified By: A. Jones. **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

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

Section 0

Introduction, Scope & References

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) 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 document has been written in accordance with BS 9792:2025 with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards relevant at the time of the assessment.

The purpose of this FRA report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with appliable fire safety legislation; see "Applicable fire safety legislation."

The FRA considers all relevant factors necessary to form a balanced and informed judgement of fire risk within the premises. This includes consideration of the nature of the building, its use, and the profile of both current and potential occupants, including any available person centred fire risk assessments (PCFRA) & residential personal emergency evacuation plans (RPEEPS). It also considers identified fire hazards and the measures in place to eliminate or control them, alongside the existing fire protection systems and the arrangements for their inspection, testing, and maintenance. Relevant aspects of fire safety management, such as staffing arrangements and day to day operational practices, have been reviewed. Where available, the building's fire strategy has been considered, particularly where it forms part of a fire engineered solution or alternative approach to regulatory compliance.

In addition, the content of any previous fire risk assessments or external wall appraisals has been considered to ensure continuity and awareness of historical findings.

This FRA has been completed as a:

Select appropriate box.

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

The assessment included consideration of:

- External wall construction and associated attachments.
- Flat entrance doors viewed from the common areas.
- Means of escape and evacuation provisions.
- Fire-resisting compartmentation and passive fire protection measures.
- Fire detection, warning and other active fire protection systems.
- Service risers, shafts and suspended ceilings where accessible.
- Roof voids and other accessible concealed spaces.
- Firefighting facilities and Fire and Rescue Service access provisions.
- Fire safety management, maintenance and housekeeping arrangements within the common parts.

The fire risk assessment has been undertaken based on visual observations made at the time of inspection, together with a review of relevant documentation made available. In line with the principles of the Golden Thread, all information relied upon should be accurate, up to date, and appropriately recorded to ensure transparency, accountability, and ongoing building safety management.

Where elements of the premise have not been accessed, limitations are recorded within the report. Further intrusive investigation or specialist external wall assessment will be recommended where appropriate.

This FRA does **not** constitute a compliance audit, an access audit for disabled persons, or any form of investigation intended to identify latent construction defects or deficiencies in fire compartmentation. Furthermore, the FRA does not verify, test, or provide an engineering judgement on the fire resistance of structural elements, nor does it determine the potential for structural collapse in the event of fire.

Also, it does not include a fire risk appraisal of external wall systems or cladding, nor does it provide a documented fire strategy for the building.

Additionally, this assessment is not intended as a snagging inspection for new construction, nor does it serve as a general guide to fire safety or a guide to legislative duties for the responsible person.

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

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

This FRA complies with the above legislation which is enforced locally by West Midlands Fire Service.

If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety.

In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/contact/log-complaint or by phone on 0121 569 7474.

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

- High Risk Residential Buildings annually.
- Commercial buildings annually.
- Emergency Housing Schemes annually.
- Sheltered schemes annually.
- Other Buildings every 3 years.

The council has procedures and policies in place that will trigger a review of the fire risk assessment. This outcome will then be recorded on the fire risk assessment.

If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and published.

The Building Safety Case will be updated to reflect the latest detail/information of latest fire risk assessment.

References

This Fire Risk Assessment has been undertaken with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards current at the time of assessment. For example: -

Applicable Legislation

- Regulatory Reform (Fire Safety) Order 2005 (FSO): The primary law governing fire safety in the common parts of flats, including stairways, corridors, and entrance doors.
- Fire Safety (England) Regulations 2022: Introduced under the FSO, it mandates high-rise residents (>11m) to have fire doors checked quarterly and provides safety information.
- Building Safety Act 2022: Imposes strict management requirements on higher-risk buildings.
- Housing Act 2004: Empowers local authorities to enforce safety standards within individual residential units.

Key Guidance Documents

- Fire Safety in Purpose-Built Blocks of Flats (Local Government Association): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
- Fire Safety Risk Assessment: Sleeping Accommodation (GOV.UK): Guidance on managing risks in communal areas.
- Making Your Small Block of Flats Safe from Fire (GOV.UK): Specific guidance for small, 3-storey blocks.
- BS 9792:2025: New British Standard for conducting fire risk assessments in housing.
- NFCC publication “Fire safety in specialised housing.”

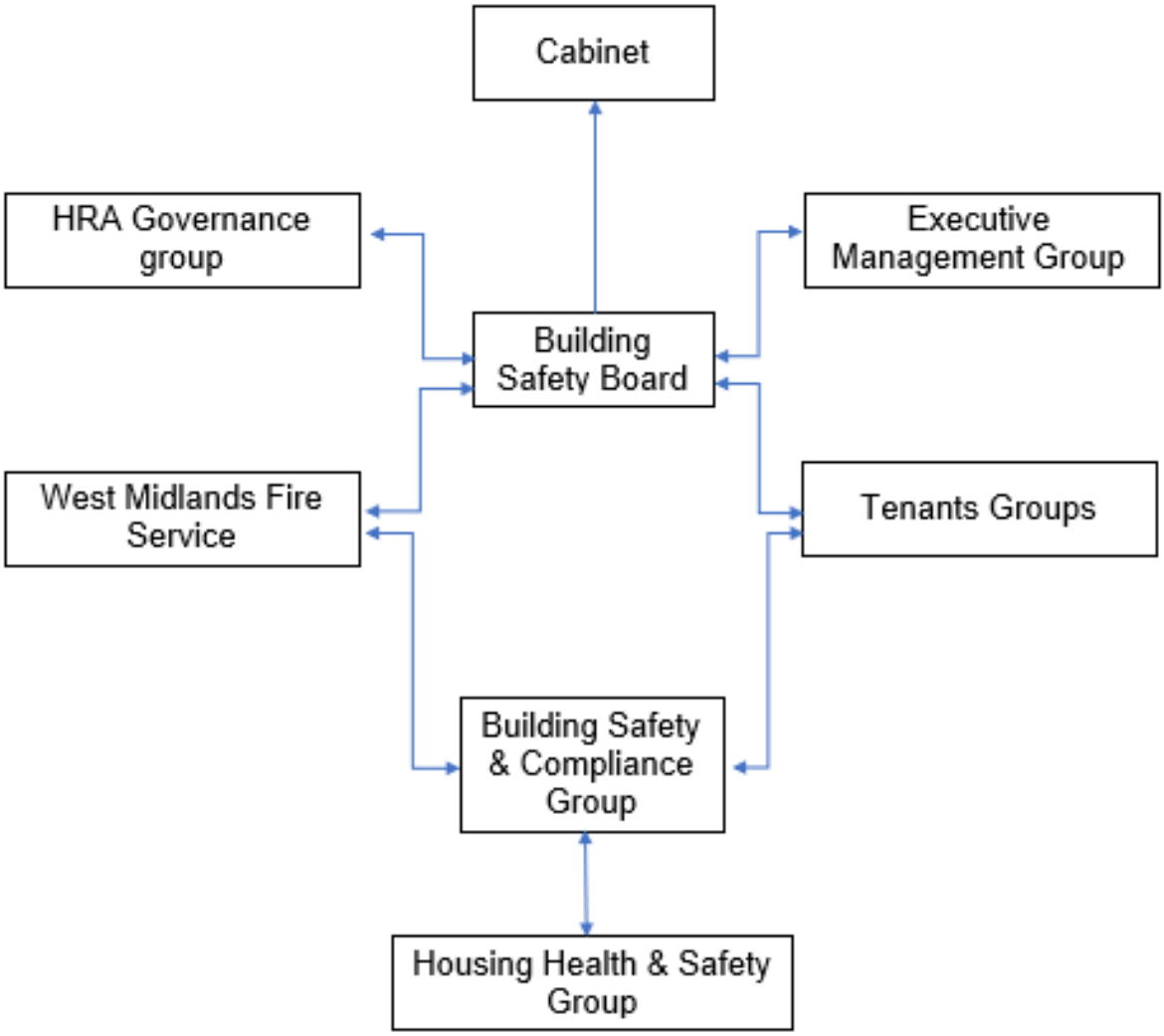
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 Executive Summary

