Fire Risk Assessment

Addenbrooke Court

Southbank Rd,
Cradley Heath, B64 6LJ

Date of Inspection: 2nd July 2026

Review Period: 12 months.

Officer: Louis Conway **Building Safety Manager**

Verified By: Anthony Smith. Team Lead Building Safety

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

Section 0

Introduction, Scope & References

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

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

This document has been written in accordance with BS 9792:2025 with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards relevant at the time of the assessment.

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

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

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

This FRA has been completed as a:

Select appropriate box.

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

The assessment included consideration of:

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

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

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

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

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

Additionally, this assessment is not intended as a snagging inspection for new construction, nor does it serve as a general guide to fire safety or a guide to legislative duties for the responsible person.
The findings are therefore limited to observable conditions and information made available at the time of inspection.

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

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

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

In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/contact/log-complaint or by phone on 0121 569 7867.

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

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

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

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

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

References

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

Applicable Legislation

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

Key Guidance Documents

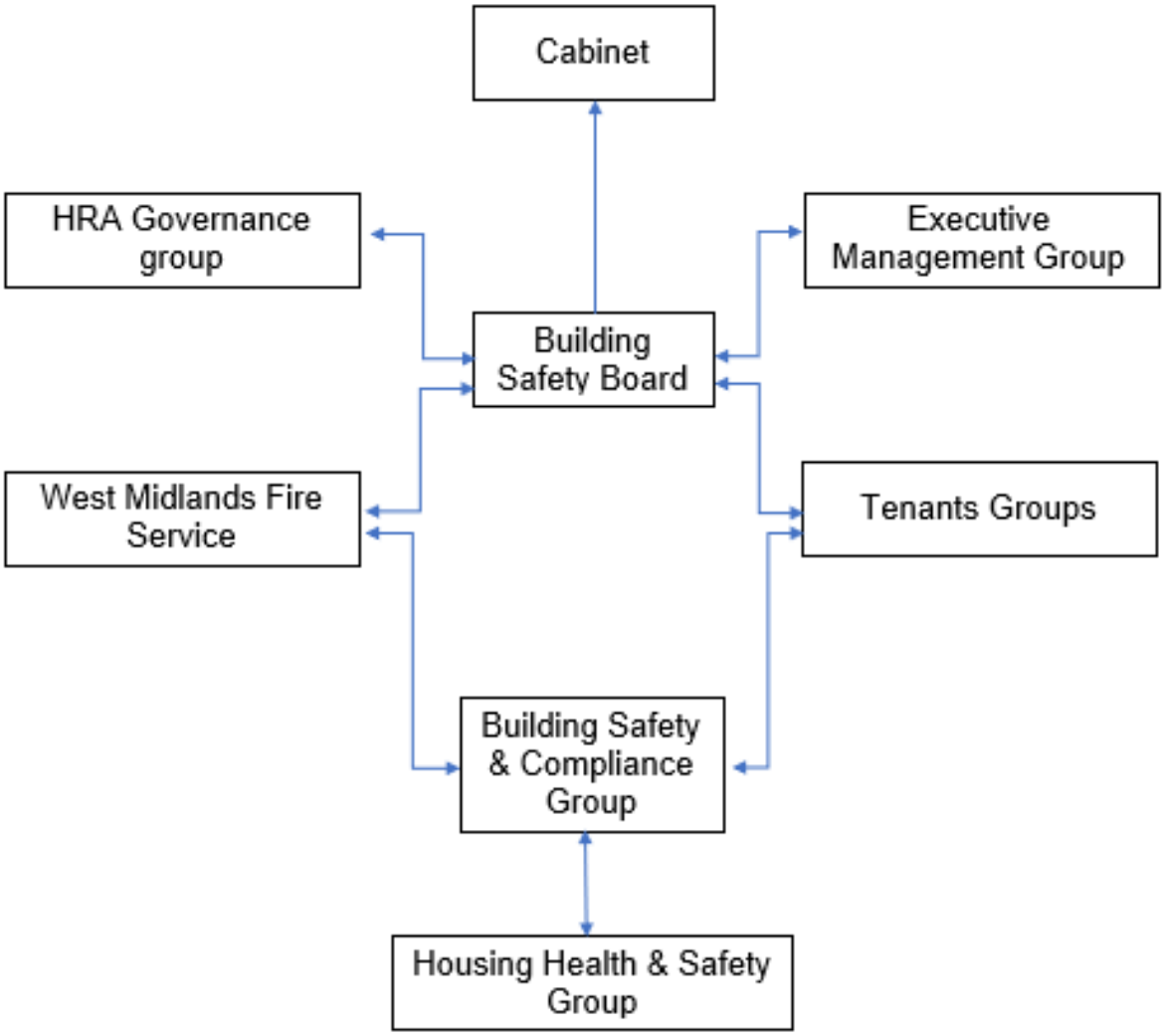
- Fire Safety in Purpose-Built Blocks of Flats (Local Government Association): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
- Fire Safety Risk Assessment: Sleeping Accommodation (GOV.UK): Guidance on managing risks in communal areas.
- Making Your Small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

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

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

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

Governance Structure



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire.

This is recorded here in section 1. Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring, and review of the preventative and protective measures. The information shown above is part of this requirement.

Section 1 Executive Summary

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Resin-Stenni panels - Ground & 1st Floor (Fire classification B-s1-d0). 2nd floor upwards are brick.	Trivial

Section 7	**Means of Escape from Fire** There is one protected staircase serving all floors that provides a sufficient means of escape for all residents. Automatic opening vents are provided to each floor above ground. Emergency lighting is provided to communal lobby, corridors and stairs. The communal landings and stairs are protected by notional self-closing FD30S doors. There are two final exits located on the ground floor. Items discarded / stored within communal areas.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a minimum LD3 standard. Smoke alarms installed in community rooms, kitchens and server rooms on the ground floor. Further detection located on landings to operate the AOV' A deluge system is provided to the bin store.	Trivial
Section 9	**Emergency Lighting** The premises has a sufficient emergency / escape lighting system in accordance with BS 5266.	Trivial

Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. Flat entrance doors are nominal 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. Breaches in compartmentation were identified within communal areas the issue have been raised with Fire rapid response team and there is currently a process being put in place to address this.	Tolerable
Section 11	**Fire Fighting Access & Equipment** Dry risers are present have sufficient signage and are checked as part of the caretaker's duties. Inlet located externally. Maintenance contracts are in place to service the valves twice per year. Portable fire extinguishers are located in the lift motor room, comms room, server room, community rooms and decommissioned laundry. 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 & Resident training/ provision of information** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of ignition** The fixed electric tests should be done every 5 years, last test date: 06.05.2025.	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Bins are stored securely in an internal store at the rear of the building.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally**,** review required on how Fire stopping is completed after works.	Trivial
Section 17	**Fire precaution** CCTV has been installed throughout the building and covers all floors, stairs, lifts and external areas	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. Basement space has been known to be used as storage, at the time of the risk assessment this remained relatively clear.	Trivial

Risk Level Indicator

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

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

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

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

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

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

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the hazards that have been highlighted within the risk assessment, particularly in the basement.

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 (Apart from areas already addressed by the fire rapid response team) to include FD30s rated fire doors to flat entrances, notional upgraded FD30s communal fire doors, combined with suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation system to each floor and a Stay Put – Unless policy.

A review of current management procedures should take place to ensure adequate fire stopping is completed following works from contractors.

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:

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.

It is understood that that building will in time undergo significant refurbishment works, however the commencement date is unknown due to other projects that are yet to be completed.

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.

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

Section 2 People at Significant Risk of Fire

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

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

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

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

Resident consent

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

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

The Residential PEEPs process includes a suite of measures: -

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

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

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

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

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

There is 1 RPEEP’s/PCFRA that has been recorded 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">Head of Building Safety & Compliance
Jon Hemming</td></tr>
<tr><td colspan="3">Building & Fire Safety Team Manager
Tony Thompson</td></tr>
<tr><td colspan="3">Team Lead Fire Safety
Jason Blewitt</td></tr>
<tr><td colspan="3">Team Lead Building Safety
Anthony Smith</td></tr>
<tr><td colspan="3">Housing Office Manager
Lisa Ellis</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Craig Hudson
Louis Conway</td><td>Fire Risk Assessors
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

Addenbrooke Court
Southbank Road
Cradley Heath
B64 6LJ

Description of the Property

This type 1 fire risk assessment encompasses Addenbrooke Court. This high-rise block was constructed in 1967 of traditional concrete and brick construction. There are 16 storeys (inclusive of the ground floor) and a further basement level accessed via external concrete stairs to the side elevations.

The height of the block is approximately 39.9 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

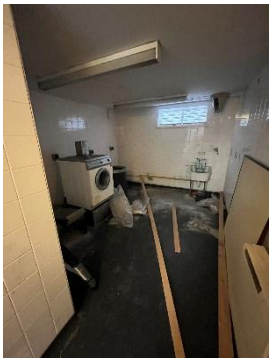
The ground floor comprises three occupied dwellings, together with a redundant laundry room, which was not accessible at the time of this fire risk assessment. Additional facilities include a storeroom, two bathrooms, a server room, two community rooms, and a kitchenette. These areas are restricted and are intended for use by council staff only, or by residents who have been granted access by the council.

Each floor above the ground floor contains 6 occupied dwellings, electrical cupboard, dry riser and bin chute room. With acceptation to the 15th floor which only has 3 occupied dwellings and access to the roof space

one staircase provides access to all floor from ground to roof with an external stair giving access to the basement level.

Two lift cars serve alternating floors up to the 14th then the internal stair continues to the 15th floor.

The ground floor area also contains a former communal laundry (decommissioned) which was not accessed during this FRA and continues to be locked secured. Comms / CCTV server room (secure). Access can be gained to the comms room with a 54 key. Access to the server room door within the comms room can be gained via the firefighters override with a drop latch key or via the concierge button.




There is also a community meeting area that consists of two rooms, hallway, kitchen and toilets. There is a fire escape door in each of the two rooms to facility emergency escape. These doors are fitted with panic furniture.



The block has a main entrance to the front elevation and a further exit located on the rear elevation. Both front and rear entrances have a door entry system with a fob reader installed. The front entrance has a firefighter's override by use of a drop latch key. There are two further exit doors from the community meeting rooms, one to the front and one to the rear of the building.



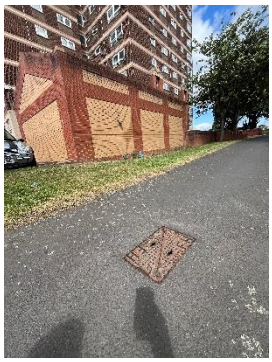

There is a remote water booster pump station at this premise which serves both Addenbrooke and Wesley Court.


On arrival Information (for WMFS)

Access to the building is gained via the firefighter's door override switch (main entrance) using the drop latch key from the white box or fire appliance.

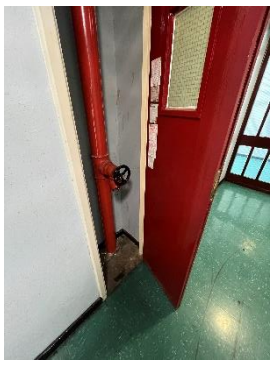
There is a Secure Premise Information Box (PIB) located in the lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident. Keys for WMFS will also be held within the PIB.

The nearest fire hydrant is on the footpath, front of the building, near the garage housing the water booster pump station.



The dry riser inlet is located on the side elevation adjacent the bin store. Facing the front of the main entrance this is to the left-hand side of the main entrance adjacent the bin store.

Dry riser outlets are available on each floor next to the lift car. The 15th floor Riser inlet is in the corridor between the landing and lobby doors. The cupboards are accessed using the suited 54 key.



The bin store is located to the front of the building left of the main entrance and is installed with a fire suppression system & automatic closer plate.



Automatic Opening Vents (AOV) have been installed to the corridors on each floor above ground. The control panel is in the COMM's room which is the first door on the left from the main entrance. Repeater panels are on each floor within the service cupboards.



The fire alarm panels (and system) in the Comms room has been decommissioned.

The fire alarm panel and system in the server room (accessed utilising firefighter override switch) provides detection to the server room only.


The communal incoming electricity supply can be isolated from the basement meter cupboard. The basement covers the footprint of the block with bi-directional escape via two concrete staircases to ground level.


The electrical services to the flats are contained within the electrical riser cupboards on each floor.


The lift motor room is accessed via full height metal door (54 suited locked) on 15th floor stairwell, then through a further full height metal door directly from the roof.

Telecommunications equipment have been installed on the roof.

Address: Addenbrooke Court Southbank Road B64 6LJ	Survey date: 19/03/2026	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Height.	**39.9 metres.** For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Traditional concrete and brick construction - Resin-Stenni façade panels - Ground & 1st Floor (Fire classification B-s1-d0). 2nd floor upwards are brick.
Number of floors	16
Layout	The block consists of 16 storeys and a basement. Each of the floors from the 1st to 14th floors inclusive contain 6 number dwellings (3 each side). The ground floor has 3 dwellings and 15th floor has 3 dwellings. The basement can be accessed via a staircase on each side elevations of the block. The basement is not accessible from inside the block. The roof space is accessed via a full height metal door on the 15th floor. The ground floor consists of an entrance lobby, a communal room with kitchenette and bathroom, server room and caretaker's room. The water booster pump station serves both Addenbrooke and Wesley Court, opposite the block adjoining the garages The block has 2 entrance/exits. Main access point at the front elevation and a further access point at the rear of the block. Main access point has a drop latch system granting fire service access to the building. Comm's / CCTV server room (secure). Access can be gained to the comms room with a 54 key. Access to the server room door within the comms room can be gained via the firefighters override with a drop key. There are 2 lifts and 1 concrete protected staircase. The lifts serve alternate floors serving till the 14th floor and the staircase serves all floors. The block is split in the middle via the lift lobby areas with 3 flats to the left and right-hand sides of the lobby compartmented via a FD30S timber door.
Lifts	2 lifts that serve alternate floors. Both lifts can be accessed from the ground floor lift lobby. Lift override switch located on the ground floor.
Types of entrance doors	Flat doors are predominantly FD30s rated composite doors sets. There is a small number timber flush FD30s doors.
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors and with natural ventilation coming by means of louvered vents.
Common voids	No
Access to roof/ service rooms	Full height metal door from the 15th floor stairwell.
Occupants	Approx. 180 based on an average of 2 occupants per flats. (90 flats)
Evacuation strategy	**Stay Put Unless-** The escape strategy is **'Stay Put Unless'.** This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke.
Fire alarm/ evacuation alarm	Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. There is a fire alarm panel that serves the ground floor server room only. There is no fire detection in the common residential areas of the block.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building. There are no permanent staff in the block.

FIREFIGHTING SYSTEMS

Water supplies	The fire hydrant is located away from the block, in Southbank Road near the pump house. Water isolation points are located on the orientation plan.
Dry Riser	The dry riser inlet is to the left of the main entrance near the bin storeroom. Dry riser outlets are contained behind FD30s door on each floor of the block.
Firefighting shafts	No firefighting lifts/shafts.
Smoke control vents	Automatic smoke ventilation is employed. The controls to each smoke vent are in the service cupboard on each floor. There is a repeater panel on the ground floor showing the status of each vent and a master control switch located adjacent.
Sprinkler system	A drenching system is provided to the refuse chute bin store.

High/Low Rise	High Rise
Number of Floors	16
Height	39.9 Metres
Approximate floor area	482.52 m²
Date of Construction	Circa 1967
Construction Type	Tarmac.
Last Refurbished	1995
External Cladding	Resin-Stenni panels - Ground & 1st Floor - Class B-s1-d0
Number of Lifts	Two
Number of Staircases	one
Automatic Smoke Ventilation to communal area	Yes
Fire Alarm System	No communal system
Refuse Chute	Yes
Access to Roof	Full height metal door provides access to the roof. A further full height metal door provides access to the motor room from the roof area.
Equipment on roof (e.g., mobile phone station etc)	No
WMFS Audit	Yes, Last Audit recorded as 07/07/2025
Enforcement action	No
Fire strategy	Last recorded Fire Strategy Date is 08/08/2024

Persons at Risk

Residents / Occupants of 90 flats.
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g., meter readers, delivery people etc)
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

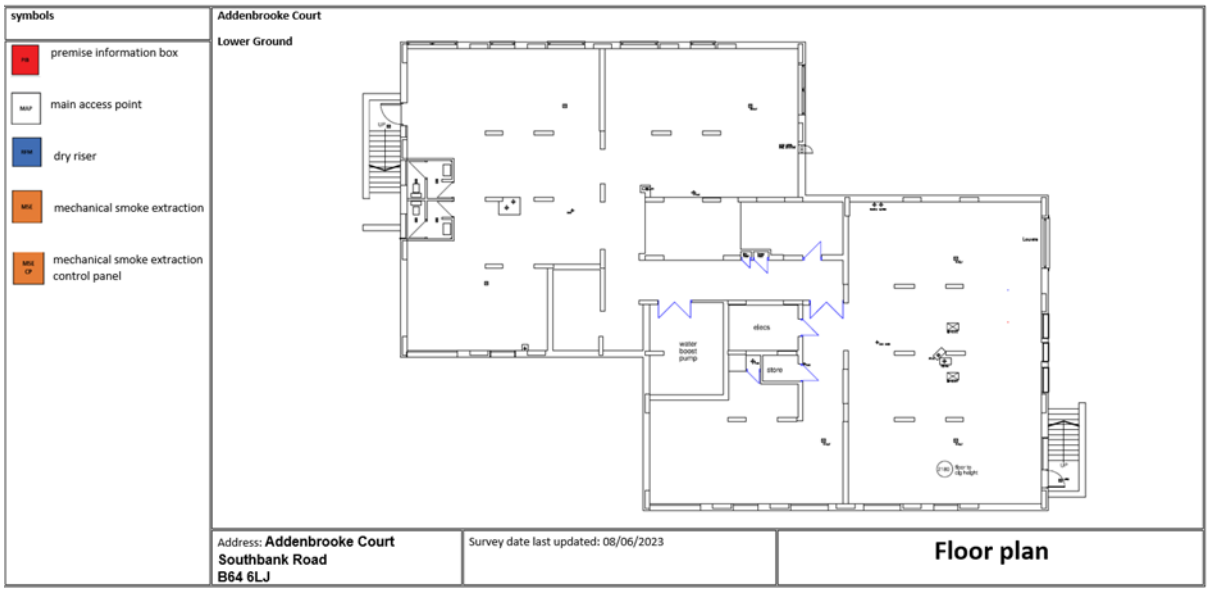
Section 5

Building Plan

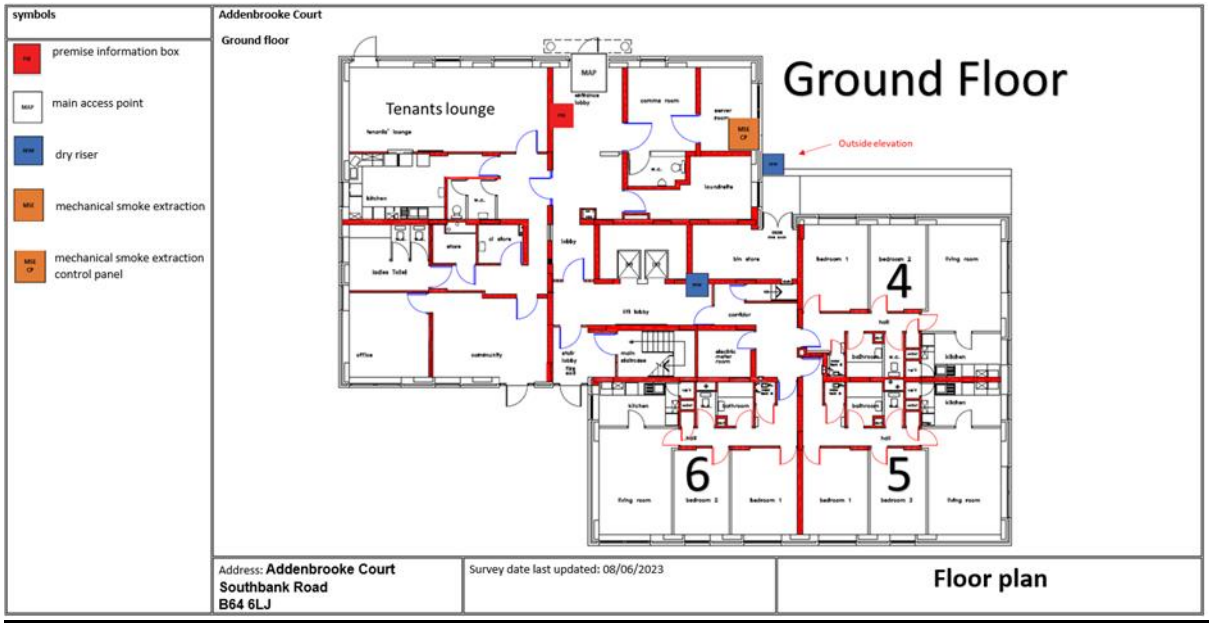
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

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

Basement

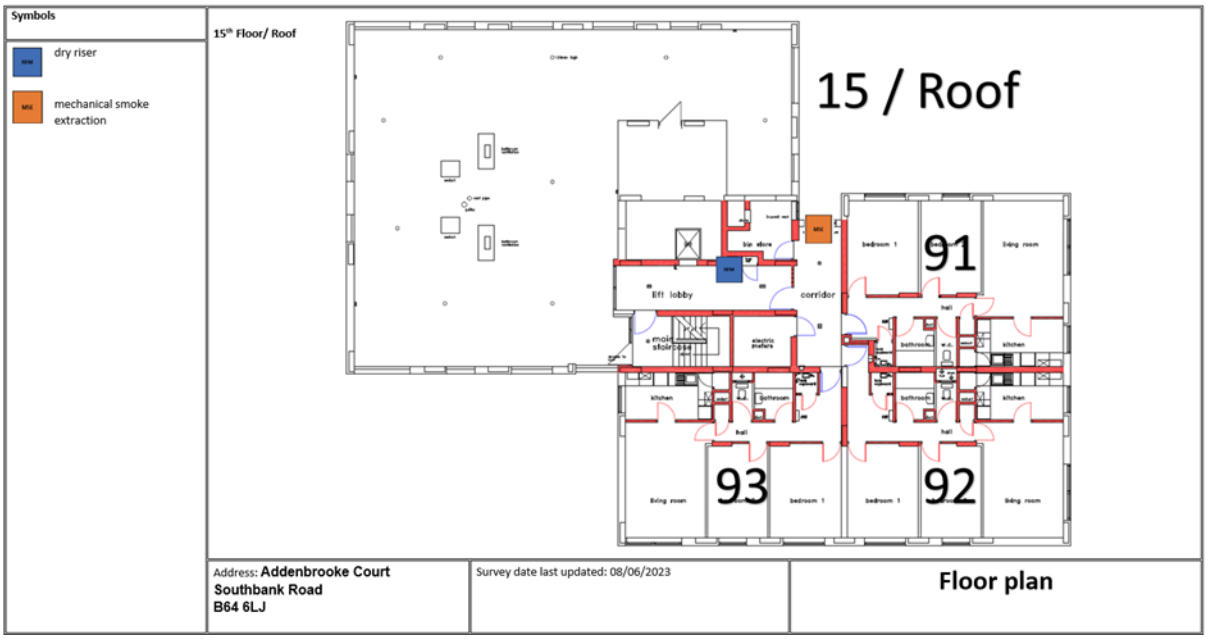


Ground Floor



Typical Upper Floor

15th Floor and Roof Level



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 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. An External wall survey (PAS9980 step1) was completed on the 20/08/2024 This FRAEW was undertaken by Firntec Building Compliance and is suggested to be reviewed on the 20/08/2025.

Following the survey an intrusive fire risk appraisal (PAS9980 steps 2-5) was conducted on the 14/08/2024 with suggested review date of 14/08/2025. The findings of the survey deemed the overall risk of the building to be medium with no recommendations.

PAS9980:2022 Fire Risk Appraisal of External Walls construction and cladding of existing blocks of flats – Code of Practice and addresses life safety only in the appraisal of the external walls of the building and in corresponding risk this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters.

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.

Any additional screening attached to balconies will not be tolerated on balconies as this could potentially support the surface spread of flame in those areas which is an unnecessary risk.

External Wall Systems and Attachments on the Building

8 areas were inspected to gain data about the building's wall constructions. See the Inspections section of this report for full inspection details.

The table below outlines the ratings of the various wall systems and constructions to the property. Each element is explained in more detail further within this report.

6 Items	Effect	Risk
Wall Construction Wall Type 1 - brickwork with 80mm residual cavity and full fill blown mineral fibre (56KD8J)	Positive	Low
Wall Construction Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons (NDM8DQ)	Neutral	Medium
Penetration Ventilation (P4B1TL)		
External Window Top, Mid, Side Hung Casements (PJ3F5H)	Neutral	Medium
External Door Single Leaf Entrance Doors (A7UKWJ)	Positive	Low
External Door Single Leaf Entrance Doors (C2W4FD)	Positive	Low

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

Overall Building Risk Rating

Medium

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

Recommended Remediations

No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.

1) Ground to 1st floor - Resin-Stenni panels, fire classification B-s1-d0. Also, small areas to 2nd and 3rd floor.

2) 2nd to the 15th floor is traditional brick masonry.

3) Individual flats do not have balconies and windows are UPVC framed double glazed units.

4) Windows that form part of the AOV system are powder coated aluminium units.

5) Cladding was found to be damaged near the bin store entrance on the previous fire risk assessment, this still remains damaged.

6) **An opening remains present within the external façade which requires remedial works to reinstate the integrity of the building fabric. The defect has been previously identified, however, at the time of this assessment the issue remained unresolved.**

7) The recommended review date for the FRAEW has now passed. However, there have been no significant changes to the building, its external wall construction, external façade materials, occupancy profile, or fire safety management arrangements since the assessment was completed. Existing control measures remain unchanged and no new information has been identified that would alter the original findings or recommendations. On this basis, the FRAEW findings are considered to remain valid, and the review has been deferred pending the next planned reassessment.

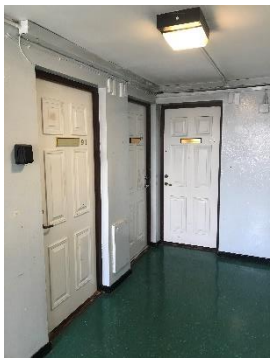
Section 7

Means of Escape from Fire

The means of escape within the building are protected to limit the spread of fire and smoke through the combined provisions of certified FD30s and nominal FD30s flat entrance doors along with notional communal fire doors at a minimum installed within walls and floors that are assumed to provide a minimum 60-minute fire resistance. This combined with suitable travel distances, a single staircase serving all floors, and ventilation by way of AOV system with sufficient detection to operate AOVs. It is deemed that the combination of these measures creates a suitable and sufficient means of escape. The surface coatings to the communal areas are a minimum of Class 0.

1) Individual flat entrance doors are a mixture of, nominal FD30S timber fire door sets and Certified FD30s fire door sets.





2) Access to individual flats was not sought for the purpose of fire door inspection, as the Fire Rapid Response Team is scheduled to undertake a full non-invasive Fire Door Inspection (FDI) on 13/07/2026. Accordingly, no internal assessment of flat entrance doors was completed during this FRA. However, the external leaf of each flat entrance door was visually reviewed to identify any obvious signs of damage or defect. This assessment also draws upon information from the previous FRA, relevant records held on file (JM), and the fire door inspections completed by Firntec on 12/11/2024. Any actions arising from the forthcoming FDI will be managed separately and fall outside the scope of this FRA

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

4) All corridors and landing areas are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum. With travel distances being acceptable within (7.5m)

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

6) The only dead ends are within flat entrance lobbies and bin chute areas. These are within the recommended travel distances to a relative place of safety.

7) Surface coatings to the communal areas are Class 0 rated.

8) The communal lobbies and staircases are protected by use of nominal & notional self-closing FD30s fire doors.

9) 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).

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

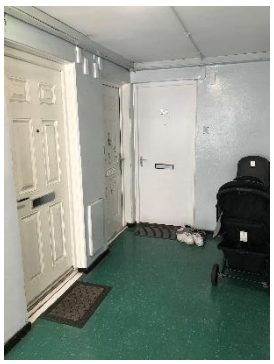
11) The final exit doors at the bottom of each stairwell have door entry & exit systems installed. These systems are designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.

12) 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.

13) During the assessment, combustible items were found discarded within the communal areas. These items were removed/moved at the time of the inspection. Communal areas should be kept free from combustible materials and unnecessary storage at all times to reduce the risk of fire spread and obstruction to escape routes. A regular housekeeping regime should be maintained to ensure continued compliance.


14) Combustible items left discarded in the flat entrace lobby outside flat 57.

15) Pushchair left within the flat entrance lobby outside flat 13.



16) Community room final exit door on the ground floor was found to have items stored in and around the means of escape, these items should be permanently removed from this area and stored in a secure location away from the means of escape.

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.

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 and the community room. The equipment is subjected to a cyclical test.

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

3) Access was not gained into a sample of resident's flats. Based on the samples taken in previous FRA's and 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

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

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

5) A deluge 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.

6) It was noted that these two decommissioned fire alarm panels have been labelled as not in use however, it is recommended that they are removed as part of any future renovation program.

7) A fire suppression system is provided to the 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.

8) There is a fire alarm panel located within the CCTV server (comms) room adjacent to the main front entrance on the ground floor. This system only protects the server room. Access is obtained via the use of a suited type 54 key for the door off the communal corridor and then via entry-com link to the Concierge Team or firefighter override key. There is a break glass call point adjacent to the panel. Evidence of periodic testing couldn't be determined; an email was sent to the electrical department requesting test certification.

9) There is Detection used within the ground floor community room areas. At the time of the fire risk assessment, it could not be confirmed whether this is standalone detection or linked to a wider system.




Section 9

Emergency Lighting

1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.

2) The self-contained units are provided to the communal landings, stairs, corridor, community spaces and lift motor room.

3) All installed equipment is checked and tested in accordance with BS 5266 by Sandwell MBC in house electrical team or an approved contractor.



Section 10 Compartmentation

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

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

2) Compartmentation was found to be generally effective, with the majority of fire-resisting doors, walls and floors remaining intact. However, breaches to compartmentation and deficiencies in fire stopping were identified on a number of floors (see Point 10/18). These defects require remedial fire stopping works to restore the fire-resisting integrity of affected elements. A programme of inspection and remedial works is about to take place to monitor compartmentation and address any deficiencies identified following a joint visit with Fire Rapid Response team.

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

4) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.

5) A variety of methods / materials have been used to achieve fire-stopping including intumescent mastic, intumescent sponge and mineral wool.

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

8) Access panels to stop taps are fixed to masonry and bedded on Intumescent foam.

9) Communal fire doors within the means of escape are notional FD30s doors with vision panels.

10) The dry riser cupboards are secured with locked notional FD30s fire doors.

11) During the fire risk assessment, a number of dry riser cupboards were found to have cut-outs within the door leaf to accommodate the dry riser landing valve handle. Whilst these alterations compromise the integrity of the fire door, the associated risk is currently considered tolerable due to the satisfactory standard of compartmentation and fire stopping within the surrounding structure, together with the low fire loading within the cupboards, where no combustible materials were observed to be stored. It is recommended that these cupboards are upgraded during future refurbishment works, with compliant, certificated FD30 fire door sets installed to maintain the required level of fire resistance.

12) The service cupboards in this building are secured by locked notional FD30s fire doors.

13) The doors to chute rooms are notional FD30s.

14) Individual flat entrance doors are a combination of nominal FD30S timber fire doors. And Certified FD30s fire rated door sets with timber blank doors installed as temporary repairs that are already being addressed.

15) Individual flat entrance doors are to be inspected annually with the last inspection completed by Firntec building compliance on 12/11/2024 with Sandwell Councils in house Fire Rapid Response Team scheduled to undertake a full non-invasive Fire Door Inspection (FDI) on 13/07/2026.

    The inspections have been completed on a best endeavour basis in line with The Fire Safety England Regulations 2022. And process is in place to access 100% of flat entrance doors.

16) Service cupboards to communal landings are notional upgraded FD30s timber doors that are secured with a suited 138 mortice lock. Residents have been provided with keys for access to their meters.

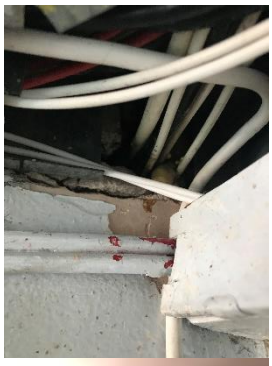
17) The communal corridors, landing & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels & 25mm stops, along with 30-minute notional hardwood fire screens with GWPP glazing (stairwell). It is recognised that these doors do not meet today's benchmark 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.

18) Localised breaches to the fire-resisting compartmentation were identified throughout the premise, including above a number of flat entrance doors within the lobby areas, associated with cable penetrations and metal conduit installations. An issue with Breaches through walls was also identified above the suspended ceiling within the ground floor communal areas and within electrical riser cupboards, The majority of the identified breaches appear to be associated with works undertaken within conduits, particularly where cabling passes through compartment walls and floors to individual flats and electrical cupboards.

The matter has already been reviewed with the Fire Rapid Response Team, and a programme of works is being progressed to undertake remedial fire stopping where access can be achieved without disturbing existing electrical services. Any penetrations that cannot be fully remediated due to the presence of electrical cabling will be referred to the Electrical Team for further investigation and to ensure that all cable installations are suitably fire stopped following any associated works. As part of this works the fire Rapid response team will also address the issues above the false ceiling.

As a remedial programme is already being processed,. The issue is recorded here for completeness and ongoing monitoring.






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 have 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. A competent person must install the door assembly.

Section 11

Fire Fighting Access & Equipment

1) There is a dry riser that serves the building. located to the left of the front main entrance on the side elevation and is secured with a Firefighters bridge door padlock. The doors have signage depicting dry riser.

2) The dry riser outlets that serve the building are located on each floor above ground within cupboards secured by a suited 54 key. The doors have signage illustrating a dry riser. The dry risers are checked regularly as part of the Caretakers duties.

3) The dry riser is assumed to be checked regularly as part of caretaker's duties.

4) Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year. Portable fire extinguishers are provided as follows.
   - CO2 to the lift motor room.
   - CO2 & Foam to the comm's room.
   - CO2 to the laundry room. (Confirmed via previous FRA)
   - Water to the community room.
   - CO2 to the Kitchen.
   - Fire Blanket in the kitchen.




5) The foam extinguisher in the server room should be removed. A foam extinguisher is not suitable for an electrical fire. An email was sent to the Team Leader of Fire and Safety Facilities to request removal of this extinguisher in the previous FRA. A follow up email has been sent to chase this original action.

6) Bin room is protected by deluge/sprinkler system and serviced 6-monthly.

7) The bin chute is protected by an automatic chute closure plate operated by fusible link. This is serviced 6-monthly.

8) Access to the building for firefighting appliances can be gained via one access road, this road then leads round to external carpark areas at the rear and side elevations areas are tarmacked however landscaped areas are surrounding the block.

9) The location of the nearest Hydrant is adjacent to the main access door; this is easily accessible.

Section 12

Fire Signage

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

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

3) Fire Action Notices are displayed throughout the building.

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

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

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

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

Section 13

Employee & Resident Training/Provision of Information

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

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

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

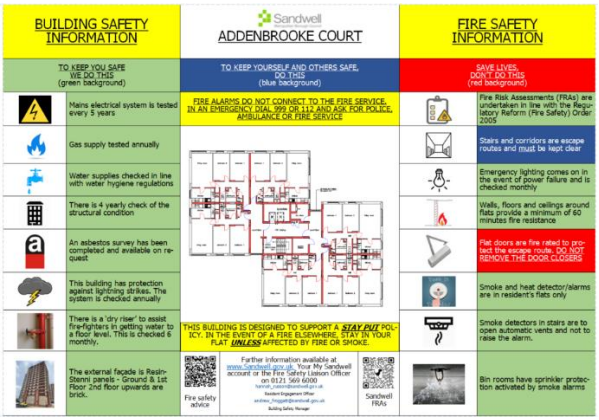
4) Fire safety information has been provided as part of tenancy pack.

5) Building safety and evacuation notices are displayed in communal areas and lift cars.

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

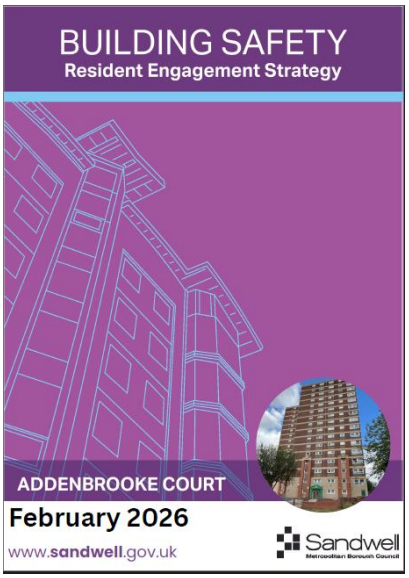
7) Information regarding the Stay Put Unless fire evacuation strategy is provided to residents.

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



9) A Resident Engagement Strategy is in place and was completed in February 2026 in accordance with the Building Safety Act 2022. Residents are provided with regular opportunities to engage with the Council on building safety matters through surveys, consultations, newsletters, forums, notice boards, digital communications Safer 6 events and face-to-face engagement. Dedicated Building Safety Managers and Resident Engagement Officers are appointed to the building, and clear reporting channels are available for fire safety and other building safety concerns.

Resident feedback indicates that most respondents feel safe in their homes and communal areas, with no fires reported in the previous 12 months. The strategy promotes resident involvement in maintaining building safety, including keeping communal areas clear, reporting defects, and supporting the building's fire safety arrangements



Section 14

Sources of Ignition

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

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

3) 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. Sampled appliances are dated June 26.

4) The fixed electrical installation shall be tested every 5 years. It was noted that labelled evidence shows the last EICR inspection was carried out on the 06/05/2025. An email was sent to the electrical department requesting the last EICR.

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. Gas is supplied via external risers.

9) Community rooms are in place on the ground floor with a kitchen area. This is only used for re heating food and preparing hot/cold drinks for those using the facilities. This area is regularly checked by caretakers and cleaners and is left secured when not authorised for use.

10) No E-bikes or E-scooters were identified as part of this fire risk assessment. SMBC currently have a policy in place to manage this type of equipment being used within the building including making the presence of such items aware to the council. All charging and storage arrangements will be followed in accordance with SMBC policies. This policy applies to storage and charging of battery-powered mobility scooters, e-scooters, and e-bikes.

11) There are no Electric motor vehicle charging arrangements in place at this building.

Section 15 Waste Control

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

2) Refuse containers emptied regularly.

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

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

5) Bins are usually stored within the secure bin store room located at however at the time of the fire risk assessment bins were stored up against the bin store.

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.

5) The number and frequency of compartmentation breaches identified were predominantly associated with service penetrations within conduits entering flats and service cupboards, resulting in deficiencies to the fire-resisting compartment lines. This highlights that fire stopping works are not consistently being reinstated to an acceptable standard following contractor activity.

   A review of contractor management arrangements should therefore be undertaken to ensure all works affecting compartmentation are subject to appropriate supervision, specification and sign-off. Where services penetrate fire-resisting elements, contractors should be required to provide suitable fire stopping documentation and evidence of compliance upon completion of works. Periodic audits of completed works should also be undertaken by building safety managers to verify the ongoing integrity of compartment lines.

Section 17

Fire Precautions

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

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

3) CCTV has been installed throughout the building and covers all floors, stairs, lifts and external areas. The system is monitored 365 days per year by the centralised CCTV control room located at the Sandwell MBC Operations and Development Centre, Roway Lane, Oldbury, B69 3ES.

4) There is no current evidence of arson.

5) The perimeter of the building is well illuminated.

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

7) A Mandatory Occurrence Reporting (MOR) process is in place in accordance with the Building Safety Act 2022. This provides a mechanism for the identification, assessment, recording and reporting of significant fire and structural safety risks to the Building Safety Regulator, supporting the ongoing management of building safety and protection of residents

8) The current arrangements for the booking and use of community spaces are under review, with the aim of strengthening management controls and providing Sandwell Council with greater oversight of occupancy, activities undertaken, and users of these facilities.

Section 18

Storage Arrangements

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

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

3) No Flammable liquids stored on site by Caretakers / cleaners.

4) All store cupboards are kept locked.

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

6) Cleaning equipment had been stored within the ground floor community room; this area remains locked secure when not in use by SMBC staff and did not block any escape routes.

7) A basement area is present within the premises. Access is restricted and not available to residents. The area should not be used for storage of combustible materials or other items unless specifically authorised and managed by the responsible person. This will assist in minimising fire loading and maintaining effective fire safety management.

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

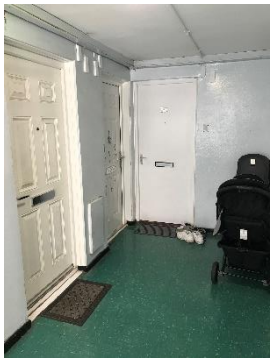
P3 Arrange and complete within 3-6 Months of assessment date

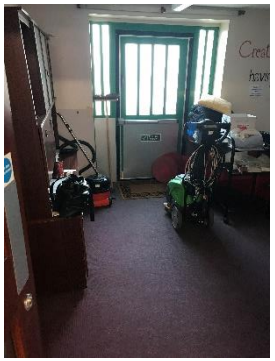
P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment
Action Plan

Name of Premises or Location:	Addenbrooke Court
Date of Action Plan:	30/07/2026
Review Date:	<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/6	Appropriately seal opening within the external facade located on the front elevation.		P3	3-6 Months Repairs	

7/14	Ensure combustible items are removed from communal areas outside flat 57 and issue correspondence to residents reminding them of the requirement to maintain sterile communal escape routes.		P2	1-3 Months Housing Management	
7/15	Ensure combustible items are removed from communal areas outside flat 13 and issue correspondence to residents reminding them of the requirement to maintain sterile communal escape routes.		P2	1-3 Months Housing Management	

7/16	Remove any items stored Infront of the final exit within the community room on the ground floor.		P2	1-3 Months Caretakers	
10/18	Finalise the programme and perform remedial fire stopping works to reinstate the integrity of fire-resisting compartmentation, with particular focus on service penetrations associated with conduits, cabling, electrical risers, flat entrance door surrounds, and breaches identified above suspended ceilings. Where remediation is restricted by existing electrical		P4	Programmed works Fire Rapid Response	

	installations, refer to the Electrical Team to ensure appropriate fire stopping is provided following any associated works.				

Observations 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	
Cladding was found to be damaged near the bin store entrance on the previous fire risk assessment, this still remains damaged.	
Review and strengthen contractor management procedures for works affecting fire-resisting construction to ensure compartmentation is not compromised. This should include clear fire stopping requirements within work specifications, engaging competent contractors, appropriate supervision and post-work inspections, mandatory provision of fire stopping certification where applicable, and periodic audits of completed works by Building Safety Managers to verify that compartment lines have been adequately reinstated.	

Officer	Louis Conway	Qualifications	L4 Diploma FRA
Signed		Date	30/07/2026
Contact details			

Verified by	Anthony Smith	Qualifications	L4 Diploma FRA
Signed		Date	31/07/2026
Contact details			

Appendix 1

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

Name of property: Addenbrooke Court

Updated:

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

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

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Report No.:	J420631
Nature of Work:	Management Survey
Issue Date:	18/06/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL44460AD01 15
Site Address:	1-93 Addenbrooke Court (O&E), Cradley Heath, B64 6LJ

Order Placed By:	Dean Harding
Site Contact:	Not Applicable
Date(s) of Work:	25/05/2025 to 05/06/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor: Anton Rickards, Asbestos Surveyor

Authorised Signatory: Louise Farmer, Technical Review Officer and Asbestos Consultant, 18/06/2025

Non-accredited activities are present within this report.

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