Fire Risk Assessment

Paget House



Sedgley Rd East,
Tipton, DY4 7TU

Date Completed: 17/06/2026

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

Checked By: C. Hill **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0 Introduction

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) places a legal duty on landlords to complete a fire risk assessment (FRA).

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

This type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety. In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/info/200195/contact_the_council/283/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. The council has procedures and policies in place that will trigger a review of the fire risk assessment.

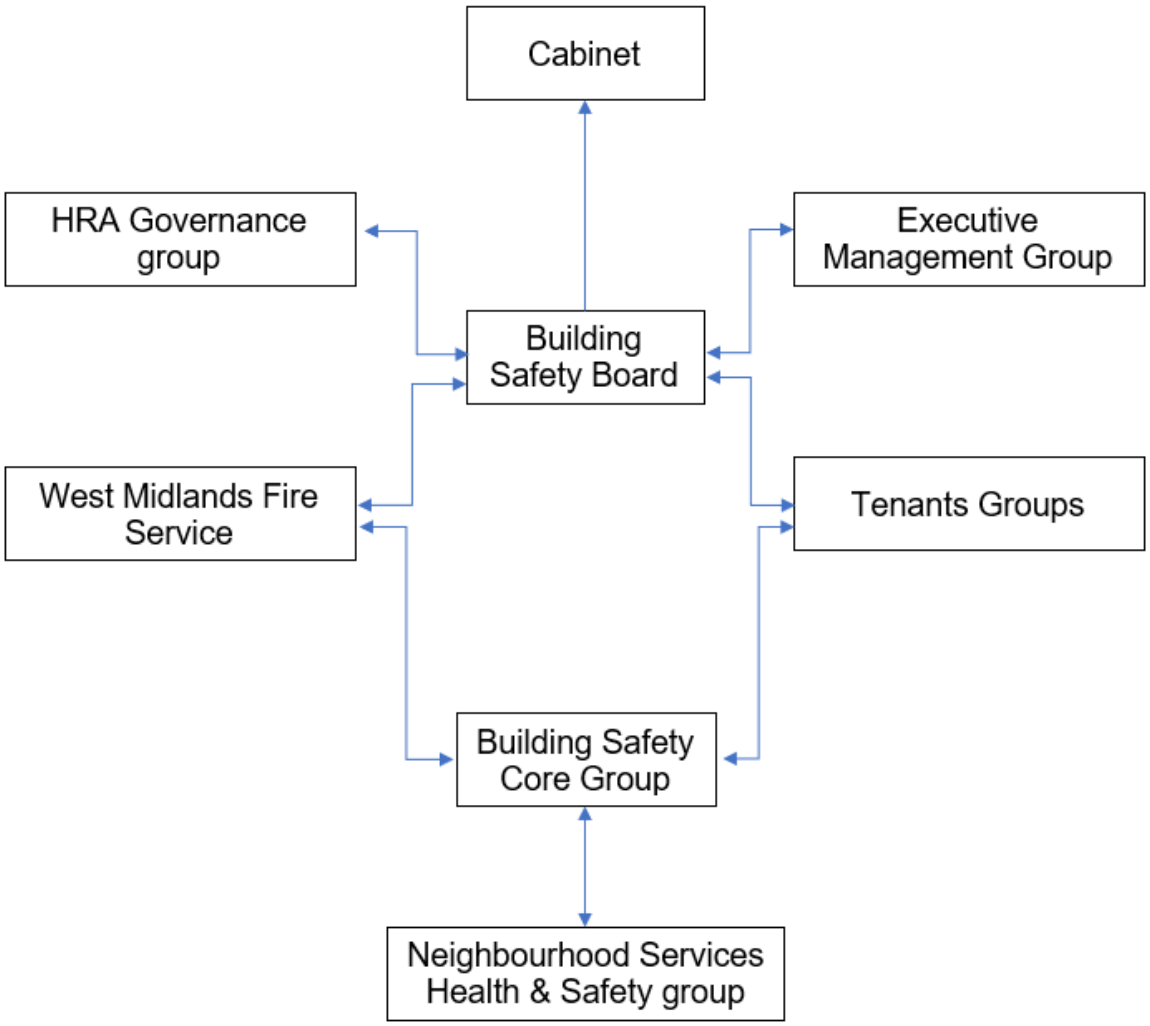
This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building 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, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core 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.

Section 1 Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.

Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors, and contractors unfamiliar with the building layout as well as those with physical, sensory, or mental health issues.

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** The facias to the building comprise of traditional brick with uPVC framed windows to individual flats and communal lobbies. The flats to the left of the main entrance have individual balconies (3 flats per floor).	Trivial

Section 7	**Means of Escape from Fire** The block has a single staircase that provides a sufficient means of escape with 2 final exit doors at ground level. AOVs are installed to each floor above ground. Redundant telecoms equipment stored in electrical cupboard.	Trivial
Section 8	**Fire Detection and Alarm Systems** Smoke detection within the block has been installed to the communal lobbies above ground floor and is linked to the automatic opening smoke ventilation system. Smoke/Fire detection to individual flats is installed to a minimum of an LD3 standard.	Trivial
Section 9	**Emergency Lighting** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266.	Trivial
Section 10	**Compartmentation** The block has sufficient compartmentation with all doors to lobbies, landings and stairwell being notional upgraded FD30s fire doors. All flat entrance doors are FD30s rated composite fire doors. Service covers outside front entrance doors need to be resecured.	Tolerable

Section 11	**Fire Fighting Equipment** The dry riser inlet is located within the ground floor lobby with outlets on all floors above. Maintenance contracts are in place to service the valves twice per year. A portable fire extinguisher (CO2) is located within the lift motor room and is serviced annually. The bin store is equipped with a fire suppression system.	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 EICR electric tests should be completed every 5 years, the last test has been recorded as 08/07/24.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Euro bins for general waste are secured in bin room. There is a recycling bin located outside of the block at a safe horizontal distance.	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 ☐ Medium ☒ High ☐

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the hazards that have been highlighted within the risk assessment. These include but not limited to:

- Some corrective fire stopping works around cable penetrations.
- Refixing of water isolation panels outside individual flats.

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 rated fire doors to flat entrances, notional upgraded FD30s communal fire doors, combined with suitable smoke detection to a minimum of an LD3 standard within flats, automatic smoke ventilation system to each floor 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; no detailed records need to be
Tolerable	No additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

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

Section 2 People at Significant Risk of Fire

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

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

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 known residents in dwellings subject to RPEEP's in this building.

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">Fire Safety 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
Rachel Price</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Louis Conway</td><td>Fire Risk Assessors
Craig Hudson
Mohammed Zafeer
Stuart Henley</td><td>Resident Engagement Officers – Fire Safety
Abdulmonim Khan
Ethan Somaiya
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

Paget House,
Sedgley Road East,
Tipton,
West Midlands,
DY4 7TU.

Description of the Property

This type 1 fire risk assessment encompasses Paget House; This high-rise block was constructed in 1962 using a concrete construction with a traditional brick façade. The block consists of 6 storeys (inclusive of the ground floor). Each of the floors contains five dwellings, there is a single protected staircase centrally located.

The height of the building is approximately 13.7 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.





The building has a main entrance to the front elevation and an exit to the rear. Both entrances have a door entry system with fob reader access. The front entrance also has a firefighter override facility by use of a drop latch key.





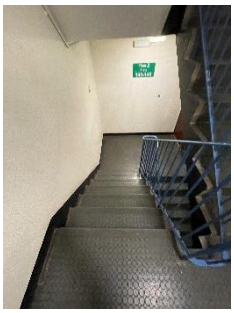


There is a single lift that serves all floors with a maximum capacity of 600kg or 8 persons.






There is a single protected staircase with natural ventilation to the head.


The bin store is located adjacent the front main entrance and is installed with a fire suppression system and automatic chute closure plate. The key is in the firefighter's white box.



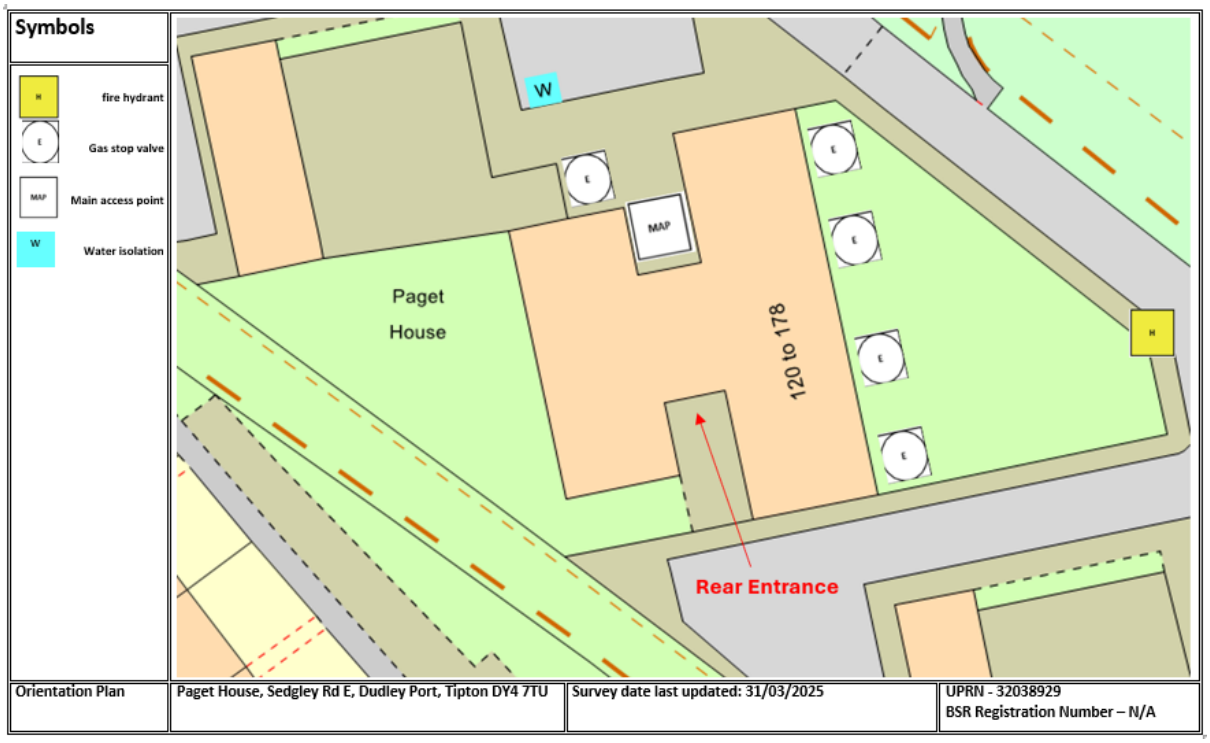


There is a small area provided for residents and contractors to park their vehicles.



There are no telecommunication devices installed on the main roof.

On arrival Information (for WMFS)



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



The lift override switch for Firefighters is external adjacent the firefighters' white box.

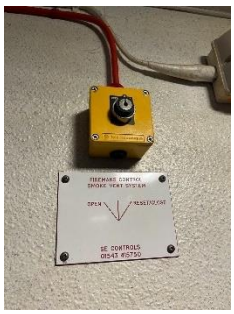
There is a Secure Information Box (SIB) located in the ground floor front lift lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance.

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 (PEEP).





Automatic Opening Vents (AOV) have been installed to each floor above ground on each side of the lobby. The override switch is adjacent lift / ground floor.







The nearest fire hydrant is on the corner of the footpath adjacent Paget House.



The dry riser inlet is in the ground floor lobby, in a secured cupboard adjacent the rear entrance door. The key for all riser cupboard doors is in the Firefighters White Box.



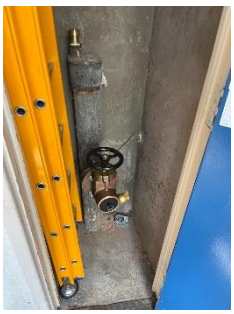
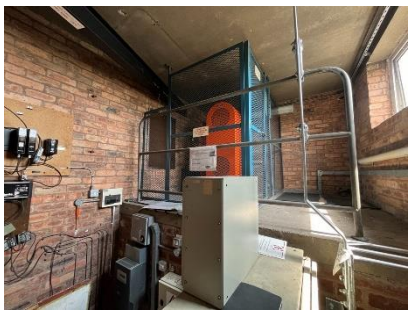

Dry riser outlets are available on each floor above ground level and secured in a cupboard.




There are two storage cupboards on all floors which are not available to residents, sampled cupboards were empty. The ground floor cupboards are used by the cleaner for a small amount of cleaning equipment.



The lift motor room is accessed via a ceiling hatch located on the 5th floor. Ladders to access the hatch are stored in the 5th floor riser cupboard. The hatch is opened with a 54 suited key.

There is a full height door (secured by suited 54 type mortice lock) within the lift motor room that provides access to the flat roof. There are no anchor points / man safe system on the roof.



The bin store is located adjacent the front main entrance and is installed with a fire suppression system. There is a fireman's electrical isolation switch fitted to the building.





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.

Address: Paget House, Sedgley Rd E, Dudley Port, Tipton DY4 7TU	Survey date: 18/06/2026	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Size: Height 13.7m	Approx. 13.7 metres - For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Concrete/ brick construction with UPVC window frames
Number of floors	6 floors including ground floor
Layout	Each of the floors contains 5 number dwellings and there is a single protected staircase located centrally granting access to all floors. The block has a main access/egress point to the front elevation and a access/egress point to the rear of the property. Communal areas are protected by notional FD30s doors Lift motor room located on the roof accessed via a trap door hatch on the 5th floor. Access ladders are stored in the 5th floor riser cupboard. Electrical service cupboards located on each floor protected by nominal FD30s double doors.
Lifts	1, max weight 600kg
Types of entrance doors	FD30s composite
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber fire doors
Common voids	No common voids
Access to roof/ service rooms	Roof access on 5th floor via trap door hatch ladders are located in the 5th floor dry riser cupboard.
Occupants	Approx. 60 based on an average occupancy of 2 persons per flat (30 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	Smoke detection within the building has been installed to the communal corridors and is linked to the automatic opening smoke ventilation system. Smoke/Fire detection provided to individual flats is installed to a minimum of LD3 standard.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located 25m from the property, fire hydrant and water isolation point located on the orientation plan
Fire mains	The dry riser inlet is located in the communal area on the ground floor behind an FD30s door secured with a suited cylinder lock
Firefighting shafts	No firefighting lifts however there is the ability to take control of the common lift A Firefighter control switch is located within the ground floor lobby
Smoke control vents	Automatic smoke ventilation is employed control switch located on the ground floor. The key to the control switch can be located in the firefighters wite box
Sprinkler system	A sprinkler system is provided to the refuse chute bin store the control panel is located in the ground floor service cupboard.

DANGEROUS SUBSTANCES

Location, type, and quantity	Main roof sarking or flat roof mineral felt, Bituminous

SERVICES

Electricity	Electric service cupboards located in the communal area on each floor of the block
Gas	Yes, gas isolation points located on orientation plan

High/Low Rise	High Rise
Number of Floors	6
Date of Construction	1962
Construction Type	Wates
Last Refurbished	N/A
External Cladding	Brick
Number of Lifts	1
Number of Staircases	1
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access ladder *(stored in dry riser cupboard on 5th floor)* gives access to 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

Persons at Risk

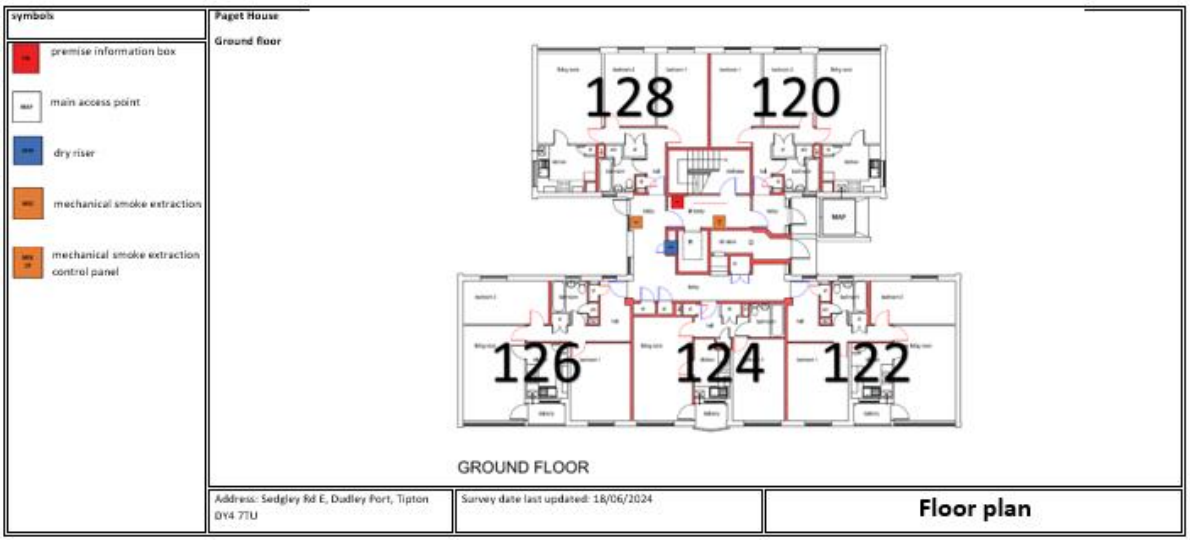
Residents / Occupants of 30 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

Section 5

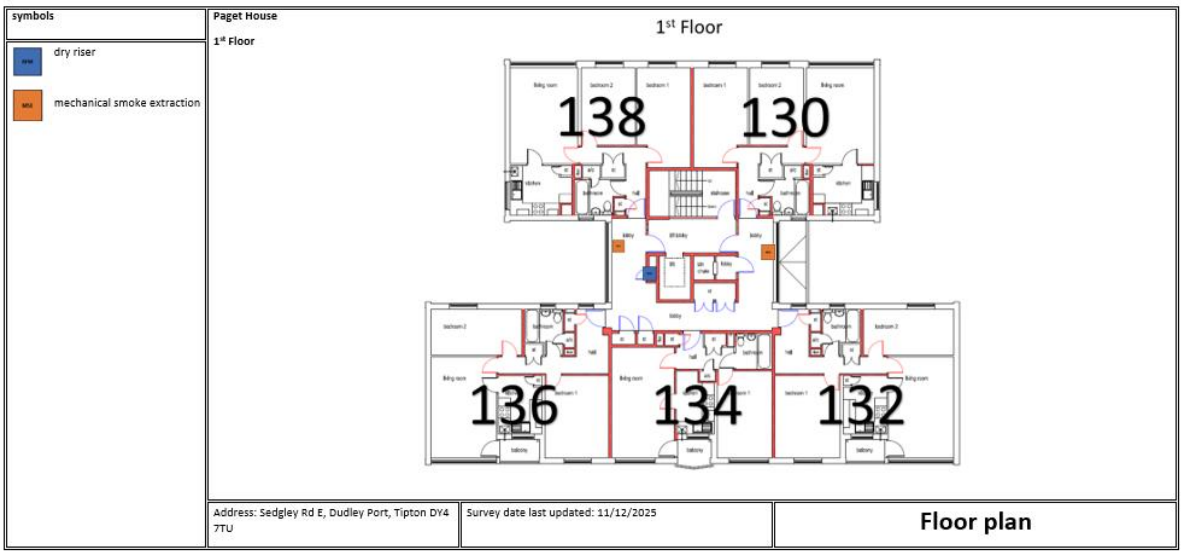
Building Plan

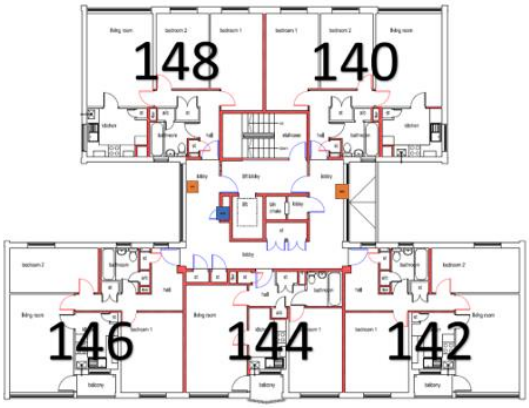
A typical floor layout showing horizontal lines of compartmentation.

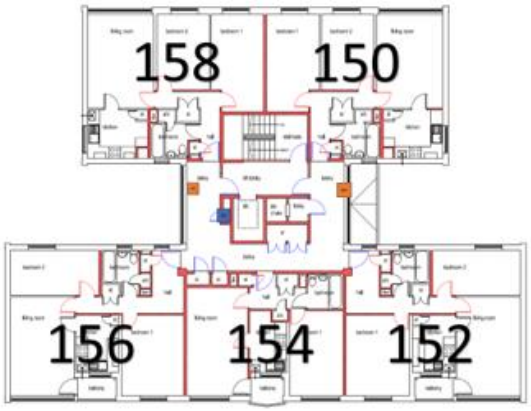
Ground Floor

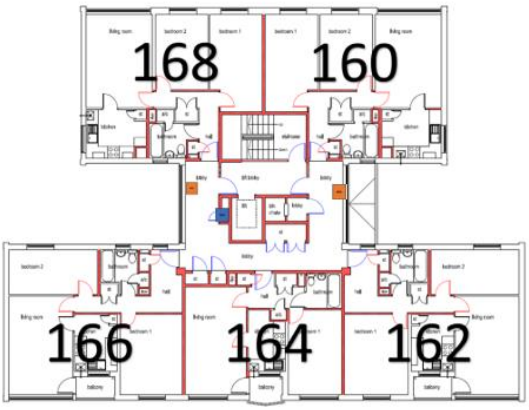


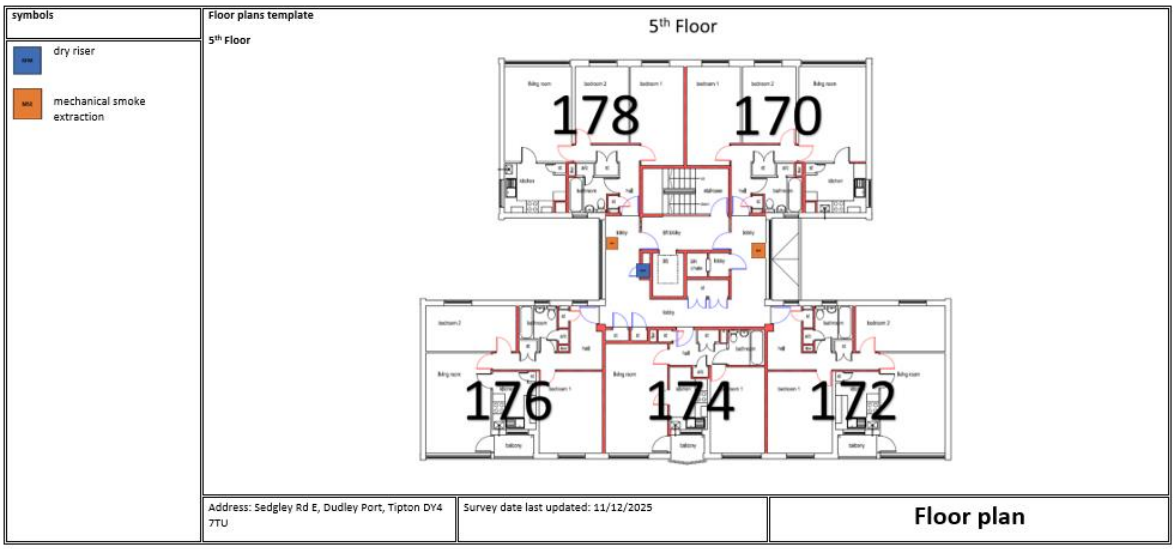
Typical Upper Floors.



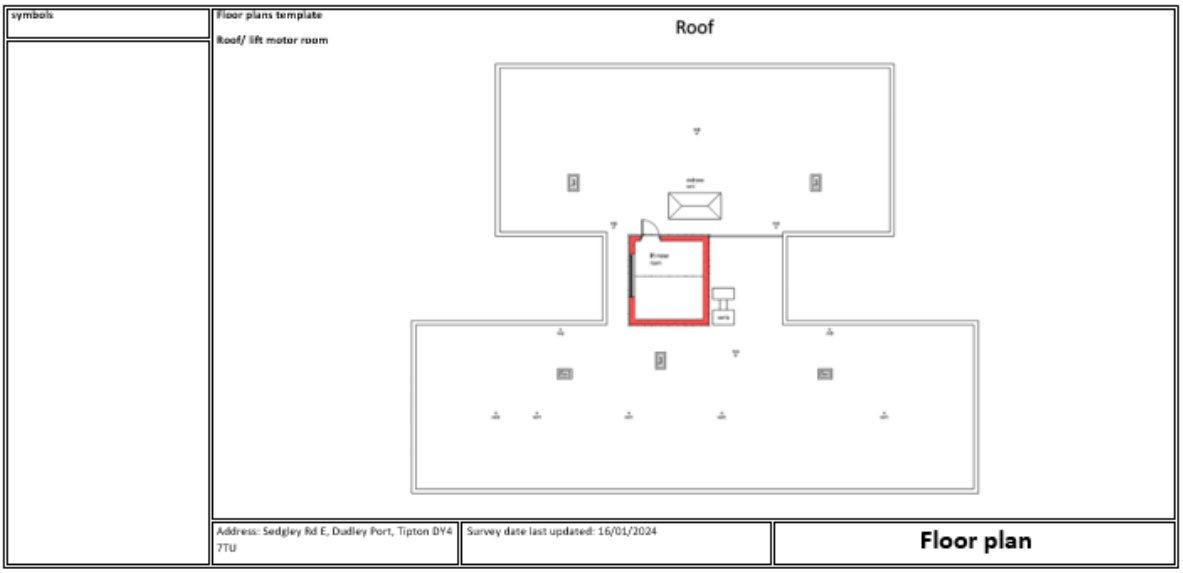
symbols	Paget House 2nd Floor	2nd Floor
dry riser mechanical smoke extraction		
	Address: Sedgley Rd E, Dudley Port, Tipton DY4 7TU	Survey date last updated: 11/12/2025
		Floor plan

symbols	Paget House 3rd Floor	3rd Floor
dry riser mechanical smoke extraction		
	Address: Sedgley Rd E, Dudley Port, Tipton DY4 7TU	Survey date last updated: 18/06/2024
		Floor plan

symbols	Paget House 4th Floor	4th Floor
dry riser mechanical smoke extraction		
	Address: Sedgley Rd E, Dudley Port, Tipton DY4 7TU	Survey date last updated: 11/12/2025
		Floor plan


symbols
dry riser
mechanical smoke extraction
Floor plans template
5th Floor
5th Floor
178
170
176
174
172
Address: Sedgley Rd E, Dudley Port, Tipton DY4 7TU
Survey date last updated: 11/12/2025
Floor plan

Roof


symbols
Floor plans template
Roof/ lift motor room
Roof
Address: Sedgley Rd E, Dudley Port, Tipton DY4 7TU
Survey date last updated: 16/01/2024
Floor plan

Section 6

External envelope

Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

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

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.

A step 1 FRAEW was undertaken by Firntec Building Compliance on 1st July 2025. A subsequent assessment, steps 2 – 5 was carried out on 12th August 2025, as a result, no recommended remediations have been identified. It has been recommended that a review of the FRAEW is completed on 12th August 2030.

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, and with limited onsite resources.

It is deemed that the combination and application of these materials present an acceptable level of fire risk.



1. Ground to 5th floor on all facias is traditional brick.




2. All windows are UPVC double glazed units.




3. Only those flats to the left of the main entrance (3 per floor & same side of service cupboards) have access to balconies. Balconies are cantilevered concrete with steel balustrades.



Section 7 Means of Escape from Fire

1) The site has a single staircase that provides a means of escape and is 1000mm in width.




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

3) Within the means of escape there is a single corridor that forms a dead end and is located on the ground floor. However, the corridor is protected with fire resisting construction, has natural ventilation via a louvre vent, it is a place of relative safety and leads to a final exit door. The maximum travel distance along the corridor is approximately 12 metres (from flat 122 to the final exit) as per the guidance at the time 1962 - 71.

   In this scenario, a ground floor window and/or balcony could be used as an escape window in an emergency.

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

5) The communal lobbies / landing / staircases are protected by use of notional FD30s fire doors with vision panels.




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

7) All doors within the corridor are notional FD30s with the flat entrance doors being FD30s rated composite door sets. Flats 126, 124, 122 all have balconies that could be used as an alternative means of escape, flat 128 is immediately adjacent the final exit door (1m) and flat 120 is behind a notional FD30s communal fire door in proximity (1m) to a final exit door.

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

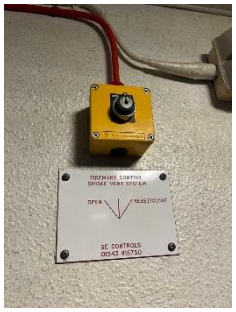




9) Automatic smoke ventilation is employed. This is tested, inspected, and maintained by an approved contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October).




10) A Firefighter control switch for the AOV is located within the ground floor lobby adjacent lift car. The key for the control switch is outside within the Firefighter's White Box to the righthand side of the main entrance.



11) In addition to the windows controlled by the automatic smoke ventilation system, communal windows can be opened without the use of a key.



12) There is a hopper/chute for waste disposal on each floor. Each hopper has intumescent strips. The hoppers on the 1st to 5th floors are additionally protected by a notional FD30s door.





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) Dry riser cupboard doors are notional FD30s timber doors, kept locked / secured. The 5th floor cupboard also houses an aluminium ladder which is utilised for access to the lift motor room and roof via the access hatch in the 5th floor lift lobby.





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

17) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or are advised to leave by the emergency services.



18) Individual flat doors are FD30s rated composite doors sets manufactured by IG Doors.



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

20) There are several, redundant telecoms cabinets in the first floor electrical cupboard. These should be removed at the earliest opportunity. Jason Blewitt confirmed this is part of the door upgrade equipment, email has been sent to Jason Flanngan to remove.



Section 8 Fire Detection and Alarm Systems

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

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

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

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

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 is twice per year (April and October) of each calendar year. The control panel is in the ground floor service cupboard.




Section 9

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 monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards. The emergency lighting was subject to a monthly test by City Fire and Electrical Services Ltd on 14/04/2026.




cityfire.
Electrical Services Ltd
CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings
Job Details
System Details
Inspections and Tests
Sign Off Area
Photos

Section 10 Compartmentation

This section should be read in conjunction with Section 4.

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 (including fire screens) 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 as not been compromised by third parties and where applicable enhance the fire stopping.

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

4) All service, riser and storage cupboards to communal landings are lockable. Keys are held centrally unless containing resident's meters.

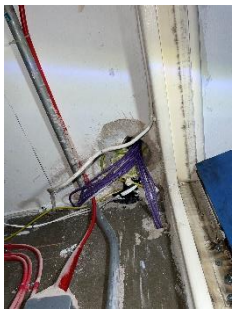




5) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.

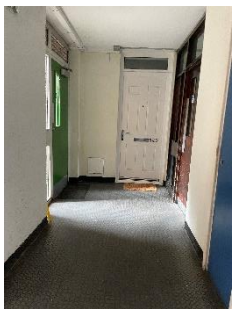



6) Fire stopping works are required around cable penetrations in a ground floor store cupboard, this is located outside flat 122.




7) Fire stopping works are required around cable penetrations in a ground floor store cupboard, this is located outside flat 126.

8) Individual flat doors are FD30s rated composite doors sets manufactured by IG Doors.






9) The communal corridors, landing & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels & 25mm stops, along with 30-minute notional hardwood fire screens with GWPP glazing (stairwell).

It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door /screen 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 /screens are free of damage and function as they were intended to do so. It has been recognised that all 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.

Where minor shortcomings have previously been identified, actions have been created for corrective works for example, some doors have been re-lipped with hardwood.

10) It was noted that the notional hardwood fire screens with Georgian wired glazing that protect staircases only provided 30 mins fire resistance. When any future refurbishments take place, this should be upgraded to a minimum of 60 mins.



11) **Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on intumescent material. The access panel outside flat 126 is loose and requires refixing.**

12) Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on intumescent material. The access panel outside flat 162 is loose and requires refixing.

13) Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on intumescent material. The access panel outside flat 146 is loose and requires refixing.

14) Intumescent seals on the chute hopper on the third floor needs to be replaced.

15) Intumescent seals on the chute hopper on the fifth floor needs to be replaced.

16) The store cupboard on the 4th floor has had the ceiling re boarded with pink plasterboard. When a void property comes up a contractor will attend to finish the ceiling in this cupboard. (Access to water and electric supply is required).

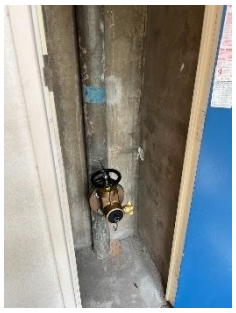


Section 11 Fire Fighting Equipment

1) The dry riser inlet cabinet is in the ground floor dry riser cupboard (twin valve) secured with a suited cylinder lock.




2) The outlets are contained within the dry riser cupboards on floors 1 – 5 and are secured with suited cylinder lock.



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

4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.

5) A 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 is once (October) of each calendar year.



6) The bin room is protected by fire suppression system.



Section 12 Fire Signage

1) 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) The fire escape routes do not use directional fire signage in accordance due to simplicity of layout.

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



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





5) Staff undertaking fire risk assessments are qualified to a Level 4 Diploma in Fire Risk Assessment.

6) Fire safety has been provided as part of tenancy pack. This includes information about Fire Doors.



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



8) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION		Sandwell Metropolitan Borough Council PAGET HOUSE	FIRE SAFETY INFORMATION	
TO KEEP YOU SAFE WE DO THIS (green background)		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)	SAVE LIVES, DON'T DO THIS (red background)	
	Mains electrical system is tested every 5 years.	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE		Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005.
	Gas supply tested annually.			Stairs and corridors are escape routes and must be kept clear.
	Water supplies checked in line with water hygiene regulations.			Emergency lighting comes on in the event of power failure and is checked monthly.
	There is 4 yearly check of the structural condition.			Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance.
	An asbestos survey has been completed and available on request.			Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS
	This building has protection against lightning strikes. The system is checked annually.	THIS BUILDING IS DESIGNED TO SUPPORT A ***STAY PUT*** POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT ***UNLESS*** AFFECTED BY FIRE OR SMOKE.		Smoke and heat detector/alarms are in resident's flats only.
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.			Smoke detection on landings is provided to operate automatic vents and not to raise the alarm.
	The external façade is traditional brick. All materials are class A1 limited combustibility. Class A & A1 are the accepted standards following Grenfell.	Fire safety advice Further information available at www.Sandwell.gov.uk, your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 Hannah_Russon@sandwell.gov.uk Resident Engagement Officer Adrian_Jones@sandwell.gov.uk Building Safety Manager Sandwell FRAs		Bin rooms have sprinkler protection activated by smoke alarms.

Section 14

Sources of Ignition

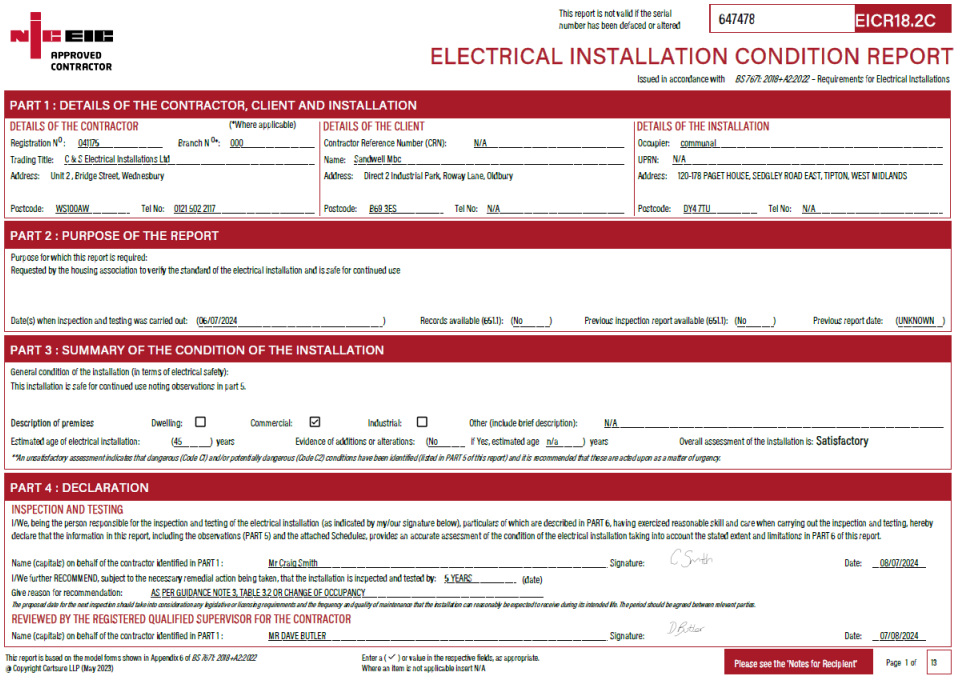
1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.



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

3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.

4) The fixed electrical installation shall be tested every 5 years. It was noted that the last EICR inspection was recorded as satisfactory on the 08/07/24.



NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered: 647478 EICR18.2C

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018+A2:2022* - Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

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

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

DETAILS OF THE INSTALLATION
Occupier: communal
UPRN: N/A
Address: 120-178 PAGET HOUSE, SEDGLEY ROAD EAST, TIPTON, WEST MIDLANDS
Postcode: DY4 7TU 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 and is safe for continued use

Date(s) when inspection and testing was carried out: (06/07/2024) Records available (651.1): (No) Previous inspection report available (651.1): (No) Previous report date: (UNKNOWN)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
This installation is safe for continued use noting observations in part 5.

Description of premises: Dwelling: ☐ Commercial: ☑ Industrial: ☐ Other (include brief description): N/A
Estimated age of electrical installation: (45) years Evidence of additions or alterations: (No) If Yes, estimated age n/a 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: Mr Craig Smith Signature: C Smith Date: 08/07/2024
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: AS PER GUIDANCE NOTE 3, TABLE 3.2 OR CHANGE OF OCCUPANCY
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: D Butler Date: 07/08/2024

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018+A2:2022*
© Copyright Certsure LLP (May 2023)

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 13

5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a FD30S door.



6) There is a lightning protection system installed to the building. 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.

Section 15 Waste Control

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



2) Refuse & recycling containers are emptied regularly under contract. The recycling container is located away from the building maintaining a safe horizontal distance of 6m.



3) An email has been sent to Bryan Low to remove excessive rubbish located adjacent to the bins. Rubbish of this type will not be collected by Serco. (Email sent on Thursday 18/06/2026).

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

5) ‘Out of Hours’ service in place to remove bulk items.

Section 16 Control and Supervision of Contractors and Visitors

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

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

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

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

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

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

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

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

   d) Final Contractor review on completion of works undertaken.

Section 17

Arson Prevention

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

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



3) There is no current evidence of arson.

4) The perimeter of the premises is well illuminated.

5) CCTV is provided on the ground floor and has cameras located outside the building.

6) There have been no reported fire incidents since the previous FRA June 2025.

Section 18

Storage Arrangements

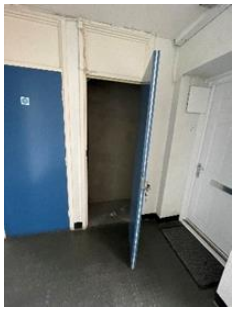
1) Residents instructed not to bring L.P.G cylinders into block.

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

5) There are 2 cupboards within the lobby on each floor. Cleaners’ products are stored within the ground floor cupboards whilst the remainder on the sampled floors are empty.



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

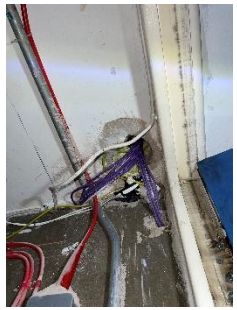
P4 Arrange and complete exceeding 6 months under programmed work

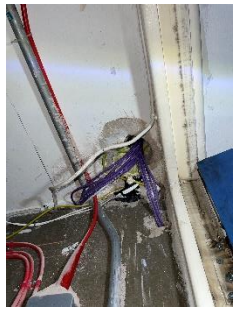
Fire Risk Assessment Action Plan

Name of Premises or Location: Paget House, Sedgley Road East, Tipton.

Date of Action Plan: 22/06/2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/06	Fire stopping works are required around cable penetrations in a ground floor store cupboard, this is located outside flat 122.		P3	Fire Rapid Response 3 – 6 months.	

10/07	Fire stopping works are required around cable penetrations in a ground floor store cupboard, this is located outside flat 126.		P3	Fire Rapid Response 3 – 6 months.	
10/11	Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on intumescent material. The access panel outside flat 126 is loose and requires refixing.		P3	Fire Rapid Response 3 – 6 months.	
10/12	Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on intumescent material. The access panel outside flat 162 is loose and requires refixing.		P3	Fire Rapid Response 3 – 6 months.	

10/13	Access panels to stop taps are fixed to masonry adjacent flat entrance doors and bedded on intumescent material. The access panel outside flat 146 is loose and requires refixing.		P3	Fire Rapid Response 3 – 6 months.	
10/14	Intumescent seals on the chute hopper on the third floor needs to be replaced.	N/A.	P3	Repairs/Metal fitters. 3 – 6 months.	
10/15	Intumescent seals on the chute hopper on the fifth floor needs to be replaced.	N/A.	P3	Repairs/Metal fitters 3 – 6 months.	

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 / screens as part of any future refurbishment works.	
When any future refurbishments take place the notional hardwood fire screens with Georgian wired glazing that protect staircases should be upgraded to ensure a minimum of 60 mins fire resistance is provided.	

Signed

Adrian Jones	Building Safety Manager	Date: 19/06/2026
	Quality Assurance Check.	Date: 22/06/2026

Appendix 1

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

Name of property: Paget House

Updated: 25/03/2025

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

An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Tel:- 0121 569 5077).

bradley ENVIRONMENTAL

Report No.:	J410605
Nature of Work:	Management Survey
Issue Date:	17/04/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL43000PA01 5
Site Address:	120-178 Paget House, Tipton, DY4 7TU



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	25/03/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Victoria Wilkinson CCP (Asbestos)
Report Verifier
17/04/2025

Non-accredited activities are present within this report.

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

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA atac