The executive summary of the fire risk assessment includes 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** Side elevations have Wetherby mineral wool silicone render system – A2 fire classification. Masonry finish to the front and rear. Individual balconies to flats are cantilevered concrete with a steel and glass balustrade. Exterior window frames are powdered coated aluminium.	Trivial

Section 7	**Means of Escape from Fire** There are 2 protected staircase's that lead to final exit doors. These provide a sufficient means of escape. All communal doors along the means of escape are self-closing notional fire doors upgraded with combined intumescent strips / cold smoke seals. AOV to 7th floor rear stairwell. Louvre vents to all floor front stairwell. The final exit doors are equipped with a push button to exit.	Trivial
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a minimum of LD3 standard. Automatic opening vents are installed to the rear stairwell on the 7th floor only. A fire suppression system is provided to the bin store.	Trivial
Section 9	**Emergency Lighting** The premises have a sufficient emergency / escape lighting system. Records of monthly testing is available on site.	Trivial
Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are FD30s doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.	Tolerable

	Communal and flat entrance fire door surveys conducted by Rapid Fire Team Annual flat entrance door checks are scheduled for October 2026. The communal landing door by flat 52 is failing to reliably self-close.	
Section 11	**Fire Fighting Access & Equipment** There is a fire hydrant adjacent the front main entrance. The dry riser serves all floors. There is a C02 fire extinguisher within the lift motor room. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually. There is a fire suppression system in the bin store which is serviced 6 monthly.	Trivial
Section 12	**Fire Signage** Sufficient signage is displayed throughout the building.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Fire Precautions** The fixed electric tests should be done every 5 years. The last test date was 01/04/2025	Trivial

Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** A door entry system prevents unauthorised access. Perimeter lighting is in place.	Trivial
Section 18	**Storage Arrangements** There are no storage facilities for residents within the communal areas. Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

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

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

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

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

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

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

Comments

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 has been highlighted within the risk assessment, including some residents utilising the stairwell landing to dry laundry and a 4th communal landing door which is failing to self-close.

Additionally, there are two designated disability car parking spaces to the south facing side elevation. Vehicles are a potential ignition source however; there are no electric vehicle charging points so the risk to the building is currently deemed low. This information has been recorded within section 19 / observations with a recommendation to consider relocating the carparking spaces as part of any future refurbishment projects.

It has also been noted within section 19 that there is flaking paint to a lift lobby ceiling, and all communal doors are deemed notional, consideration should be taken to replace these doors with certified FD30s during the next refurbishment.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include nominal FD30s composite doors to flat entrances, notional 30-minute fire doors upgraded with intumescent strips and cold smoke seals to communal doors and service cupboards, combined with suitable smoke detection to a minimum of LD3 standard within flats, 2 protected staircases, automatic smoke ventilation, 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:

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

Section 2 People at Significant Risk of Fire

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

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 aim to improve the fire safety and evacuation of residents in specified residential buildings in England who would have difficulties evacuating a building by themselves in the event of a fire (relevant residents).

This may be due to a physical mobility issue, some other disability such as having a sight or hearing impairment, or a cognitive condition. The Regulations also mandate building emergency evacuation plans in these buildings.

A resident is a 'relevant resident' for the purposes of these Regulations if the domestic premises in which they reside (which must be in scope of the Regulations) is their only or principal residence; and their ability to evacuate the building without assistance in the event of a fire is compromised as a result of a cognitive or physical impairment or condition.

Resident consent

Resident consent is required throughout every stage of Residential PEEP & PCFRA's. For instance:

- The decision as to whether to participate in Residential PEEP & PCFRA's lie with the resident and they cannot be compelled to participate.
- The decision as to whether to agree an emergency evacuation statement lies with the resident.
- The decision as to whether the prescribed information can be shared with WMFS lies with the resident; sharing requires the resident's explicit consent.

The Residential PEEPs process includes a suite of measures: -

- The responsible person (typically the building owner or manager) identifying residents who need Residential PEEPs.
- A person-centred fire risk assessment – a conversation between the responsible person and the resident, if one is requested by the resident – to understand their particular risks and identify how their fire safety and evacuation can be improved.
- An emergency evacuation statement of what the resident should do in the event of a fire, (if agreed between the responsible person and the resident).
- Information for WMFS to help inform any operational response and in case they need to undertake evacuation, (but only if the resident explicitly agrees to that information being shared).
- An ongoing duty to review the person-centred fire risk assessment / emergency evacuation statement, and the building emergency evacuation plan.

These measures are set out as duties in these Regulations that the Responsible Person under fire safety legislation is legally required to meet.

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

Building Safety Managers, Resident Engagement Officers (Fire) or Fire Risk Assessors with support from a Housing Officer will conduct a PCFRA and where necessary an RPEEP following any referral or request from residents within SMBC residential properties.

When an RPEEP is in place, the relevant information will be retained 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.

There are no recorded RPEEP's / PCFRA's at 33-64 Horton St.

Section 3 Contact Details

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

The Chief Executive has put a structure in place to support the management of the site. This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

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

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

33-64 Horton Street
Tipton
West Midlands
DY4 7JW

Description of the Property

This high-rise block was built in approximately 1960 of Waites concrete / brick construction. The side elevations were clad with a Wetherby mineral wool, silicon render system, fire classification A2 during a 2009 refurbishment. The front and rear elevations are traditional masonry with no cladding.






The block consists of 8 storeys (inclusive of the ground floor) with 4 number dwellings to each floor.



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

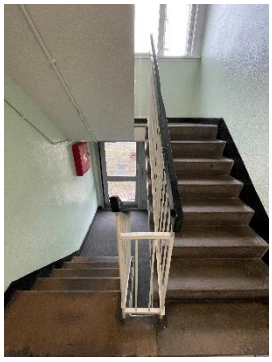



Both entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter door override switch by use of a drop latch key.





There are two staircases and a single lift car that serve all floors.


There is a hopper for the waste disposal chute accessed on all floors within the front staircase. The bin store is right of the main entrance. Key is stored in the firefighter's white box.






Service cupboards containing resident's electricity meters are in each lift lobby.



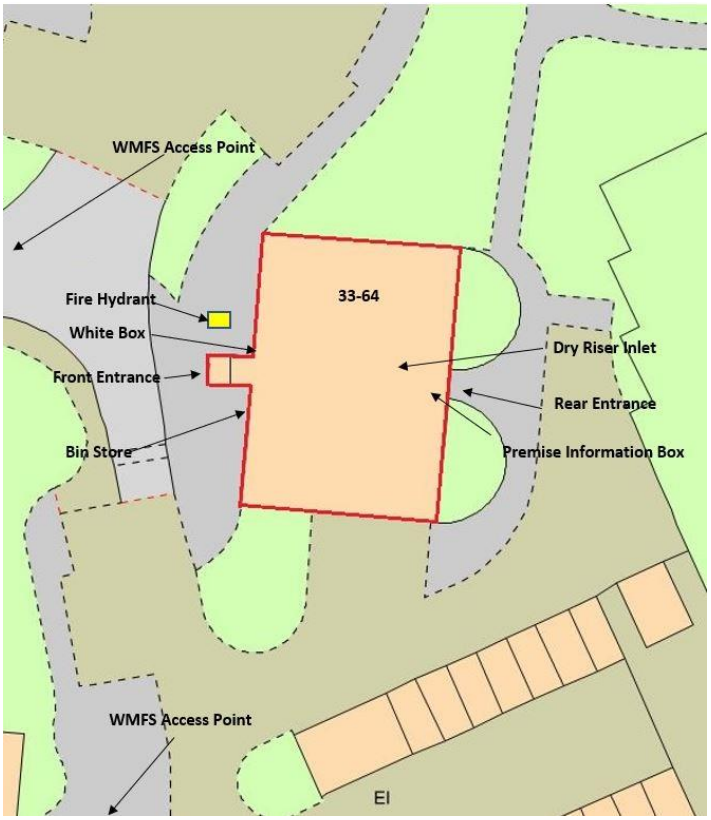

A building safety notice is displayed for the benefit of residents in the ground floor lobby.



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 building was subject to a fire safety audit by the enforcing authority West Midlands Fire Service on 11th January 2024.

On arrival Information (for WMFS)



There is a firefighter's white box externally to the left-hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock. All keys are the same for the neighbouring three blocks; each block has its own set within its own firefighter's white box.



Access to the building is gained via the firefighter's door override switch utilising the drop latch key in the white box or alternatively the drop latch key stowed on the fire appliance.



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





The nearest hydrant is to the left-hand side of the front entrance.



The dry riser inlet is next to the ground floor lift car. Accessed is gained utilising the suited 54 key, also contained in the white box.




Dry riser outlets are available on each floor within the secured cupboards next to the lift car. Accessed is gained utilising the suited 54 key, also contained in the white box.



Automatic opening vents are installed to the 7th floor rear staircase. The override switch is on the 7th floor landing wall. Key is in the firefighter's white box.




Natural ventilation is employed to the front staircase via a louvred vents on all floor landings.



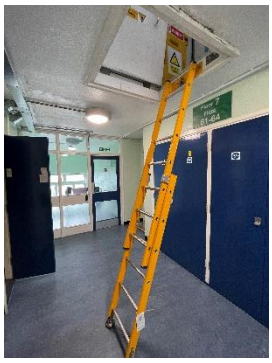
There's a firefighter's lift override switch to the right-hand side of the lift car. This is operated by the drop latch key. Once the switch is activated the basic controls associated with a Fireman's Lift are available.





Access to the lift motor room is obtained via a ceiling hatch from the 7th floor lift lobby. The access ladder is stored within the 7th floor dry riser cupboard. Keys to the riser cupboard, the padlocks and mortice lock on the ceiling hatch are in the firefighter's white box (riser cupboard and hatch mortice lock are the same key 54 suited key).







There is a CO2 fire extinguisher available in the lift motor room.



Access to the flat roof is via a door within the lift motor room, using 54 suited key. There is a man-safe anchoring system around the perimeter.







Address: Block 33-64 Horton Street DY4 7LA	**Survey date:** 18/09/2024	**ON ARRIVAL INFORMATION**

BUILDING LAYOUT

Building height	Approx. 21.6 metres - For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Wates, concrete brick, Wetherby mineral wool silicon renders system to side elevations (fire classification A2). The front and rear elevations are traditional masonry with no cladding.
Number of floors	8 including ground floor, 4 flats per floor.
Layout	The block consists of 8 storeys (inclusive of the ground floor). Each of the floors contains 4 number dwellings, Lift granting access up to the 7th floor, aluminium ladders stored in the 7th floor storage cupboard grants access to the lift motor room via a trap door. A full height door then grants access to the main roof. 2 sets of staircases granting access to all 8 floors of the block located at the front and rear of the block. Corridors and stairs are protected by FD30s doors. 2 sets of ingress / egress points to the block with the override switch, FWB and fire hydrant located nearest the MAP (main access point)
Lifts	1
Types of entrance doors	Individual flat doors are FD30s of composite construction. Communal doors within the block are notional timber FD30s
Rubbish chutes/ bin rooms	Yes
Common voids	No
Access to roof/ service rooms	Aluminium ladder (stored in dry riser 7TH floor cupboard) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof.
Occupants	Approx. 64 based on an average of 2 occupants per flats (32 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	Early warning is 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 at the front entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans.
Fire mains	The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock.
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter lift control switch is located within the ground floor lobby.
Smoke control vents	Automatic smoke ventilation is employed to the head of the rear staircase; there is master reset / control switch located on the 7th floor rear staircase landing. The front staircase is naturally ventilated by louvres to all floors. Communal windows (other than smoke vents) can be opened without the need for a key.
Sprinkler system	A water suppression system is provided to the refuse chute bin store.

DANGEROUS SUBSTANCES

Location, type, and quantity	ALL BALCONIES – RAINWATER PIPE – CEMENT- SEALED – PRESUMED – CHRYSOTILE FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES – BITUMINOUS

SERVICES

Electricity	Electric meter cupboards located on each floor of the block
Gas	Gas isolation points located on the orientation plan

High/Low Rise	High
Number of Floors	8
Height	21.6 metres
Approximate floor area	321 m²
Date of Construction	1960
Construction Type	Wates Concrete / Brick
Last Refurbished	2009
External Cladding	Front and rear elevations have no cladding (still original brickwork. Gable walls have Wetherby Mineral wool silicone render system (fire rating A2)
Number of Lifts	1
Number of Staircases	2
Automatic Smoke Ventilation to Communal Area	Yes – 7th floor rear staircase. Louvre vents to front staircase.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Yes
Equipment on roof (e.g., mobile phone station etc)	No
WMFS Audit	11/01/2024
Enforcement action	No
Fire strategy	07/04/2025

Persons at Risk

Residents / Occupants of 32 number of flats.
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g., meter readers, delivery people etc)
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

Section 5

Building Plan

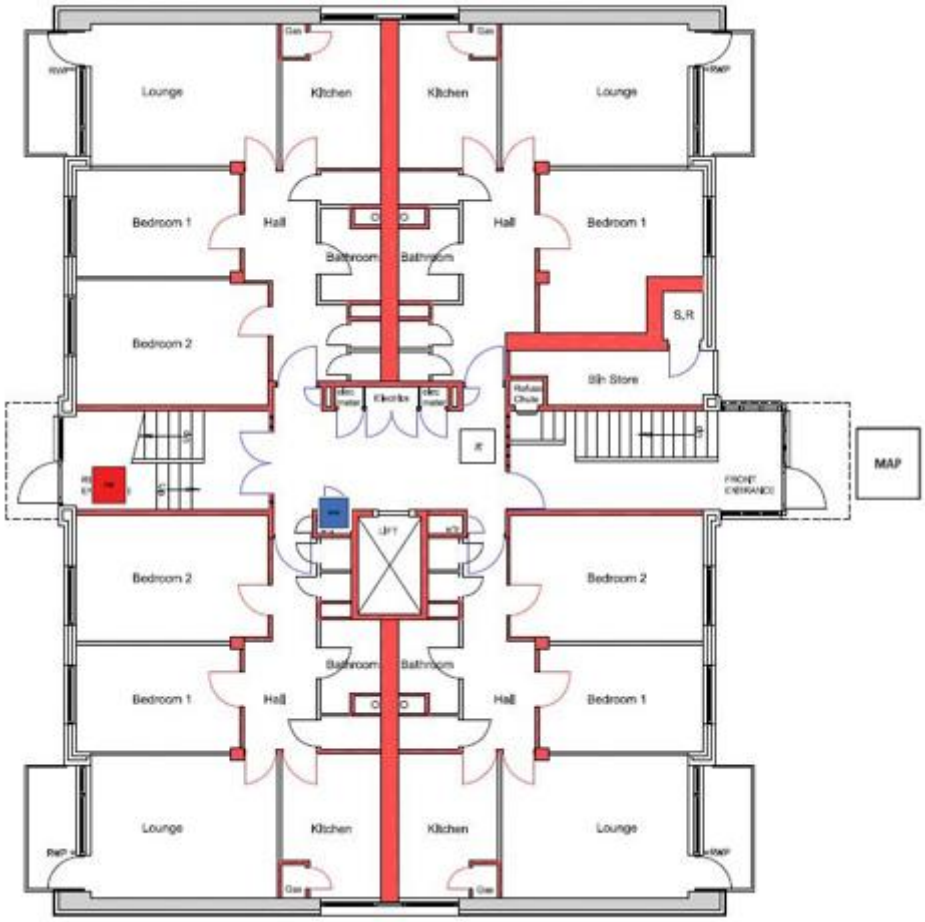
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

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

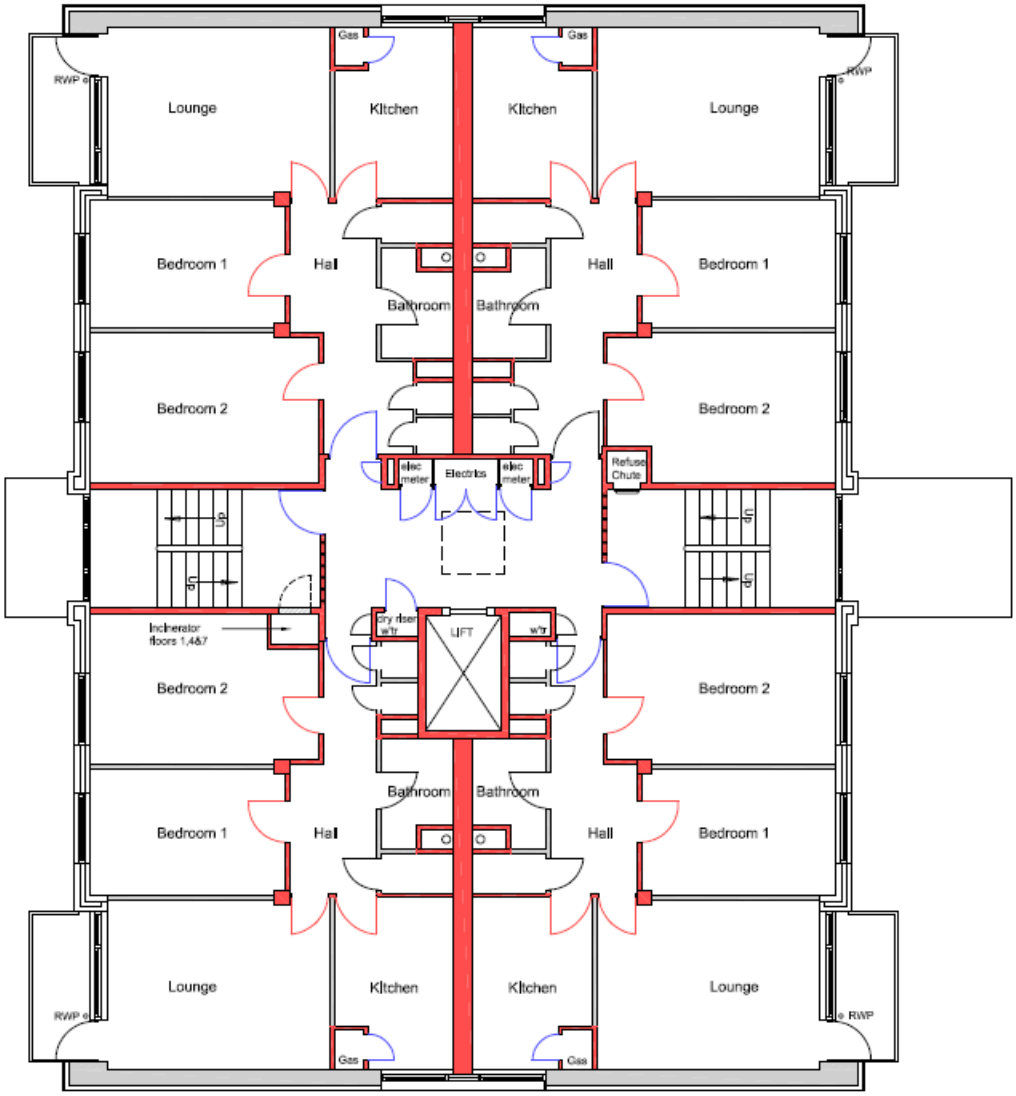
PIB premise information box

MAP main access point

RFM dry riser

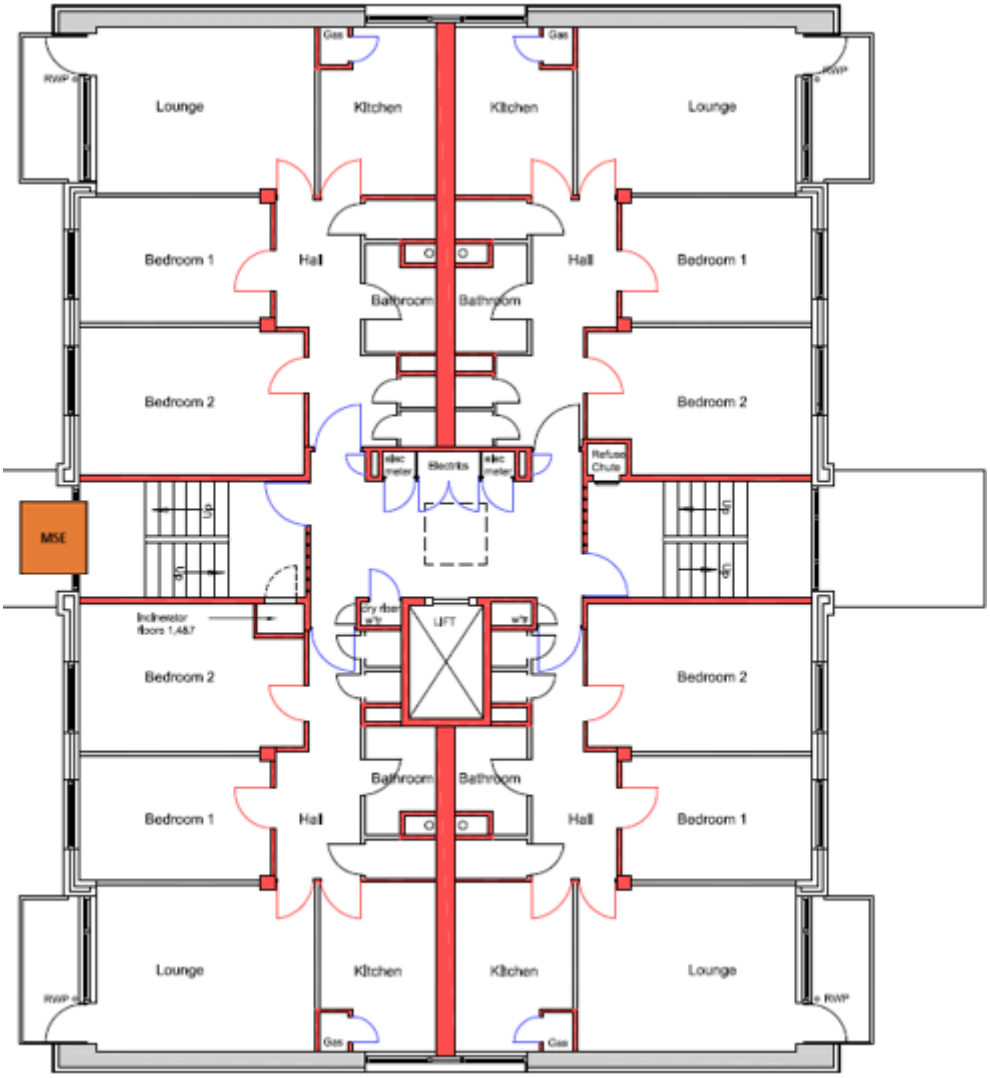


Floors 1-6

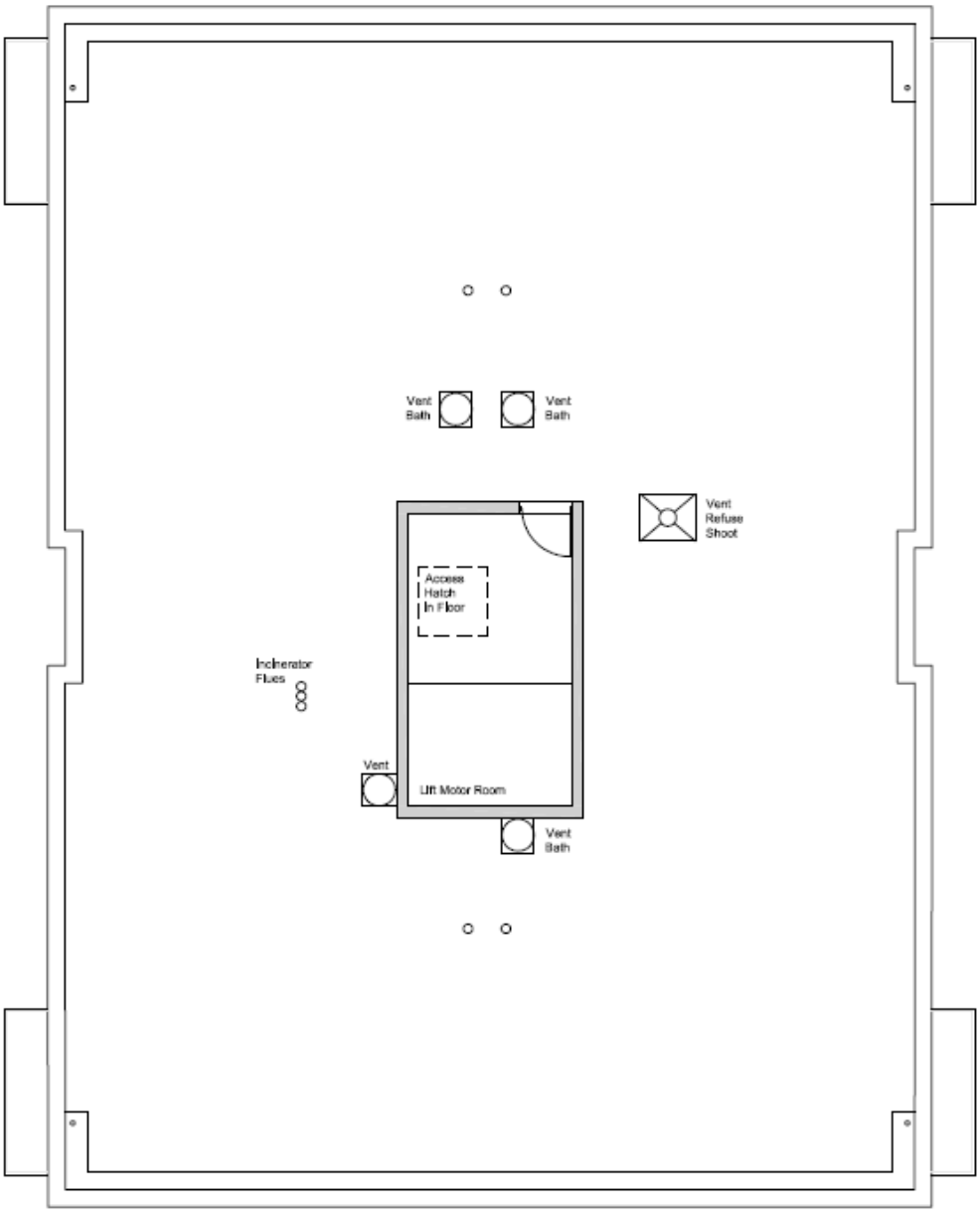

Gas
Gas
RWP
RWP
Lounge
Kitchen
Kitchen
Lounge
Bedroom 1
Hall
Hall
Bedroom 1
Bathroom
Bathroom
Bedroom 2
Bedroom 2
elec meter
Electrics
elec meter
Refuse Chute
Up
Up
Up
Up
Incinerator floors 1,4&7
dry riser w/tr
LIFT
w/tr
Bedroom 2
Bedroom 2
Bathroom
Bathroom
Bedroom 1
Hall
Hall
Bedroom 1
Lounge
Kitchen
Kitchen
Lounge
RWP
RWP
Gas
Gas

Floor 7

MSE mechanical smoke extraction



Roof


Vent
Bath
Vent
Bath
Vent
Refuse
Shoot
Access
Hatch
In Floor
Incinerator
Flues
Vent
Lift Motor Room
Vent
Bath

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.

Firntec Building Compliance have been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

An FRAEW was completed by Firntec on 13th August 2025. Based on the available evidence, the external wall system was assessed to present a Low risk of external fire spread. There are no combustible materials or design features that would significantly compromise the Stay Put strategy.

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

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.



1) The front and rear elevations are traditional masonry.

2) The side elevations were clad with a Wetherby mineral wool, silicon render system, fire classification A2 during a 2009 refurbishment.

3) Each flat within the block has access to an individual balcony. These are cantilevered concrete with a steel and glass balustrade.

4) Communal windows are single glazed units housed in powder coated aluminium frames. Flat windows are double glazed units housed in timber frames with an external powder coated aluminium face.

5) The front and rear entrances to the building have powder coated aluminium doors.

6) Rainwater downpipes penetrate each balcony floor slab. The type of downpipe is unknown however taking into account the open balconies, they are maintained free of combustibles, the risk is deemed minimal.

7) Overall building risk rating is low from the FRAEW steps 2-5 is low.

5 Items	Effect	Risk
Wall Construction Masonry (Brickwork) (CFGXKD)	Positive	Low
Wall Construction Render (White and Grey) (YXUUYP)	Positive	Low
Attachment Cantilever Balcony (52LCZ6)	Positive	Low
External Window Top, Mid, Side Hung Casements (WL5TTA)	Neutral	Low
External Door Single Leaf Door (L6VUB3)	Neutral	Low

In accordance with the PAS 9980 Guidance, any items of construction which are considered as "Medium Risk" should be subject to periodic review, to ensure that conditions do not change, such that the risk may be upgraded to high, prompting the requirement for remediation.

Overall Building Risk Rating

Low

Our professional opinion is that overall this Building represents a Positive PAS9980:2022 Outcome.

Recommended Remediations

No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.

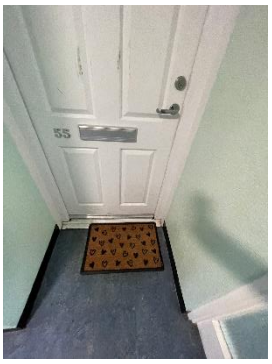
Section 7 Means of Escape from Fire

1) Individual flat doors are nominal FD30s composite doors with the majority being manufactured by Permadoor.



2) A number of flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be sufficiently low risk.





3) The means of escape are protected to prevent the spread of fire and smoke.

4) None of the corridors that form part of the means of escape are dead ends

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



6) Surface coatings throughout the means of escape are Torrex Flameshield Ultimate AG Specification to Class 0 fire performance.

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



8) 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).

9) The maximum travel distance from a flat to the furthest protected stairwell, place of reasonable safety is 5.2 metres.



10) The site has two protected staircases that provide a sufficient means of escape. Each staircase is 986mm in width from hand rail to wall and leads directly to a fire exit door at ground level.



11) The 7th floor balustrade in the rear stairwell was being used to dry laundry. The means of escape must be maintained clear at all time therefore the Housing Officer has been requested to contact all residents on this instructing them to refrain from utilising means of escape to dry laundry.



12) Automatic smoke ventilation is employed to the head of the rear staircase. 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.



13) There's a master reset switch located on the 7th floor rear staircase landing. The switch is operated by a key which can be found in the firefighter's white box.



14) The front Staircase is ventilated by means of louvre vents.



15) Communal windows are lockable however, all windows were noted as unlocked and openable.



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

17) Other than door mats the communal areas were noted as sterile.



18) 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. Final exit doors are at the bottom of each stairwell and lead to a place of ultimate safety.





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. When flats become void, smoke detection is upgraded to LD1. Detection is inspected and tested annually with a service certificate attached to each asset.

2) Smoke detectors located within the means of escape are to operate the Automatic Opening Vents in the rear stairwell.

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

   Flat 35 - Detector in Hall. (LD3)
   Flat 42 - Detector in Hall, Lounge, Kitchen. (LD2)
   Flat 62 - Detector in Bedrooms, Hall, Lounge, Kitchen. (LD2)
   Flat 64 - Detector in Hall, Lounge, Kitchen. (LD2)

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

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

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

5) A fire suppression 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 system is located in the ground floor lobby service cupboard.

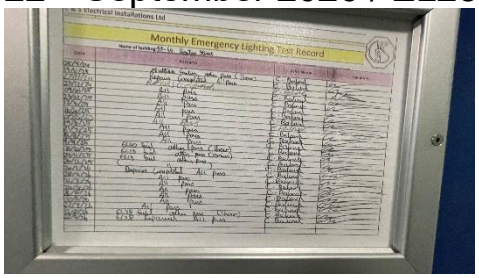
Section 9

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 room.

3) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards. The system was last tested on 22nd September 2026 / EL28 replaced / all units passed.



Section 10

Compartmentation

A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building. From a visual inspection carried out at the time of the inspection, there were no breaches in compartmentation evident between the communal areas and the residential accommodation.

1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.

2) The 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.

3) The building 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 has not been compromised by third parties and where applicable enhance the fire stopping.

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

5) A variety of methods & materials have been used to achieve fire-stopping including intumescent fillers on cable penetrations and pads or pillows within cable metal trunking.





6) There is a small amount of historical plastic trucking housing low voltage data or comms cables within lift lobbies. It is recommended this is removed and replaced with metal alternative during the next refurbishment of the property.



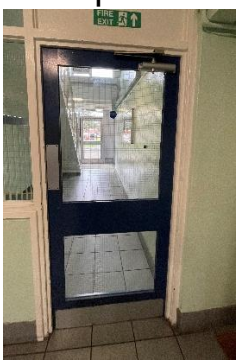
7) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

8) **The 4th floor communal landing door adjacent flat 52 was failing to reliably self-close fully into the frame.**



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

10) The communal landing & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels, 25mm stops & screens. It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door install however, because they were installed at the time of the buildings construction and to the standard of that time they are deemed as acceptable so long as the doors are free of damage and function as they were intended to do so. It has been recognised that all of the landing / staircase notional doors in this block have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards (upgraded notional fire door). Were minor shortcomings have been identified actions and repairs have previously been created for corrective works.




11) All service cupboards to lift lobbies have 44mm nominal fire doors with intumescent strips and cold smoke seals locked with suited 138 mortice locks. Residents have been provided with a key for access to their electricity metres.




12) Dry riser inlet / outlets on lobbies are housed in cupboards with 44mm nominal fire doors with intumescent strips and cold smoke seals, locked with suited 54 key mortice locks. All outlet valves are secured in the closed position by cable tie.

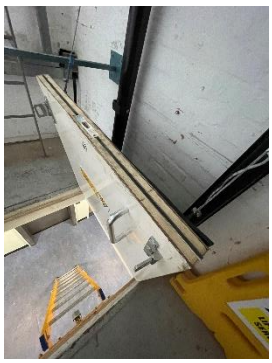


13) Individual flat doors are nominal FD30s composite doors with the majority being manufactured by Permadoor.



14) Flat entrance doors are scheduled for annual inspection in October 2026 by SMBC's Fire Rapid Response team. Residents are notified in advance of the inspections. Any necessary repairs will be completed by the Fire Rapid Response team. An approved contractor will install any replacement FD30s doors that are required. Data from the inspections was not available at the time of this report.

15) The hatch to the lift motor room is a 54mm 60 minute nominal fire door with combined intumescent strips & cold smoke seals.



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.

Section 11

Fire Fighting Access & Equipment

1) Access to the building for firefighting appliances can be gained via Cophall St & Horton St, both roads are a tarmacked.

2) The location of the nearest Hydrant is adjacent to the main access door; this is easily accessible and one hose length away from any fire appliance pump.



3) The dry riser inlet is located in the ground floor lift lobby.



4) There is a dry riser outlet on each floor above to the right hand side of the lift car.



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

6) 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.

PASS



Dry Riser 6 Monthly Visual Inspection Report - BS9990:2015

15/04/2026 / SMBC Horton Street Block 2 — Complete

This is a legal requirement dictated by BS9990:2015 which is the British Standard that details requirements for dry riser testing and maintenance in the UK.
The 6 monthly visual check which is primarily an anti theft or anti vandalism check. This should be carried out by a competent person with the records stored in a safe place, should they be required by the local authorities.

Site conducted :	SMBC Horton Street Block 2, Farley Street Great Bridge Tipton, DY4 7JW
Date of Inspection Visit :	15/04/2026
Type of System :	Dry Riser
Job Number :	J117566
PO Number :	SMBC-P-51207

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the visual inspection of the Dry Riser at the site specified above, particulars of which are set out below, I/we certify that the said work for which I/we have been responsible as per this report complies to the best of my/our knowledge and belief with the recommendations of BS9990:2015, 6 Monthly Visual Inspection, except for the variations, if any, stated in this certificate.

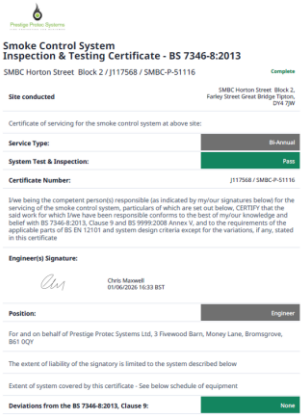
Engineers Name :

7) 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.





8) Automatic opening vents are installed to the 7th floor rear staircase. The override switch is on the 7th floor landing wall. Key is in the firefighter's white box.



Smoke Control System
Inspection & Testing Certificate - BS 7346-8:2013

SMBC Horton Street Block 2 / J117568 / SMBC-P-51116 — Complete

Site conducted	SMBC Horton Street Block 2, Farley Street Great Bridge Tipton, DY4 7JW
Service Type:	Bi-Annual
System Test & Inspection:	Pass
Certificate Number:	J117568 / SMBC-P-51116

Certificate of servicing for the smoke control system at above site:

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the servicing of the smoke control system, particulars of which are set out below, CERTIFY that the said work for which I/we have been responsible conforms to the best of my/our knowledge and belief with BS 7346-8:2013, Clause 9 and BS 9999:2008 Annex V, and to the requirements of the applicable parts of BS EN 12101 and system design criteria except for the variations, if any, stated in this certificate

Engineer(s) Signature:

Chris Maxwell
01/06/2026 16:33 BST

Position: Engineer

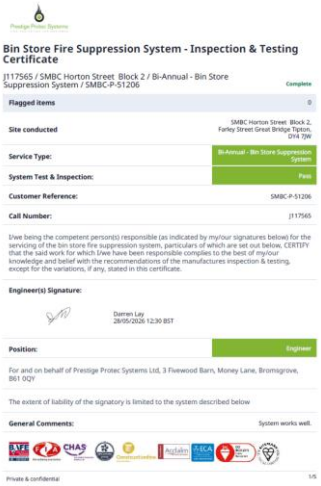
For and on behalf of Prestige Protec Systems Ltd, 3 Fivewood Barn, Money Lane, Bromsgrove, B61 0QY

The extent of liability of the signatory is limited to the system described below

Extent of system covered by this certificate - See below schedule of equipment

Deviations from the BS 7346-8:2013, Clause 9: None

9) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly. The control panel is in the ground floor lift lobby service cupboard.



Bin Store Fire Suppression System - Inspection & Testing Certificate

J117565 / SMBC Horton Street Block 2 / Bi-Annual - Bin Store Suppression System / SMBC-P-51206 — Complete

Flagged items	0
Site conducted	SMBC Horton Street Block 2, Forley Street Great Bridge Tipton, DY4 7RW
Service Type:	Bi-Annual - Bin Store Suppression System
System Test & Inspection:	Pass
Customer Reference:	SMBC-P-51206
Call Number:	J117565

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the servicing of the bin store fire suppression system, particulars of which are set out below, CERTIFY that the said work for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations of the manufactures inspection & testing, except for the variations, if any, stated in this certificate.

Engineer(s) Signature:

Darren Lay
28/05/2026 12:30 BST

Position:	Engineer

For and on behalf of Prestige Protec Systems Ltd, 3 Fivewood Barn, Money Lane, Bromsgrove, B61 0QY

The extent of liability of the signatory is limited to the system described below

General Comments:	System works well.

Private & confidential 1/5

Section 12

Fire Signage

1) The building is identified by its left of the main entrance.



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



3) Dry riser cupboards are clearly visible.



4) Fire Action Notices are displayed throughout the building.



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



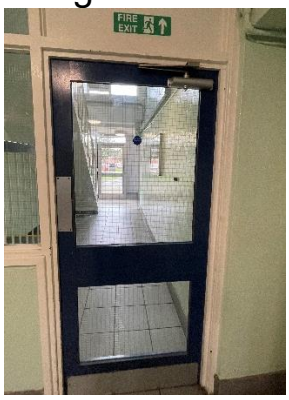
6) Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



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



8) Directional escape signage has been installed throughout the building.





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) Staff undertaking fire risk assessments on High Rise buildings are qualified to a minimum of Level 4 Diploma in Fire Risk Assessment.

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

5) Building safety and evacuation notices are displayed in communal 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 33-64 HORTON STREET	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 common areas are to open automatic vents and not to raise the alarm.
	The external façade is brick and Wetherby mineral wool insulated render (fire classification A2)	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 Hannah_Russon@sandwell.gov.uk Resident Engagement Officer Adrian_Jones@sandwell.gov.uk Building Safety Manager Sandwell FRAs		Bin rooms have sprinkler protection activated by smoke alarms.

9) The Building Safety Team surveyed residents of 33-64 Horton Street during November 2025.

Residents who were not available also had the option to complete the survey online or postal return.

- 31% (10) of households have given us their feedback. Of those responses:

- 70% (7) of households agreed that they feel safe in their own home.

- 50% (5) of households agreed that they feel safe within the communal areas of the block.

- 90% (9) of households who responded confirmed they are happy with how often the smoke alarms are checked by Sandwell Council.

10) SMBC employ a range of methods to communicate with the residents of 33-64 Horton St about building safety. This include:

- At the start of a tenancy
- Homecheck visits
- A change in leaseholder
- Sandwell Council website
- MySandwell portal / APP
- Notice boards
- Text
- Email
- Letter
- Face to Face visits
- Pop-up sessions to talk about building safety Video Workshops

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. The date of the most recent inspection was 1st April 2025, and the install was deemed as satisfactory.

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR (*Where applicable)
Registration No: 041175 Branch No: 000
Trading Title: C & S Electrical Installations Ltd
Address: Unit 2 , Bridge Street, Wednesbury
Postcode: WS100AW Tel No: 0121 502 2117

DETAILS OF THE CLIENT
Contractor Reference Number (CRN): N/A
Name: Sandwell Mbc
Address: Direct 2 Industrial Park, Roway lane, Oldbury
Postcode: B69 3ES Tel No: N/A

DETAILS OF THE INSTALLATION
Occupier: Block communal & service areas
UPRN: N/A
Address: 33-64 Horton Street, Tipton
Postcode: DY4 7JW Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
Requested by the housing association to verify the standard of the electrical installation is safe for continued use

Date(s) when inspection and testing was carried out: (01/04/2025) Records available (651.1): (No) Previous inspection report available (651.1): (No) Previous report date: (22/08/2020)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
The installation has scope for improvement, (noting observations in part 5)
Property type: high rise block of self contained flats

Description of premises Dwelling: ☐ Commercial: ☐ Industrial: ☐ Other (include brief description): Communal areas
Estimated age of electrical installation: (33) years Evidence of additions or alterations: (Yes) if Yes, estimated age 15 years Overall assessment of the installation is: **Satisfactory**

***An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.*

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1: PETER JORDANOU Signature: PJ Date: 01/04/2025

I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 5 years (date)

Give reason for recommendation: N/A

The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1: MR DAVE BUTLER Signature: DButler Date: 07/04/2025

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018 (as amended)*
@ Copyright Certsure LLP (August 2024)

Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipient'

5) There are no parking bays allocated for the charging or parking of Electric vehicles. However, there are 2 disability parking bays within a metre of the south facing side elevation.



6) At the time of the assessment there was no evidence of Battery-powered mobility scooters, e-scooters or e-bikes stored/charged in communal areas of the building.

7) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of nominal 44mm timber fire doors with intumescent strip & cold smoke seals.

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



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

10) 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 internal to the building.

Section 15

Waste Control

1) There is a regular Cleaning Service to the premises.
2) Refuse containers are located in the bin store which is to the right-hand side of the main entrance. Access is via a motorised roller shutter, key is stored in the firefighter's white box. All refuse containers are emptied regularly.
3) Regular checks by Caretakers minimise risk of waste accumulation.
4) 'Out of Hours' service in place to remove bulk items.

section 16

Control and Supervision of Contractors and Visitors

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

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

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

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

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

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

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

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

    d) Final Contractor review on completion of works undertaken.

Section 17

Fire Precautions

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

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

3) There is no current evidence of arson.

4) The perimeter of the building is well illuminated.



5) Working in partnership with West Midlands Fire Service, SMBC receive direct notifications and details of any incidents including false alarms within SMBC housing stock that the fire service has attended.

   Where necessary, SMBC will commission an inhouse investigation into the incident or false alarm to determine:

   - Cause of fire / incident
   - Injury to occupant(s)
   - Rooms affected
   - Has the incident affected adjacent property
   - Has the incident affected the common parts
   - Are existing passive & active systems effective
   - Is the fire risk assessment still suitable & sufficient
   - Has the incident highlighted any vulnerabilities for the occupant(s) Is an RPEEP / PCFRA required

- Incident investigations are logged and documented on a fire incident report form that is circulated to relevant managers for post incident remedial actions.
- There have been no recorded incidents since the previous FRA.

Section 18

Storage Arrangements

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



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

3) 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

Fire Risk Assessment
Action Plan

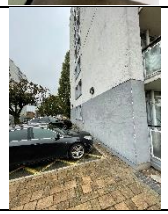
Name of Premises or Location: 33-64 Horton Street

Date of Action Plan: 02/10/2026

Review Date: October 2027

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/08	4th floor communal door requires adjustment to self-closer / not reliably closing. Adjacent flat 52		P3	Within 1-3 months Rapids Fire Team	

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

Observations	
Removal and replacement of all flaking paint to the 3rd floor lift lobby ceiling. Re-paint with suitable euro class B-S3,d2 product.	
Some notional communal landing doors show signs of wear and tear due to age. Consideration should be given to upgrade with certified FD30s door sets & combination frames as part of a future programme.	
Consider relocating the two disability car parking spaces away from the building and install bollards to prevent vehicles from parking within close proximity.	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Carl Hill		07436 054467	L4 Diploma in FRA	05/10/2026

Verified	Signed:	Contact Details:	Qualifications:	Date:
Adrian Jones		07776 551687	L4 Diploma in FRA	05/10/2026

FRA actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Tony Smith		L4 Diploma in FRA	07721 626479	16/10/2026

Appendix 1

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

Name of property: Horton Street 33-64

Updated: 26/03/2025

Premise Manager: Rushpal Dhaliwal
Tel. No.: 0121 569 2975

Hazard	Information/Comments
No Asbestos Detected	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 7474.

bradley ENVIRONMENTAL

Report No.:	J410945
Nature of Work:	Management Survey
Issue Date:	03/04/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL25720HO12 7
Site Address:	33-64 Horton Street, Tipton, DY4 7JW



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	26/03/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Daniel Sandiford
Technical Review Officer
03/04/2025

Non-accredited activities are present within this report.

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UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac