Fire Risk Assessment

65– 96 Horton Street



65-96, Horton Street
Tipton,
DY4 7JW.

Date of Inspection: 2nd October 2026

Next Review: October 2027

Officer: A. Froggatt **Building Safety Manager**

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

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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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 7867.

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.

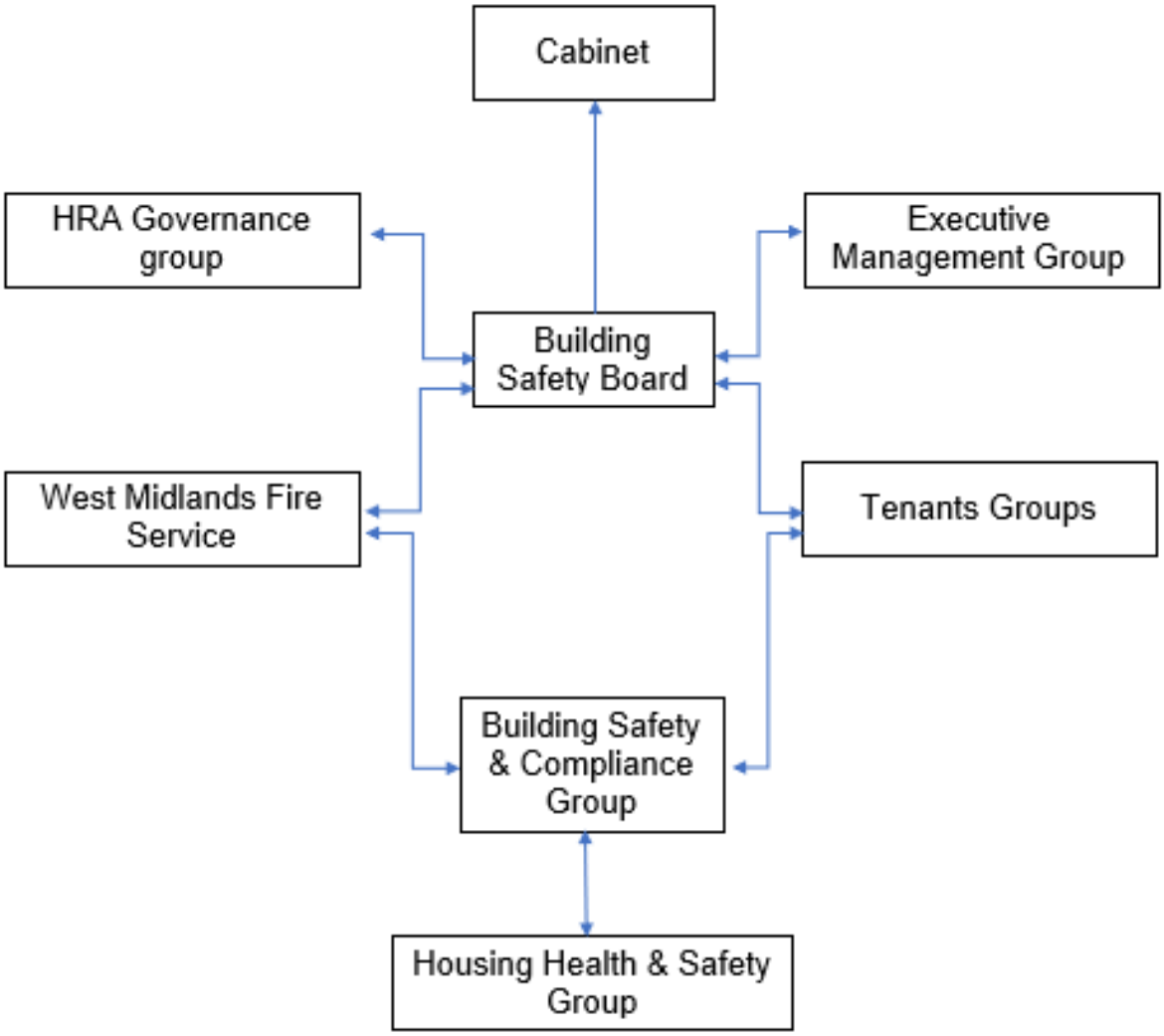
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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'.** 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 two protected staircase's that 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. There are two final exit doors. Loose comms cables are present on Floors 8,2 &1.	Tolerable
Section 8	**Fire Detection and Alarm Systems.** Fire detection within flats is installed to a LD3 standard or above. Automatic opening vents are installed to the rear stairwell on the 7th floor only. Louvre vents provide natural ventilation to all landings of the front staircase. A fire suppression system is provided to protect the bin store.	Trivial
Section 9	**Emergency Lighting.** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266.	Trivial
Section 10	**Compartmentation.** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors communal doors are notional upgraded FD30s doors.	Trivial

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. There is a fire suppression system in the bin store. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.	Trivial
Section 12	**Fire Signage** Appropriate mandatory and safety signage is in place.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial

Section 14	**Sources of Ignition** The fixed electric tests should be done every 5 years. Last EICR dated 03/04/2025.	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** Residents instructed not to bring L.P.G cylinders into block. There are no storage facilities available for residents within the communal areas.	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.

(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.)

Comments

The likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment, it should be observed that combustible items should not be stored on balconies.

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 composite doors to flat entrances, notional 30 minute fire doors upgraded with intumescent strips and cold smoke seals to communal doors and most service cupboards, combined with suitable smoke detection within individual flats to at least LD3 level.

There are two protected staircases, automatic smoke ventilation, and a Stay Put 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:

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 RPEEP's/PCFRA's that have been recorded in this building. These will be reviewed at least annually or more frequently if individual circumstances dictate.

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

65 – 96 Horton Street,
Tipton,
West Midlands.
DY4 7JW.

Description of the Property

This type 1 fire risk assessment encompasses the building known as 65-96 Horton Street. The block consists of 8 storeys with 4 dwellings to each floor, it is 21.6m in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

This high-rise block was constructed in approximately 1960 of Waites concrete/brick construction surmounted by a flat concrete roof. 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.

Regarding the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council.









The block has a main entrance to the front elevation, and a further entrance 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 protected staircases and a single lift car serving all floors within the building. There is a firefighter's lift override switch to the right-hand side of the lift car. Access to the lift motor room is obtained via a ceiling hatch from the 7th floor lobby. The access ladder is stored within the 7th floor dry riser cupboard. Access to the flat roof is via a door within the lift motor room.



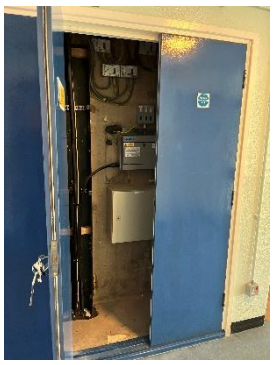


Automatic opening vents are installed to the 7th floor rear staircase. The override switch is on the 7th floor staircase wall. Natural ventilation is employed to the front staircase via louvred vents on all floor landings.





There are service cupboards containing residents' electricity meters in each lift lobby, protected by upgraded FD30s doors. The main incoming electrical supply is in the ground floor lift lobby.




The Firefighters white box is located on the front left-hand side of the main entrance.



The building is served by a single waste disposal chute, accessible from all floors within the front staircase. The chute discharges into the bin store, situated to the right of the main entrance and accessed via a roller shutter door.





The dry riser inlet is in ground floor lift lobby. Access is gained using a suited 54 key. Dry riser outlets are available on each floor within the secured cupboards in each lift lobby.




The Secure Information Box (SIB) is in the ground floor rear entrance lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance. The SIB 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 (RPEEP).




The nearest fire hydrant is near the main front entrance, slightly to the right.



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.

High/Low Rise	High-Rise
Number of Floors	8
Height	21.6m
Approximate floor area	Approx. 32m^2
Date of Construction	1960
Construction Type	Wates Concrete / Brick
Last Refurbished	2009
External Cladding	Front and rear elevations have no cladding, 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, front stairwell only.
Fire Alarm System	No
Refuse Chute	1
Access to Roof	Aluminium ladder (stored in dry riser) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof
Equipment on roof (e.g., mobile phone station etc)	No
WMFS Audit	None
Enforcement action	N/A.
Fire strategy	Yes

Persons at Risk.

Residents / Occupants of 32 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)

On arrival Information (for WMFS).

Address: Block 65-96 Horton Street DY4 7LA	Survey date: 26/11/2025	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
Number of floors	8 including ground 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. 68 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 wired 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 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 can be located
Gas	Gas isolation points located on the orientation plan

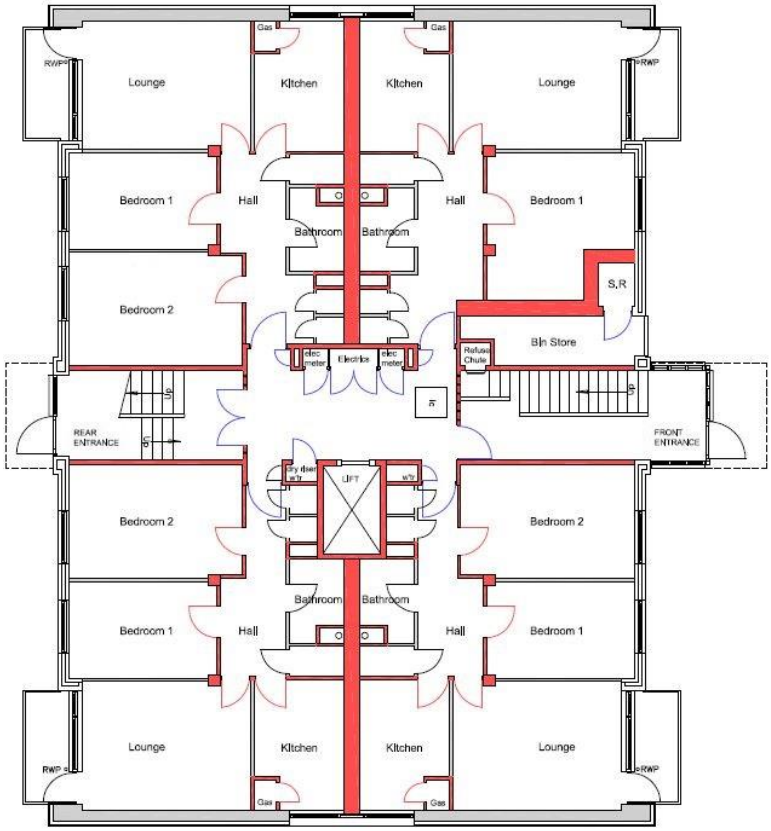
Section 5

Building Plan

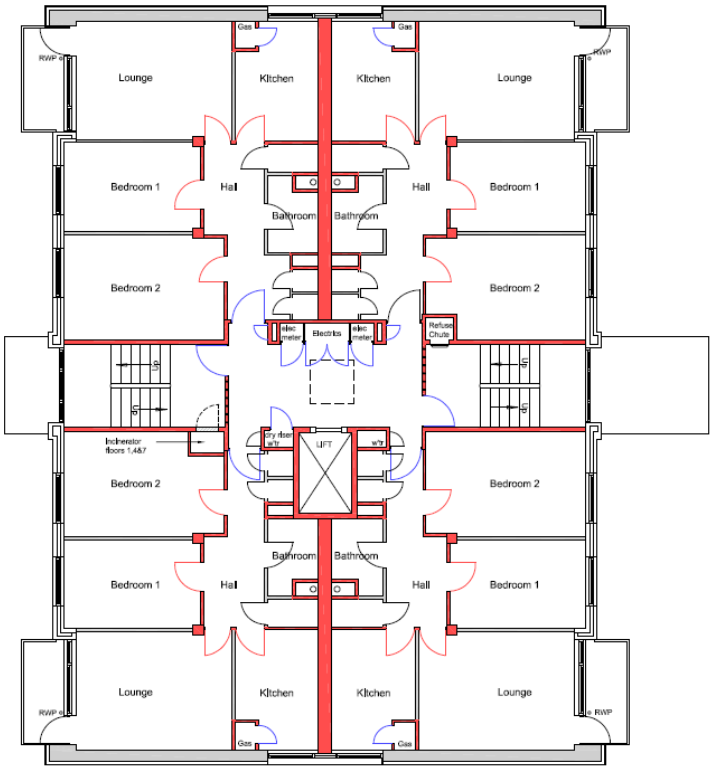
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

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

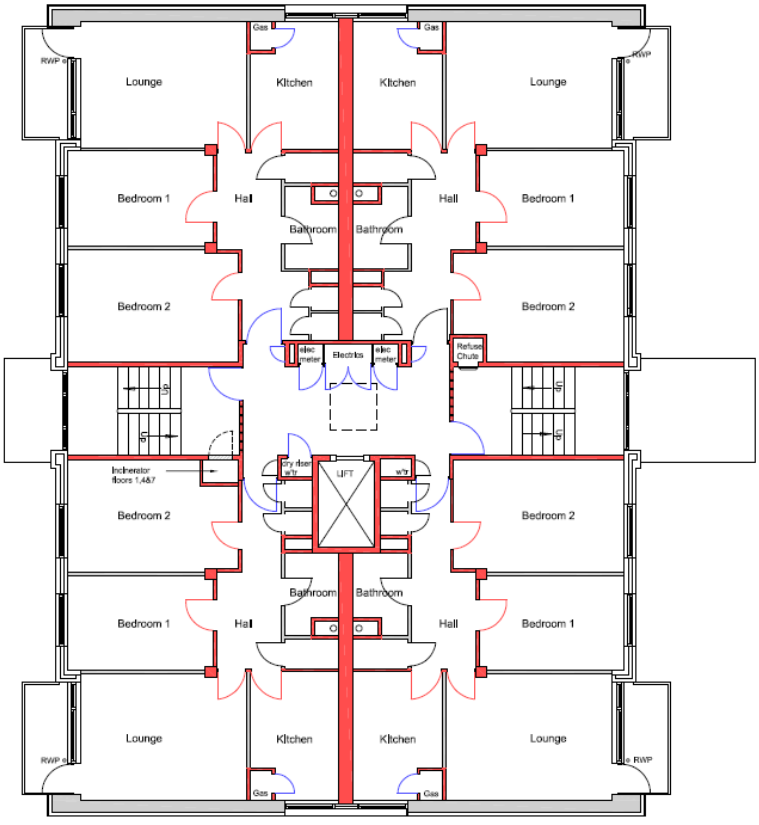
Ground Floor.



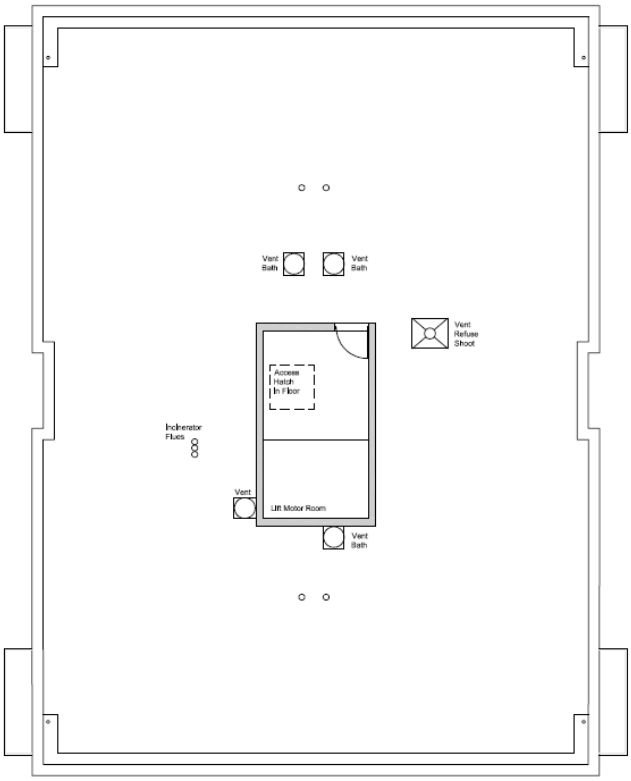
Floors 1-6.



Floor 7.



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 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.

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. This FRAEW was undertaken by Firntec Building Compliance in August 2025 and the outcomes recorded as a low risk.

Below is a breakdown of the materials 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, and with limited onsite resources.

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. The balconies are vertically aligned and compose of cantilevered concrete with a steel and glass balustrade.



4) Communal windows are single glazed units with Georgian wired glazing. Individual 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) There is a tree near the fabric of the building, consideration should be given to removing this tree, as it is conceivable that its presence could be a fire risk in times of dry hot weather. See observations.



Section 7 Means of Escape from Fire

1) The block has two protected staircases that provide a sufficient means of escape. Each s4taircase in width is 986mm from handrail to wall.





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

3) Loose communication cabling is present over Flat 94 on the 8th floor and in the lift lobby on Floors 1 & 2. This cabling is required to be secured with metal clips, some plastic clips are evident, but these are inadequate. See action 7/3.





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

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

6) The communal landing / staircases are protected by use of self-closing FD30s fire doors with vision panels & intumescent strips / cold smoke seals.



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

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

9) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



10) 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.





11) The waste disposal chutes are located on each landing to the front staircase.



12) Communal windows are lockable; at the time of the assessment some windows were open but restricted with secure straps.



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

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

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



16) Electrical service cupboard doors in lift lobbies are FD30s uprated notional doors.



17) The surface coatings to the communal areas are Torrex Flameshield. This is a class 0 product.



18) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put evacuation policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.

19) Flat front door inspections were not carried out by the fire risk assessor as the SMBC Fire rapid response team now undertake annual surveys of flat entrance doors in all SMBC's High Risk Buildings. Records are recorded electronically by SMBC.

    Access to individual flats was not sought for the purpose of fire door inspection, this is due to the Fire Rapid Response Team undertaking full non-invasive Fire Door Inspection (FDI) of all SMBC High Rise Building stock.

Accordingly, no internal assessment of flat entrance doors was completed during this FRA. However, the external leaf of each flat entrance door was visually reviewed to identify any obvious signs of damage or defect.







Section 8

Fire Detection and Alarm Systems

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

2) Access was not gained to resident's flats to sample smoke detection. Based on information collated from in house systems, (JM) the smoke alarms within resident's flats are installed to a minimum LD3 level.

   Flats; 74 LD1, 83 LD2, 93 LD3,

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

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

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

4) There is no effective means for detecting an outbreak of fire to the remaining communal areas. Automatic fire alarm systems are not normally required in the common areas of residential blocks as this can compromise the 'Stay Put' fire evacuation policy.

5) Smoke detectors linked to the automatic opening vents have been installed.



6) A deluge system is provided to the refuse chute bin store. The control panel is located within the lower ground floor lift lobby electrical cupboard.

An approved contractor maintains the system. The frequency for the maintenance checks is twice per year. (April and October).



Section 9

Emergency Lighting

1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266:2025 and test points have been 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 in accordance with BS 5266:2025 by Sandwell MBC in house electrical team or an approved contractor.



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 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 has not been compromised by third parties and where applicable enhance the fire stopping.

3) A variety of methods / materials have been used to achieve fire-stopping.

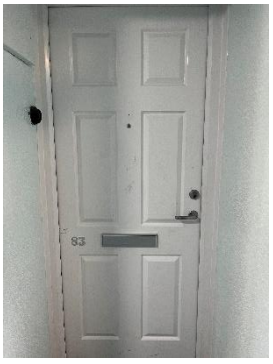


4) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

5) Electrical service cupboards to communal landings are locked with suited 138 mortice locks. Residents have been provided with a key for access to their electricity meters.



6) Individual flat doors are FD30s composite doors with the majority being manufactured by Permadoor. Flat 88 has an FD30s composite manufactured by Nationwide Doors.







7) The corridors / staircases are protected by use of self-closing FD30s fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing.



8) Access panels to individual isolation stop taps are fixed to masonry and bedded on Intumescent material.



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



Section 11

Fire Fighting Access & Equipment

1) Access to the building for firefighting appliances can be gained via Horton Street, the road has a tarmac surface.

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



3) The dry riser inlet is located within the ground floor lift lobby, inside a cupboard secured with a 54 key. The dry riser outlets are located on the lift lobby of each floor, behind notional FD30s doors.

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







4) Maintenance contracts in place for maintenance of fire extinguishers.

The frequency for the maintenance checks is once (October) of each calendar year. A CO2 fire extinguisher is provided in the lift motor room.



5) A fire suppression system is fitted in the bin room.



Section 12 Fire Signage

1) Fire doors display “Fire Door Keep Shut” where appropriate.



2) No smoking (Smoke Free England) signage is displayed at the front entrance to the premises.



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



4) The fire escape routes use directional fire signage.

5) Fire action notices are displayed throughout the building. These signs are dated and should be updated when the block undergoes future refurbishment.



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



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



Section 13

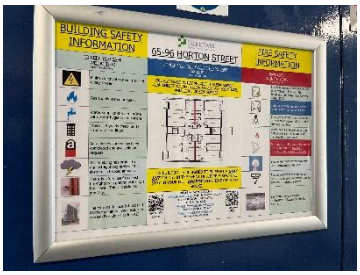
Employee & Resident Training/Provision of Information

1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke ‘Fire Safety in High / Low Rise Flatted Accommodation’ Video.

2) All employees are encouraged to complete ‘In the line of fire’ training on an annual basis.

3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.

4) A building safety notice is displayed in the ground floor lift lobby.



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

6) Fire safety information has been provided as part of tenancy pack; this includes information on fire doors.



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


Fire safety advice

Sandwell

What to do if a fire breaks out in your flat

What to do if you see or hear a fire in another flat or part of the building

9) The Resident Engagement Team surveyed residents of 65-96 Horton Street during February 2026. Residents who were not available also had the option to complete the survey online or postal return.

- 28% (9) of households have given us their feedback. Of those responses.
- 67% (6) of households agreed that they feel safe in their own home.
- 33% (3) of households agreed that they feel safe within the communal areas of the block.
- 89% (8) of households who responded confirmed they are happy with how often the smoke alarms are checked by Sandwell Council.

10) SMBC will use a range of methods to communicate with the residents of 65-96 Horton Street about building safety. This may 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

11) The Resident Engagement Strategy for the block will be reviewed in 12 months to include current details and any emerging topics.

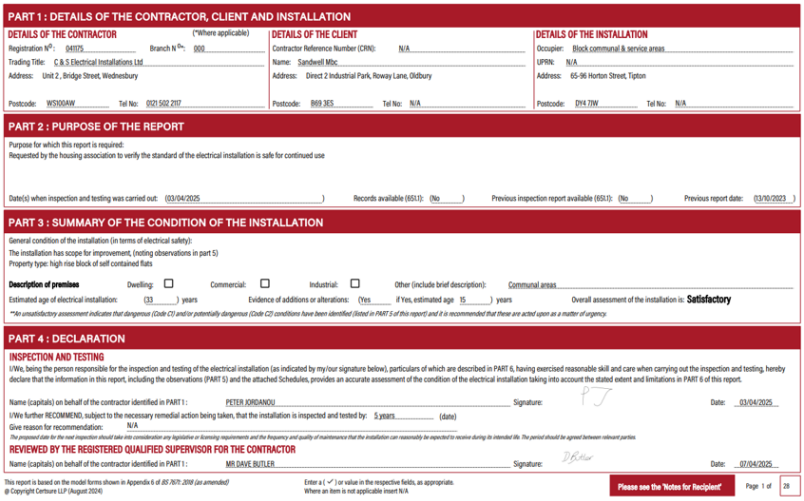
12) There have been no reported fire incidents in the block in the previous 12 months.

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 works are not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

3) The fixed electrical installation (EICR) shall be tested every 5 years. The date of the most recent inspection (from the previous FRA) was recorded as 03/04/2025, recorded as satisfactory.



PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR (*Where applicable)
Registration N°: 04175 Branch N°*: 000
Trading Title: C & S Electrical Installations Ltd
Address: Unit 2 , Bridge Street, Wednesbury
Postcode: WS10 0AW 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: 65-96 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: (03/04/2025) Records available (6S1.1): (No) Previous inspection report available (6S1.1): (No) Previous report date: (13/10/2023)

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: Date: 03/04/2025
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: Date: 07/04/2025

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018 (as amended)*
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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' Page 1 of 28

4) Electrical service cupboards have FD30s rated doors, secured with a suited cylinder lock.

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

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

7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is internal to the building.

8) There are no parking bays allocated for the charging or parking of Electric vehicles.

9) There was no evidence of Battery-powered mobility scooters, e-scooters or e-bikes stored/charged in communal areas of the building.

Section 15

Waste Control

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

2) Refuse & recycling containers are emptied regularly. Refuse containers are in the bin store which is underneath the ground floor. The Bin store is accessed at the rear of the building. Access is via a motorised roller shutter; key is stored in the firefighter's white box.

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

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

section 16

Control and Supervision of Contractors and Visitors

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

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

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the 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, schools & business.
- Fire risk, if any.
- Site Emergency Plan.

   b) Monthly Site Meetings – 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) CCTV has been installed. 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, B69 3ES.

6) There have been no reported fire incidents since the last FRA.

Section 18

Storage Arrangements

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



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: 65-96 Horton Street, Tipton.

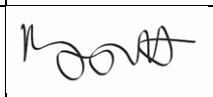
Date of Action Plan: 02/10/2026

Review Date: 10/2027

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/3	Loose communication cabling is present over Flat 94, 8th floor and in the lift lobby on Floors 1 & 2. This cabling is required to be secured with metal clips, some plastic clips are evident, but these are inadequate.		P3	3-6 Months Fire Rapid Response	

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

Observations	
Some notional communal landing doors show signs of wear and tear due to age. When any refurbishment of the block is carried out communal doors should be replaced with certified FD30s door sets & combination frames.	
There is a tree near the fabric of the building, consideration should be given to removing this tree, as it is conceivable that its presence could be a fire risk in times of dry hot weather.	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Andrew Froggatt		07393 238041	L4 Diploma in FRA.	02/10/2026.

Verified	Signed:	Contact Details:	Qualifications:	Date:
Adrian Jones		07776 551687	L4 Diploma in FRA.	07/10/2026

FRA actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Tony Smith		07721 626479	L4 Diploma in FRA.	19/10/2026

Appendix 1

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

Name of property: 65-96 Horton St.

Updated: 23/06/2025

Premise Manager: (Housing Officer or Scheme Manager)
Tel. No: 0121 569 2975

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

bradley ENVIRONMENTAL

Report No.:	J410946
Nature of Work:	Management Survey
Issue Date:	22/01/2026
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL25720HO13 7
Site Address:	65-96 Horton Street, Tipton, DY4 7JW



Order Placed By:	Jon Hemming
Site Contact:	Communal
Date(s) of Work:	16/06/2025 to 15/12/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Ryan Fagan CoC Asbestos

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Joe Beddall
Deputy Technical Manager
22/01/2026

Non-accredited activities are present within this report.

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Halesowen, West Midlands
B63 3US
Tel: 0121 550 0224
Email: sales@bradley-enviro.co.uk

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac