Fire Risk Assessment 65-96 Horton St



Tipton, DY4 7JW

Date Completed: 02/10/2025

Review Period: 12 months

Officer: C. Hill Building Safety Manager

Checked By: A.Froggatt **Building Safety Manager**

Current Risk Rating = Tolerable



Subsequent reviews

Review date	Officer	<u>Comments</u>

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Introduction

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

This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.safety/#reportfiresafety. In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints or by phone on 0121 569 6000.

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

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

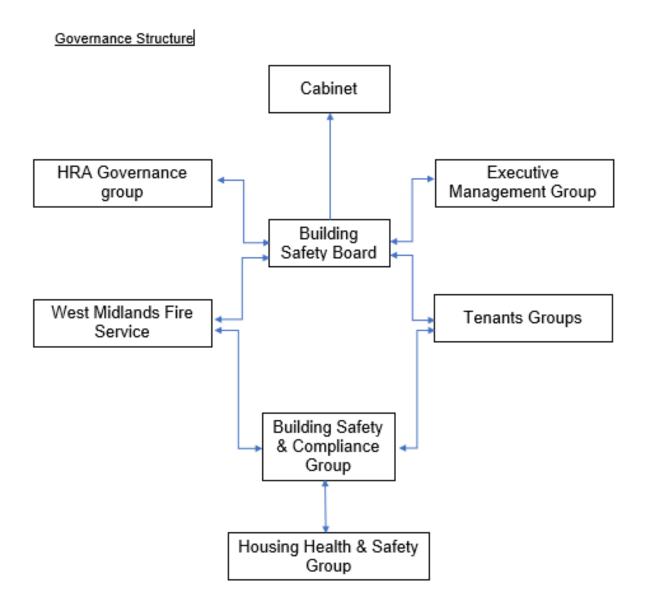
The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and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

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



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

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



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.

1

Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005. Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors and contractors unfamiliar with the building layout as well as those with physical, sensory or mental health issues.

A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring and review of the preventive and protective measures. These are shown in the introduction.

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	External Envelope Side elevations have Wetherby mineral wool silicone render system – A2 fire classification.	Trivial
	4m2 area of render has fallen from the south facing side elevation.	
	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.	

Section 7	Means of Escape from Fire	Tolerable
	There are 2 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 2 final exit doors.	
	Flat 74 requires adjustment to self-closer.	
	A replacement FD30s entrance door has been ordered for flat 75.	
	Combustible items outside flat 80 to be removed.	
Section 8	Fire Detection and Alarm Systems	Trivial.
	Fire detection within flats is installed to a minimum of LD3 standard.	
	Automatic opening vents are installed to the rear stairwell on the 7 th floor only.	
	Ventilation to the front staircase is provided by louvre vents to all floor landings.	
	A fire suppression system is provided to the bin store.	
Section 9	Emergency Lighting	Trivial
	The premises have a sufficient emergency / escape lighting system.	

Section 10	Compartmentation	Tolerable
	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 doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.	
	Hatch to lift motor room is timber FD60s.	
	Cabling from service cupboards is housed in metal trunking with Intumescent pads or pillows	
	Stop tap cover adjacent flat 65 is damaged.	
	Ground floor lift lobby glazing has a small hole in.	
Section 11	Fire Fighting Equipment	Trivial
	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.	
Section 12	Fire Signage	Trivial
	Sufficient signage is displayed throughout the building.	

Section 13	Employee Training	Trivial
	All staff receive basic fire safety awareness training.	
Section 14	Sources of Ignition	Trivial
	The fixed electric tests should be done every 5 years. The date of the last EICR was 03/04/2025	
Section 15	Waste Control	Trivial
	Regular checks by Caretakers minimise risk of waste accumulation.	
	Refuse containers are secured within the bin store.	
Section 16	Control and Supervision of Contractors and Visitors	Trivial
	Contractors are controlled centrally, and hot works permits are required where necessary.	
Section 17	Arson Prevention A door entry system prevents unauthorised access.	Trivial
	Perimeter lighting is in place.	
Section 18	Storage Arrangements	Trivial
	There are no storage facilities for residents within the communal areas.	
	Residents instructed not to bring L.P.G cylinders into block.	

Risk Level Indicator

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

Likelihood of fire	Potential consequences of fire			
Elikeliilood of file	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	

these premises is: High □ Low \square Medium \boxtimes 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 fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at

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 de	finition 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 co is:	nsidered that the risk to life from fire at these premises	
Trivial □ Tolerable	e ⊠ Moderate □ Substantial □ Intolerable □	

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment, which includes, adjustment of a self-closing device to one flat entrance door, replace a glazed panel in lobby screening and the removal of decorative combustible items within a lift lobby outside flat 80.

One FD30s flat entrance door is due for replacement (replacement ordered) following a forced entry however this has been delayed due to confidential circumstances not for this report.

A small amount of expanding foam has previously been used to fire stop mains cables within the ground floor service cupboard. Removing the foam would be preferred however, considering access would be difficult, significant works would be required, the foam is around cables penetrating the floor slab within a vertical service shaft and the service cupboard has FD30s nominal door, the risk is deemed acceptable until future re-wiring works commence.

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 LD1 or LD2 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:

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

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

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People at Significant Risk of Fire

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

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

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

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

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

Contact Details

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

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

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

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

Chief Executive				
	Shokat Lal			
Executive Di	irector Asset Manager	& Improvement		
	Alan Lunt			
Assistant Dire	ctor Asset Manageme	nt & Improvement		
	Sarah Agar			
	Fire Safety Manage	r		
	Tony Thompson			
	Team Lead Fire Safety			
	Jason Blewitt			
7	Team Lead Building Safety			
	Anthony Smith			
	Housing Office Manager			
	Rushpal Dhaliwal			
Building Safety				
Managers	Assessors	Officers – Fire Safety		
Adrian Jones				
Andrew Froggatt Mohammed Zafeer Ethan Somaiya				
Carl Hill	Stuart Henley	Hannah Russon		
Louis Conway				

Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change

Description of Premises

65 – 96 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.





At the time of this assessment the front door entry system was defective (voice communication with flats not working). The rear door entry system was operating correctly.



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







There is a single 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.







The building safety notice is displayed 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.







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 is a Secure Premise Information Box (PIB) located in the ground floor rear entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP). Gerda keys are not stowed in the firefighters white box.



The bin store is protected by an automatic fire suppression system (drencher). The system is actuated upon the detection of smoke. The status panel for the system is located in the ground floor right hand service cupboard opposite the lift. The red beacon above the bin store roller shutter will illuminate when the system has actuated. The bin store is accessed using a key stored in the firefighters white box.



The bin chute is protected by an automatic closure plate. The system will operate following activation of the fusible link. The plate can be manually closed.



The lift is a "Fireman's Lift" type with basic controls for firefighters. The lift override switch is to the right-hand side of the lift car. This is operated

by the drop latch key.



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, 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 is 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 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).







Access to the flat roof is via a door within the lift motor room, 54 suited key.





A man-safe system has been installed to the roof.



Address: Block 65-96 Horton Street DY4 7LA		Survey date: 18/09/2024	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Building height	21.6 metres		
Construction	Wate	s, concrete brick	
Number of floors	8 inc	luding ground floor	
Layout	The b	block consists of 8 storeys (inclusive of the groun	nd floor). Each of the floors contains 4 number dwellings,
	-	ranting access up to the 7 th floor, aluminium lad e lift motor room via a trap door. A full height d	iders stored in the 7 th floor storage cupboard grants access loor then grants access to the main roof.
	2 set	s of staircases granting access to all 8 floors of t	he block located at the front and rear of the block.
	Corri	dors and stairs are protected by FD30s doors.	
		s of ingress / egress points to the block with the (main access point)	override switch, FWB and fire hydrant located nearest the
Lifts	1		
Types of entrance doors	FD30		ction. Communal doors within the block are notional timber
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, <u>There</u> 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		ED – PRESUMED – CHRYSOTILE
	FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES – BITUMINOUS		
SERVICES	SERVICES		
Electricity	Electric meter cupboards located on each floor of the block can be located		
Gas	Gas isolation points located on the orientation plan		

High/Low Rise	High	
Number of Floors	8	
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	Two	
Automatic Smoke Ventilation to	Yes – 7 th floor rear staircase.	
communal area	Louvre vents to front staircase.	
Fire Alarm System	No	
Refuse Chute	Yes	
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	No	
phone station etc)		

Persons at Risk

Residents / Occupants of 32 flats,

Visitors,

Sandwell MBC employees,

Contractors,

Service providers (e.g. meter readers, delivery people etc)

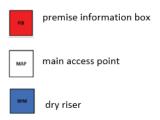
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

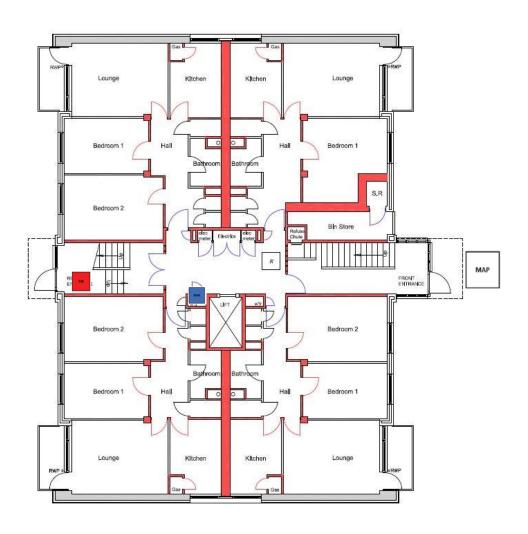
Building Plan

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

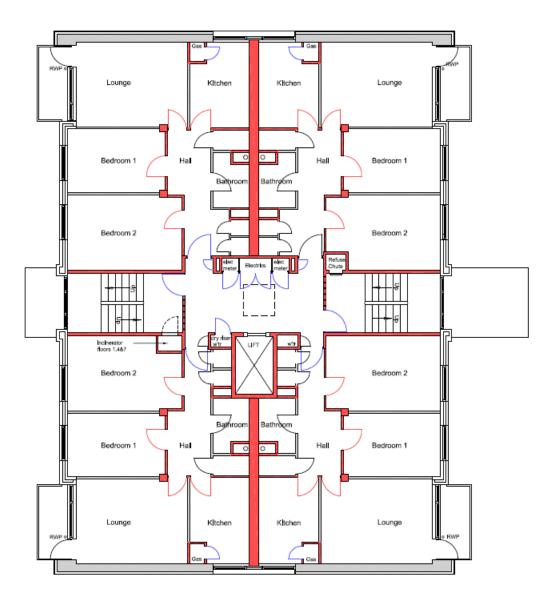
The plans have been shared with WMFS electronically via their portal.

Ground floor





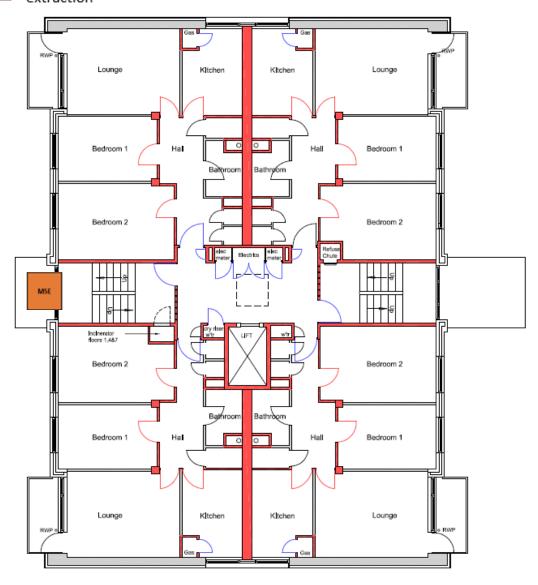
Floors 1-6



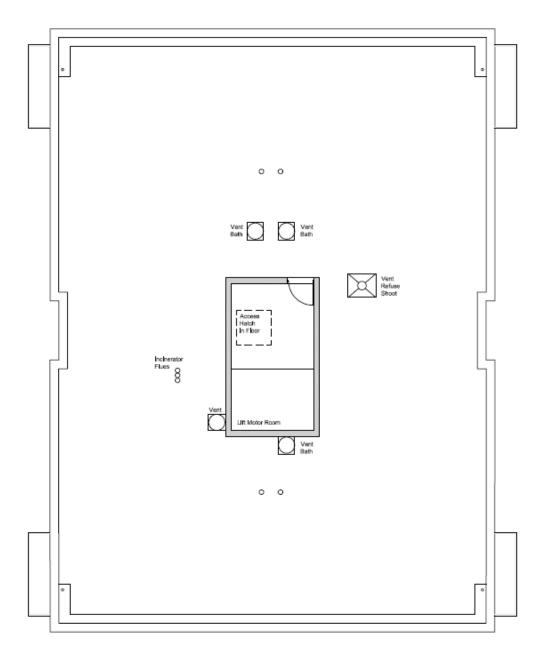
Floor 7



mechanical smoke extraction



Roof



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 step 1 was completed by Firntec on 22nd June 2025. Based on the available evidence, the external wall system was assessed to present a Low to Medium risk of external fire spread. There are no combustible materials or design features that would significantly compromise the Stay Put strategy.

The combination of the materials to the external wall system do present an acceptable level of fire risk.

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.

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. It was noted that a section of the render to the south facing side elevation of approximately 4m2 has come away exposing the mineral wool insulation beneath. The area has been cordoned off and the risk to fire remains low.







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) A repair to the external north facing ground floor side elevation, where an exhaust vent had previously been installed is evident.



6) Rainwater downpipes penetrate each balcony floor slab. The material is unknown however the risk is deemed minimal.



Means of Escape from Fire

1) 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.



- 2) The maximum travel distance from a flat to the furthest protected stairwell, place of reasonably safety is 5.2 metres.
- 3) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 4) None of the corridors that form part of the means of escape are dead ends.
- 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 notional upgraded & nominal self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with 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. The frequency for the maintenance checks are twice per year (April and October) of each calendar year.





11) There is a master reset / activation 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.



12) The waste disposal chutes are located on each landing to the front staircase. Hoppers are 1.5 hour fire rated to BS 476 part 8. Intumescent seals are noted.





13)Communal windows are lockable however; all windows were unlocked and openable.





- 14)Communal areas should be kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
- 15) There are two artificial plants and bird decorations outside flat 80 entrance door. The items are combustible and therefore should be removed by occupier.







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

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



17) 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.



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

19)Individual flat doors are nominal FD30s composite doors with the majority being manufactured by Permadoor. Flat 88 has an FD30s

composite manufactured by Nationwide Doors.



- 20)Access is gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.
 - a) Flat 75 Temporary repair to door following forced entry (access not possible). Replacement door has been requested / contractor has attempted to survey. Housing officer for the block (JW) and asset management (JB) are aware and managing. JM16352583



b) Flat 74 – Door is failing to fully self-close, adjustment to overhead self-closing device required.



c) Flat 72 – Door is correct.



8

Fire Detection and Alarm Systems

- Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to LD1 & LD3 Standard.

Flat 72 – LD3 Flat 74 – LD1

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

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put Unless policy is in place
- 4) A 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.

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Emergency Lighting

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



3) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



Compartmentation

This section should be read in conjunction with Section 4

- 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) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 6) A variety of methods & materials have been used to achieve firestopping including intumescent fillers on cable penetrations and pads or pillows within cable trunking.









- 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 communal landing & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels, predominantly 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 building's 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). Where minor shortcomings have been identified, actions have previously been created for corrective works.

 The double doors to the ground floor rear staircase are replacement FD30s nominal doors.



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. Flat 88 has an FD30s composite manufactured by Nationwide Doors.



14) Firntec Building Compliance were appointed to conduct surveys of all communal fire doors and fire doors to flat entrances. The survey began on 14/02/2025. All actions generated are rectified by Fire Safety Rapid Response Team. Despite best endeavours only 22 of 32 flat entrance doors were inspected on both sides. 100% of communal doors were inspected.



15) Individual Ceiling hatch to lift motor room was noted as a 54mm timber door with intumescent strips and cold smoke seal. The door is kept locked shut.



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.

16) Access panels to stop taps are fixed to masonry and bedded on Intumescent material. Stop tap cover adjacent flat 65 is damaged and requires replacement.



17) Hole in wired glazing within combination frame off communal ground floor fire door near chute hopper.



18) Foam pads removed from communal landing door adjacent flats 86 & 87, 5th floor. Housing officer informed to discuss with tenants.

Caretaker also informed.



Section 11

Fire Fighting Equipment

1) There is a fire hydrant adjacent the front main entrance.



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





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





- 4) The dry riser is checked regularly as part of the Caretakers duties.
- 5) 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.
- 6) 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.



7) Bin room is protected by fire suppression system and serviced 6-monthly. The control panel is in the ground floor lift lobby service cupboard.





Fire Signage

1) All fire doors display "Fire Door Keep Shut" where appropriate.



2) Fire Action Notices are displayed throughout the building.



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



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

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



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



7) Signage has been installed to Dry Riser cupboards.



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.
- Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers located are within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Building safety and evacuation notices are displayed in common areas and lift cars.



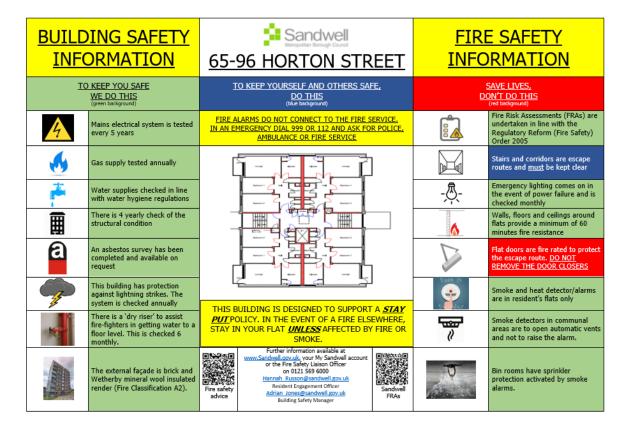




7) Information regarding use of fire doors and the Stay Put – Unless evacuation strategy is provided to residents.



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.



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 which was recorded as satisfactory is 03/04/2025.



5) 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.

- 6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is internal to the building.



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 righthand 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 is in place to remove bulk items.

Control and Supervision of Contractors and Visitors

- 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.

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.
- 3) There is no current evidence of arson.
- 4) The perimeter of the premises is well illuminated.



5) There have been no previous fire incidents at the block since the last FRA September 2024.

Storage Arrangements

 Residents instructed not to bring L.P.G cylinders into block. (Notice displayed in lifts see point)



- 2) The tenancy conditions, Section 7 Condition 5.6 stipulates "If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use."
- 3) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) All store cupboards are kept locked.

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 St
Date of Action Plan:	08/10/2025
Review Date:	<insert date=""></insert>

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).

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/15	Flat 80 – To remove combustible artificial plants and birds from the lift lobby.		P2	Within 1-3 months. Housing Manager	

7/20b	Flat 74 – adjust overhead self-closing device. Door not reliably self-closing.	7.4	P2	Within 1-3 months. Fire rapid response
10/16	Flat 65 – replace broken stop tap cover.		P2	Within 1-3 months. Fire rapid response
10/17	Replace ground floor Georgian wired glazed panel with hole in.		P3	Within 3-6 months Repairs / Glazing

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. Consideration should be given to upgrade with certified FD30s door sets & combination frames.



Signed

Chill	Building Safety Manager	Date: 08/10/2025
Moorb	Quality Assurance Check	Date: 13/10/2025

Appendix 1

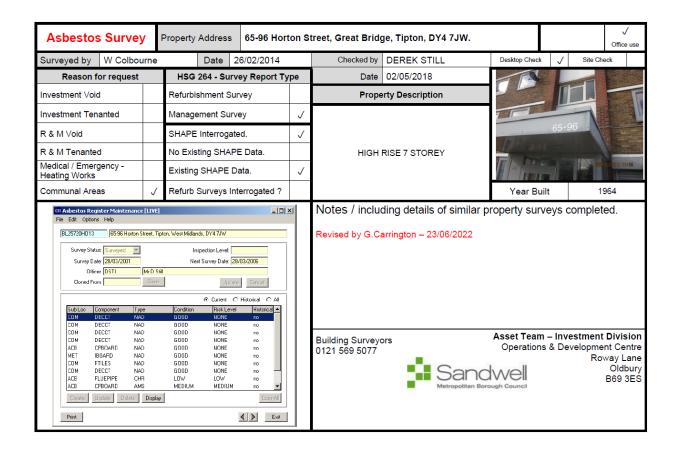
Significant Hazards on Site and Information to be Provided for the Fire Service

Name of property: 65-96 Horton St

Updated: 23/06/2022

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

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



Sample Locations		Property Address 65-96 Horton Street, Great Bridge, Tipton, DY4 7JW.								
LOCATION		MATI	ERIAL	QTY	SURFACE TREATMEN	SAMPLE REF	RESULT	HSE NOTIF Y	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WOR	K SUSP	ECTED AC	M'S ARE	IDENTIFIE	D THAT ARE NO	T CONTAINED	WITHIN THIS REP	ORT ST	OP W	ORK & SEEK ADVICE
FLOORS 1-7 WALLS		TEXTUR	ED COAT	100m2+	SEALED	BB3338	NONASBESTOS	NO	NO	
FLOORS 1-7 CEILING		TEXTUR	ED COAT	100m2+	SEALED	BB3338	NONASBESTOS	NO	NO	
GROUND FLOOR WALLS		TEXTUR	ED COAT	60m2	SEALED	BB3338	NONASBESTOS	NO	NO	
LIFT MOTOR ROOM				•		NO ACMS F	OUND			
ALL BALCONIES - RAIN WATER PIPE		CEN	MENT	-	SEALED	PRESUMED	CHRYSOTILE	NO	-	
FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES		BITUMINOUS		=	-	=	-	-	-	REQUEST SAMPLE IF TO B DISTURBED
ITEMS SHOWN BELO	W HAVE	BEEN AS	SESSED	ON SITE B	Y THE ASBEST	OS SURVEYOR	& ARE CONFIRM	ED NOT	то в	ACM's.
LOCATION DESCRIPTION	MAT	ERIAL	RIAL LOCATION DESCRIPTION MATERIAL LOCATION DESCRIPTION		ON MATERIAL					
LIFT MOTOR ROOM CEILING	PLASTE	ERBOARD	D							
FLOOR 7 DRY RISER CEILING	PLASTE	ERBOARD								
ALL LANDING DUCT COVERS UNLESS STATED ABOVE		SUPALUX PLYWOOD								
GROUND FLOOR TRANSOM PANEL OVER INNER DOOR		PALUX WOOD								
GROUND FLOOR HIGH LEVEL BOXING TO TRUNKING NEXT TO FRONT ENTRACE DOOR										

About the Report

All Survey Methodology is based upon HSE document HSG 284 - Asbestos: The Survey Guide. All surveyors are experienced British Occupational Hygiene Society (BOHS) P402 qualified surveyors with extensive Surveying & Refurbishment Project experience specific to Sandwell Homes' managed housing stock.

The person or persons using this report to programme refurbishment work on site are assumed to be competent & experienced in the field of domestic refurbishment projects & have suitable & sufficient asbestos awareness to understand the scope of this report & apply it to the project. All trade operatives working on site are also expected to have relevant asbestos awareness training & experience. IF IN DOUBT STOP & ASKI SHAPE: Sandwell Homes' Integrated ICT solution holds the Company Asbestos Register. The Asbestos Register is interrogated when completing the asbestos survey report to ensure that ACM's in similar properties are considered where relevant. The Register holds details of all suspected or confirmed ACM's identified during Refurbishment & Demolition programmes as well as Repairs activities for the past 11 years. If potential ACM's have been identified within difficult to survey areas such as Cavity Walls, Floor Voids at these will be highlighted within the report. The interrogation of the Company Asbestos Register compliments the survey & report process it does not substitute the Refurbishment & Demolition Survey.

Void Properties – The Building Surveying team who undertake Refurbishment & Demolition Asbestos Surveys also undertake Domestic Energy Assessment Surveys, Boccascope Surveys for Thermal Insulation & Fire Integrity Assessments to a representative percentage of the void turn over.

Site Overview Page 2 – This section is included to aid surveying & to ensure comprehensive survey information is detailed.

Term	Explanation
Property Address	Specific Property to which survey relates.
Surveyed by	Relates to P402 trained surveyor.
Blank	Blank
Type of Work to be undertaken	Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken.
ACM	Asbestos Containing Material.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.
Bulk Sample	Sample of potential ACM that is representative of the whole.
Request Sample	The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting.
Awaiting Results	If no results have been detailed then you must not work on these items until you receive further confirmation.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.
Labels	Materials will be labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Abbestos" where possible. All sampled materials will be labelled with an' Asbestos Sampled' label.

Term	Explanation
Photo's	These will usually be provided for the front elevation of the property to aid identification.
Sampled by	P402 trained surveyor.
Checked by	P402 trained surveyor who checks report prior to issuing.
Survey Report Type	Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken.
Refurbishment Survey	HSG 284 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include. New Kitchen, New Bathroom. Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment.
Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
SP	Strong Presumption that material contains asbestos. Used to qualify possible false negative laboratory results.
Photo's	Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary.