Fire Risk Assessment

Blocks 1-4, 5-8, 9-12 & 13-16

Dynes Walk,

Smethwick,

B67 7DU.



Date of Inspection: 2nd November 2026

Review Period: 3 years.

Officer: S. Henley **- Fire Risk Assessor**

Checked by: A. Froggatt **- Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent review

Review date	Officer	Comments

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Section 0 Introduction, Scope & References

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) requires the Responsible Person to ensure that a **suitable and sufficient Fire Risk Assessment (FRA)** is carried out for the common parts of all multi-occupied residential buildings. This FRA supports the organisation's wider fire safety management system and ensures compliance with statutory duties relating to the safety of residents, visitors, staff, and contractors.
This FRA has been completed in accordance with **BS 9792:2025 – Fire Risk Assessment for Housing**, and with reference to relevant UK legislation and guidance, including:

- 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 Act 2021: Information about the commencement of the Fire Safety Act and how it affects Responsible Persons and others.
- 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.
- Housing Act 2004: Empowers local authorities to enforce safety standards within individual residential units.
- Building Safety Act 2022: (where applicable) Imposes strict management requirements on higher-risk buildings.
- 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.
- Making your small block of flats safe from fire: *Fire Safety in Small Blocks of Flats*
- NFCC guidance on residential fire safety

The purpose of this FRA is to evaluate the risk to life from fire within the **common parts** of the building and to identify any measures required to ensure compliance with applicable legislation.

The assessment considers:

- The building's construction, layout, and fire protection features
- The nature of the occupancy and any residents who may require additional support
- Fire hazards and the measures in place to eliminate or control them
- The adequacy of means of escape and fire safety systems
- The management arrangements for maintaining fire safety

Type of Assessment

This FRA has been completed as a:

- ☒ 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)

Scope of the Assessment

The assessment includes, but is not limited to:

- ☒ Visual review of the external wall construction (where relevant)
- ☒ Inspection of flat entrance doors from the common side
- ☒ Means of escape routes and exit doors
- ☒ Accessible compartmentation and fire-stopping, passive and active fire protection measures.
- ☒ Service cupboards, risers, and meter rooms (where accessible)
- ☒ Roof voids and loft spaces (where accessible)
- ☒ Fire safety signage, lighting, and detection systems
- ☒ Accessible compartmentation,

Limitations

This FRA is based on a **visual, non-destructive inspection** unless otherwise stated. No opening up of construction, removal of fixtures, or intrusive investigation was undertaken. Areas that could not be accessed at the time of inspection are recorded within the report.

This FRA does **not**:

- Provide a full fire strategy for the building
- Assess the structural fire resistance of building elements
- Identify latent construction defects
- Assess internal conditions within individual dwellings
- Provide an external wall appraisal (FRAEW), which is not normally required for low-rise buildings unless specific concerns are identified
- Serve as a compliance audit or snagging inspection

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

Review Requirements

The FRA should be reviewed:

- At regular intervals (typically every 3 years)
- Following any significant change to the building
- Following a fire incident
- Following identification of new risks or concerns
- Following significant changes in occupancy or management arrangements

The Responsible Person must ensure that all significant findings and recommended actions are addressed within appropriate timescales and that fire safety information is kept up to date in line with the principles of the **Golden Thread**.

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 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. (High Rise Only)

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.”

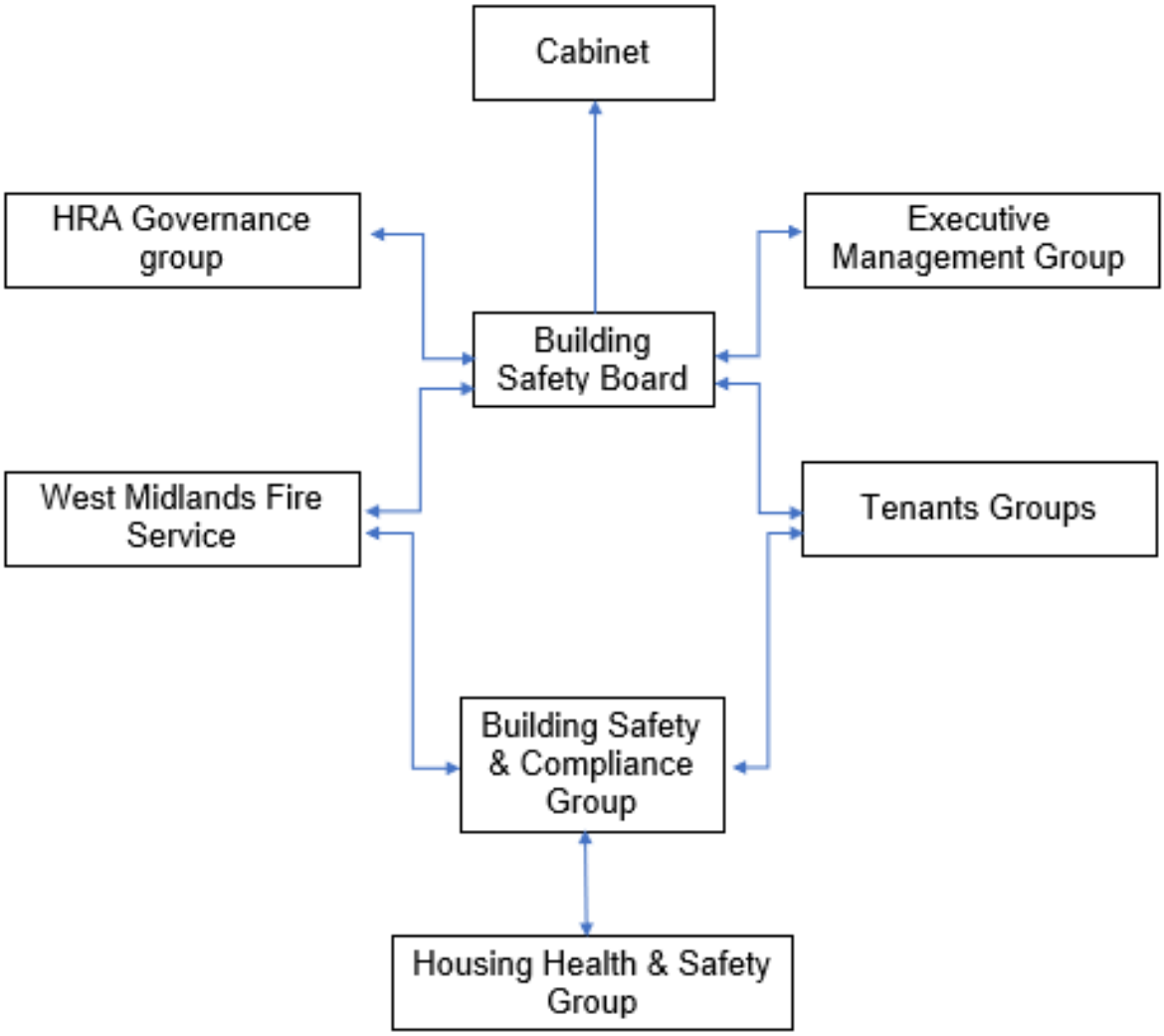
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

This Fire Risk Assessment provides an overview of the fire safety arrangements in place within the building and evaluates the level of risk to life from fire within the common parts. The assessment has been undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021, the Fire Safety (England) Regulations 2022, and BS 9792:2025. It reflects the building's design, construction, occupancy profile, and the fire safety measures provided.

The building is a low-rise, purpose-built block of flats designed to support a **Stay Put Unless Affected** evacuation strategy. This approach is appropriate for buildings of this type, where each flat is intended to provide a degree of fire resistance that allows occupants to remain safely within their dwelling unless directly affected by fire or smoke. The common areas are designed to remain clear and unobstructed, with a single protected stairway providing the means of escape for residents who need to evacuate.

The assessment considers the building's passive and active fire protection measures, including compartmentation, flat entrance doors, fire-stopping, emergency lighting, and domestic smoke detection within sampled flats. It also reviews the management arrangements in place for maintaining fire safety systems, controlling contractors, managing waste, and providing residents with appropriate fire safety information.

The building benefits from traditional, inherently robust construction, and the fire protection measures provided are generally consistent with the expectations for low-rise residential buildings. The management regime supports the maintenance of a sterile common area, which is a key control measure in buildings with a single escape route. The building's occupancy profile does not indicate any unusual or heightened risk factors, although residents who may require additional support are managed through Person-Centred Fire Risk Assessments (PCFRAs) and Residential PEEPs where agreed.

Based on the conditions observed at the time of inspection, the overall risk to life from fire is assessed as **Tolerable**

This means that the existing fire safety measures are broadly adequate, and only minor or routine improvements may be required. The detailed significant findings and recommended actions are provided in the Action Plan at the end of this report.

The Responsible Person must ensure that all recommended actions are addressed within appropriate timescales and that the FRA is reviewed regularly, or sooner if significant changes occur to the building, its use, or its occupancy.

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** The building consists of four blocks two blocks are mid terraced, two are end terraced and consist of traditional brick construction with a flat roof, uPVC windows and timber entrance to each block. The ground floor flats also have egress straight out to the public area in fresh air. External lighting is provided around the building to assist with resident safety and site security.	Trivial

Section 7	**Means of Escape from Fire** The building is served by a single internal staircase of concrete construction, which provides the principal means of escape for all occupants. In addition, the ground floor flats benefit from an alternative means of escape via a doorway that leads directly from the flat to open air. Inspection of the flat entrance doors was attempted; Access was gained to inspect a number of residential doors internally. Some defects were picked up. A number of items were left within the communal areas at the time of the survey. Email has been sent to the housing manager. Natural lighting is provided by the means of a Stairwell rooflight. Block 1-4 would benefit from better lighting within the communal area.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Each flat is equipped with a fire detection system that meets at least the LD3 standard. No detection in communal areas.	Trivial
Section 9	**Emergency Lighting** Emergency lighting is not provided within the block. Standard lighting is installed, and a minimum amount of borrowed lighting is obtained from the final exit and stairway rooflight	Trivial

Section 10	**Compartmentation** The building is constructed to provide 1-hour vertical and horizontal fire resistance around all flats.	Trivial
Section 11	**Fire Fighting Access & Equipment** The premises have no provision for firefighting equipment.	Trivial
Section 12	**Fire Signage** There is sufficient 'Fire door keep shut/locked' & 'No Smoking' signage in place throughout the block.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electrical installation should be tested every 5 years. Last EICR was carried out on the 27/02/2026.	Trivial
Section 15	**Waste Control** Waste is disposed into individual wheelie bins situated at the front of the premises within a dedicated area. Combustible was observed at the front of one block that require removal.	Tolerable
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** Lighting is installed externally around the building, and access to the premises is via a fob, call point or fireman's drop key.	Trivial
Section 18	**Storage Arrangements** Storage cupboards are situated internally on each floor adjacent the flat entrances, accessible with the use of a resident key. Residents should not store fuel or LPG Cylinders in their home or storage facilities.	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

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.

A Type 1 Fire Risk Assessment of the premises at Dynes Walk, blocks 1-4, 5-8, 9-12 and 13-16 has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards. Considering the use of the premises and the occupants within the block, the potential consequences for life safety in the event of a fire would be slight harm. This is because the flats are fitted with a minimum timber notional FD30 fire doors, and smoke/heat detection systems installed to a minimum of LD3 within all the flats, one final exit door, and a stay-put strategy unless a fire strategy is in place.

Access was attempted to a sample of the properties as part of the risk assessment to ensure that the flat entrance doors have not been tampered with by residents. It is recommended that the flats currently fitted with notional timber doors are upgraded to composite FD30S fire-resisting doors during future refurbishment works.

- **Inadequate Lighting (Block 1-4):** Illumination within the communal area including the stairwell is insufficient to provide the necessary lumens for a safe evacuation

Overall, the risk level at the time of this FRA is considered tolerable.

Once the recommended actions have been completed, the overall risk rating for the building will be reduced to trivial, subject to the implementation of the suggested measures outlined in this fire risk assessment.

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 requires the Responsible Person to identify any groups of people who may be especially at risk in the event of a fire. This section considers the building's occupancy profile, the nature of the premises, and any factors that may increase vulnerability.

This low-rise residential building is occupied primarily by general-needs residents; however, as with all multi-occupied housing, there may be individuals whose personal circumstances increase their level of risk. These risks may arise from physical, sensory, or cognitive impairments, temporary health conditions, or other factors that could affect a person's ability to detect a fire, respond to an alarm, or evacuate safely.

Groups of People Who May Be at Increased Risk

- **Residents with mobility impairments** – may require more time or support to evacuate.
- **Residents with sensory impairments** – reduced ability to detect fire or navigate escape routes.
- **Residents with cognitive impairments** – may struggle to recognise danger or follow instructions.
- **Residents with temporary vulnerabilities** – illness, injury, recovery from surgery, or pregnancy.
- **Children and young people** – may rely on adults for guidance during an emergency.
- **Visitors unfamiliar with the building** – may not know escape routes or fire procedures.
- **Contractors working on site** – may be unfamiliar with fire safety arrangements and introduce additional risks.

Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

These regulations apply:

a) all buildings in England that are high rise residential buildings, that is, buildings containing two or more sets of domestic premises (multi residential) that are at least 18 meters above ground level or have 7 storeys), and

b) all multi- residential buildings more than 11 metres in height above ground level (typically a building height of 5 storeys or more) that have simultaneous evacuation strategies in place. The requirements include:

Identification of Residents Needing Assistance

The Responsible Person must take reasonable steps to identify residents whose ability to evacuate independently may be compromised due to physical, sensory, or cognitive impairments.

Person-Centred Fire Risk Assessments (PCFRAs)

A PCFRA is a structured conversation with the resident to understand their individual needs, risks, and capabilities. It considers mobility, communication, awareness, and any assistive technology required.

Residential Personal Emergency Evacuation Plans (RPEEPs)

Where agreed with the resident, an RPEEP sets out the actions they should take in the event of a fire. It may include:

- Evacuation routes
- Support required
- Communication needs
- Use of mobility aids
- Any agreed assistance arrangements

RPEEPs are voluntary and require the resident's consent.

Consent-Based Sharing of Information with the Fire Service

Information relating to residents who may require assistance can only be shared with West Midlands Fire Service if the resident provides explicit consent. This information helps the Fire Service plan an appropriate operational response.

Review Requirements

PCFRAs and RPEEPs must be reviewed:

- Annually
- When a resident's circumstances change
- When requested by the resident

Summary for This Building: PCFRAs/RPEEPs (not required due to being a low-rise building)

Number of PCFRAs/RPEEPs currently in place:
If no residents have been identified as requiring additional support, this should be recorded. If residents decline to participate, this should also be noted.

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.

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

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

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

1-4, 5-8, 9-12 & 13-16
Dynes Walk
Smethwick
B67 7DU





A Type 1 Fire Risk Assessment of the premises at Dynes Walk 1-4, 5-8, 9-12 & 13-16 has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards.

The development, constructed circa 1971, comprises four two-storey purpose-built blocks of flats arranged in a terraced formation and accessed via a pedestrian walkway from James Close. The terrace consists of two end-terrace blocks and two mid-terrace blocks. Collectively, the development provides sixteen self-contained flats, with each block containing four flats arranged as two ground-floor flats and two first-floor flats. The buildings are of traditional construction, comprising brick and concrete, beneath a flat roof. The exact construction and finish of the roof covering could not be confirmed at the time of the assessment.



The communal entrances are located centrally within the principal elevation of each block. The ground-floor flats are accessed either directly from the communal entrance lobby or via individual entrance doors leading directly to open air within the surrounding public areas. Access to the main communal entrances is controlled and can be gained by residents using a fob or intercom/call system, while emergency access for the fire and rescue service is provided via a Fire Service drop key.





Adjacent to the entrance door of each block is a dedicated refuse storage area. The bin stores are positioned away from the building, reducing the potential fire risk associated with waste accumulation and helping to maintain the visual appearance of the development.





External lighting is installed to the principal elevations and communal entrances of each block. Bulkhead-type luminaires are strategically positioned to provide illumination to the entrance doors, pedestrian access routes and surrounding communal areas. The provision of external lighting assists with safe access and egress during hours of darkness and contributes to the overall security of the development.




The enforcing authority is West Midlands Fire Service.
The nearest fire station is Smethwick Fire Station,
located approximately 0.5 mile away.

Types of fire risk assessments (FRAs) for multi-occupied buildings,

- Types of fire risk assessments (FRAs) for multi-occupied buildings,
- Type 1 is a basic, non-destructive check of common areas;
- Type 2 involves destructive sampling of common areas for serious flaws;
- Type 3 extends Type 1 to include individual flats non-destructively; and
- Type 4 is the most comprehensive, combining Type 3 with destructive inspection of common areas and flats for deep structural assessment.

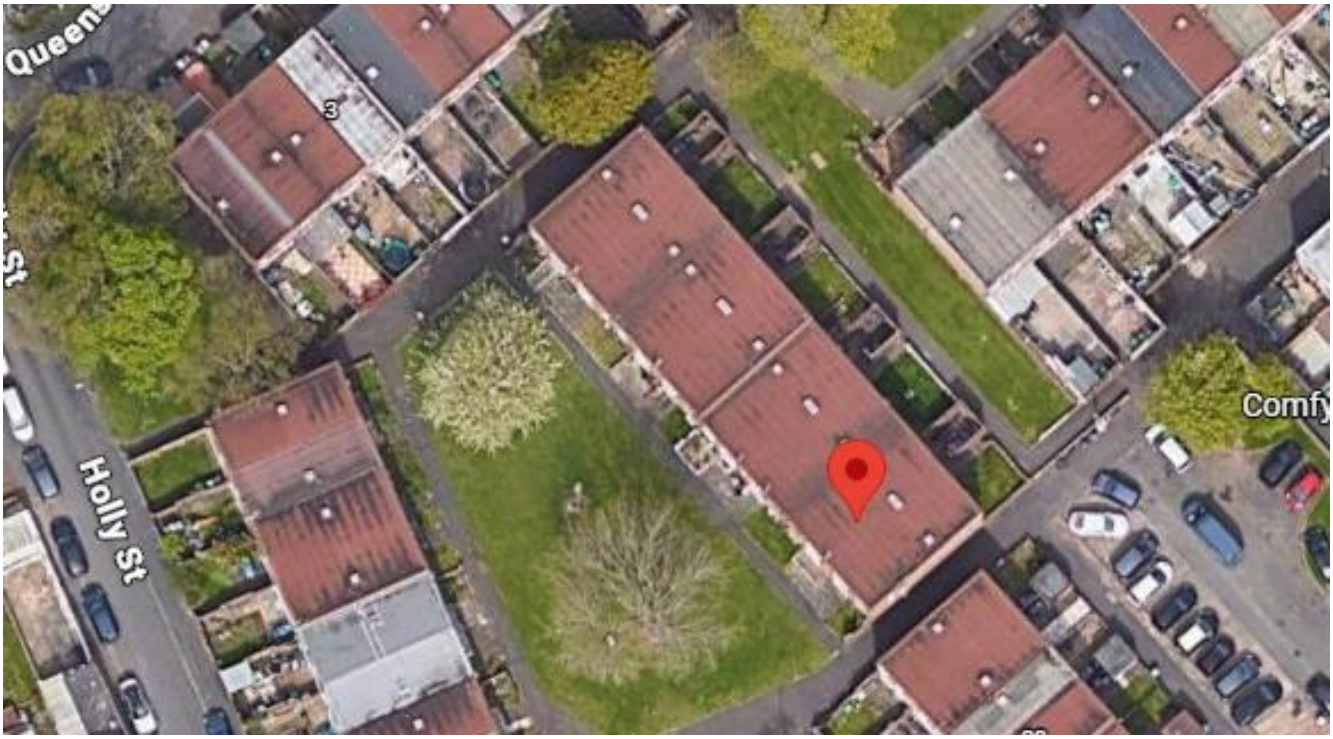
High/Low Rise	Low Rise
Number of Floors	2
The approx. building height from external ground level to the finished floor level of the highest habitable storey is approximately	3 Metres
Approximate floor area	487.75 m²
Properties within the block	4 flats per block (4 blocks under survey)
Date of Construction	1971
Construction Type	Traditional brick & concrete
Last Refurbished	Unknown
External Cladding	N/A
Number of Lifts	N/A
Number of Staircases	One per block
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof void	No, flat roof
Equipment on roof (e.g., mobile phone station etc)	No
EV charging points, distance from building	N/A
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	N/A

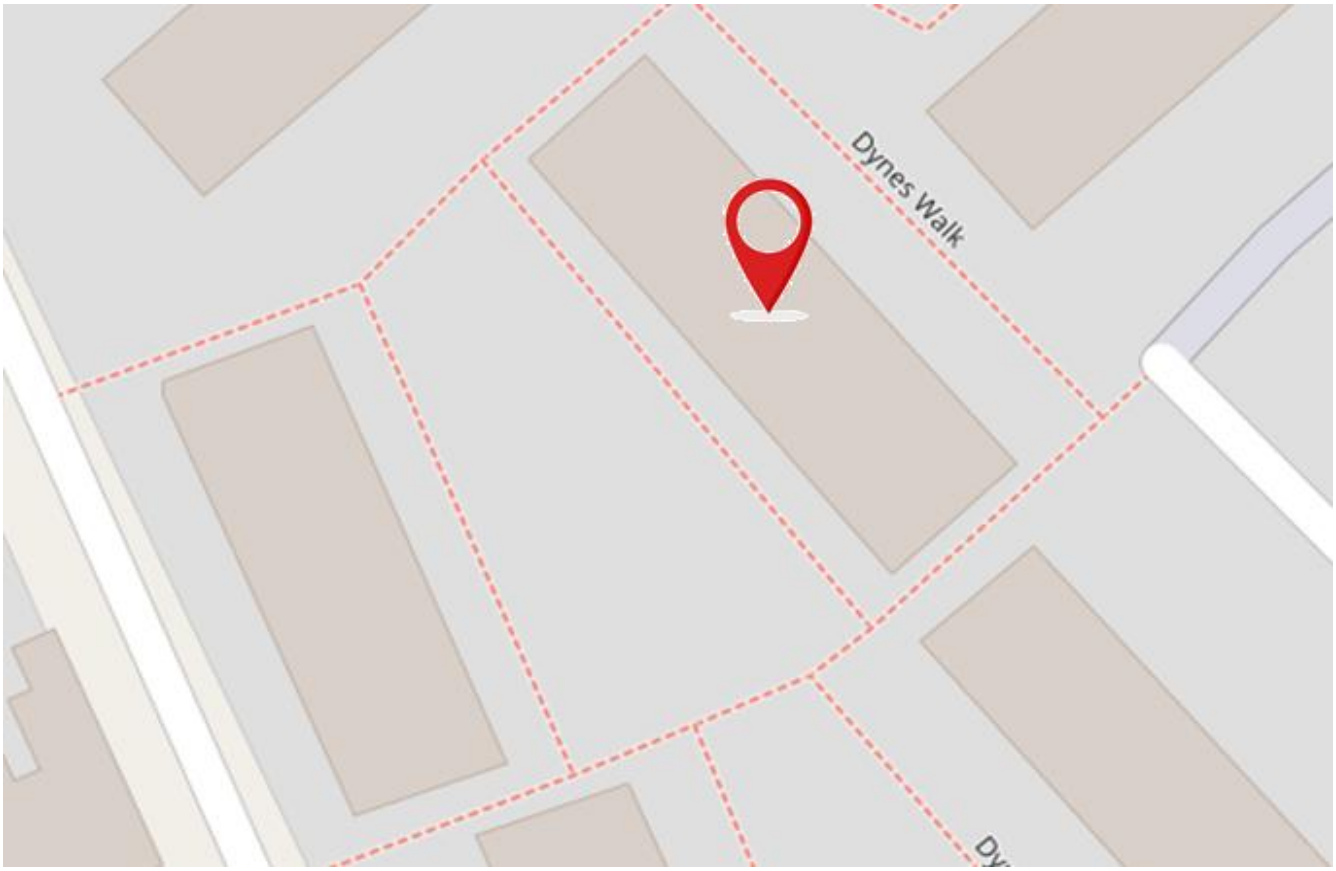
Persons at Risk

Residents / Occupants of 4 flats (x4).
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





Section 6

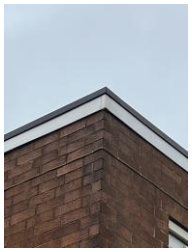
External envelope

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.

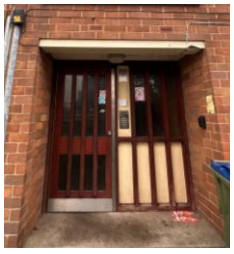
Below is a breakdown of the materials used within the external envelope, it is deemed that the combination and application of these materials present an acceptable level of fire risk.

1) The external walls of the building are mainly constructed from brickwork. The windows are fitted with uPVC frames and double-glazed units throughout. The building has a flat roof with a raised parapet around the perimeter; however, the exact construction and finish of the roof could not be determined during the assessment.





2) The main entrances are located centrally within the front elevation of each block and are recessed within a covered entrance area. The entrance/exit doors are of timber construction with glazed panel insets, allowing natural light into the lobby area. Access is controlled by a fob-operated entry system, resident call buttons and a Fire Service drop key for emergency access.



3) External lighting is installed around the perimeter of the building, providing illumination to communal areas, access routes and entrances. The lighting assists in maintaining the safety and security of residents and visitors during periods of darkness.



Section 7

Means of Escape from Fire

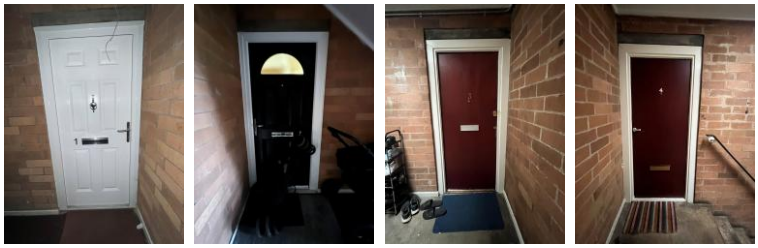
1) Each property is fitted with a minimum of an LD3 detection system within the flat. See Section 8

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

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

4) The entrances to the individual flats are a mixture of notional timber doors and FD30s doors sets, providing a minimum of 30 minutes' fire resistance. These doors are designed to restrict the spread of fire and smoke between the flats and the communal areas, thereby supporting the building's compartmentation strategy and means of escape provisions.

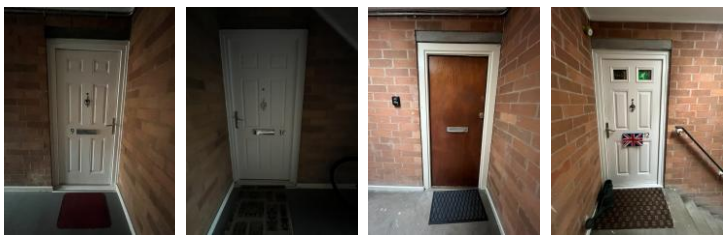
Block 1-4



Block 5-8

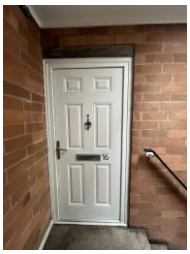


Block 9-12



Block 13-16



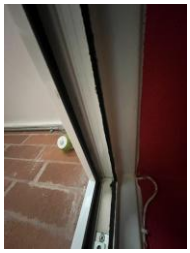
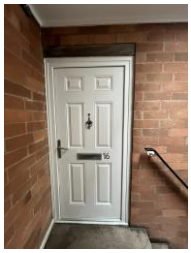
Dynes Walk 1-16 (O&E)	BL15740DY01	1 Dynes Walk;Smethwick;West Midlands;;	Composite	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	10 Dynes Walk;Smethwick;West Midlands;;	Permadoor	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	11 Dynes Walk;Smethwick;West Midlands;;	Timber Door FD30s	Not Glazed
Dynes Walk 1-16 (O&E)	**BL15740DY01**	1-16 Dynes Walk;Smethwick;West Midlands;;	Intentionally Blank	
Dynes Walk 1-16 (O&E)	BL15740DY01	12 Dynes Walk;Smethwick;West Midlands;;	Composite	Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	13 Dynes walk;Smethwick;West Midlands;;	Composite	Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	14 Dynes Walk;Smethwick;West Midlands;;	Composite	Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	15 Dynes Walk;Smethwick;West Midlands;;	composite	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	16 Dynes Walk;Smethwick;West Midlands;;	Composite	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	2 Dynes Walk;Smethwick;West Midlands;;	Composite	Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	3 Dynes Walk;Smethwick;West Midlands;;	Timber Door FD30s	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	4 Dynes Walk;Smethwick;West Midlands;;	Timber Door FD30s	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	5 Dynes Walk;Smethwick;West Midlands;;	Composite	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	6 Dynes Walk;Smethwick;West Midlands;;	Timber Door FD30s	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	7 Dynes Walk;Smethwick;West Midlands;;	Composite	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	8 Dynes Walk;Smethwick;West Midlands;;	Composite	Not Glazed
Dynes Walk 1-16 (O&E)	BL15740DY01	9 Dynes Walk;Smethwick;West Midlands;;	Composite	Not Glazed

5) Access to a sample of the flats was sought as part of the fire risk assessment to enable inspection of the flat entrance doors and verify that they had not been altered, damaged, or otherwise compromised by residents. Such inspections help confirm that the doors continue to provide the intended level of fire and smoke resistance as part of the building's compartmentation strategy.

a) Flat 1: No answer
b) Flat 2: No answer
c) Flat 3: No answer
d) Flat 4: No answer
e) Flat 5: No answer
f) Flat 6: No answer
g) Flat 7: No answer
h) Flat 8: No answer
m) Flat 9: No answer
n) Flat 10: No answer
o) Flat 11: No answer
p) Flat 12: Action required
i) Flat 13: No answer
j) Flat 14: No answer
k) Flat 15: No answer
l) Flat 16: Action required

p) Flat 12: Fit intumescent strip to the head of the frame due to original missing

l) Flat 16: Adjust self-closer due to not fully closing, also door handle is loose, and requires tightening this.

6) The upper floor of each block is served by a single staircase, which provides the means of escape for residents occupying the first-floor flats. The communal stairways and floor structures are of concrete construction, providing a robust and non-combustible means of access throughout the building. The widths of the staircases, measured between the handrail and the adjacent wall, are detailed below. Taking into account the low occupancy levels within each block and the limited volume of pedestrian traffic using the stairways, the available widths are considered adequate for the number of persons likely to utilise them in the event of an evacuation.

Block 1-4



Block 5-8



Block 9-12



Block 13-16

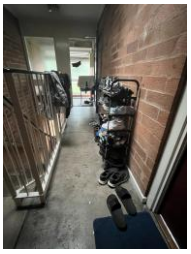


7) Natural ventilation is available on the top floor via opening windows within the blocks drying rooms, which may assist with the dissipation of smoke should it enter the communal areas. Given the size, layout and low occupancy of the blocks, the provision of natural ventilation is considered adequate for the premises.



8) To minimise the risk of fire and ensure safe means of escape, all communal areas should be maintained free from combustible materials, storage and obstructions. Residents should not store personal belongings, furniture, refuse, bicycles, pushchairs or other combustible items within corridors, stairways or entrance lobbies. Keeping these areas clear helps prevent fire spread and ensures escape routes remain available at all times.

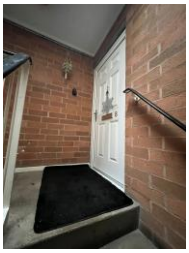
a) Block 1-4: Pushchairs (ground floor), a shoe rack and clothing being dried (second floor) were observed within the communal areas. The matter has been reported to the Housing Manager and has been recorded as an action within this Fire Risk Assessment.

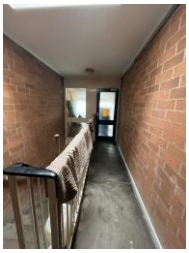

b) Block 5-8: Dried flowers were observed on top of the door entry system control cabinet within the communal area. These should be removed and disposed of to maintain good housekeeping standards and minimise the presence of combustible materials. *Resolved*



c) Block 5-8, outside flat 8: A large door mat was observed on the first floor outside Flat 8. Due to its size and location, the mat presents a potential trip hazard and should be removed from the communal escape route. The matter has been reported to the Housing Manager and has been recorded as an action within this Fire Risk Assessment.



d) **Block 9-12: Drying of clothes was observed within the communal area and should be restricted to the designated drying room only. Combustible materials were also being stored within the drying room and should be removed and either relocated to the resident's flat or disposed of appropriately. The matter has been reported to the Housing Manager and has been recorded as an action within this Fire Risk Assessment.**




9) Block 13-16: Adjacent to the final exit, a disused telephone cable is secured to a timber section running horizontally along the ceiling line. Recommend the cable to be removed, as it could become a potential hazard if it became detached and falls into the escape route, creating an obstruction and potential trip hazard for occupants using the means of escape.



10) The final exit doors are secured by an electronic locking system and are provided with a push to exit release button. Activation of the push button releases the door lock, enabling occupants to exit the building quickly and safely during an emergency.



11) 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.

12) The communal stairways and landings are not provided with emergency lighting, as this is not considered a requirement for a two-storey building with a simple and straightforward escape route layout.

The communal areas are illuminated by a combination of normal lighting and borrowed light. However, lighting levels within Block 1-4 are considered inadequate and may not provide sufficient illumination of the escape routes for occupants. It is recommended that the existing fittings are upgraded to higher-output luminaires to improve visibility and support the safe evacuation of residents in the event of an emergency.(Refer to section 9)

Definitions Fire Doors.

Notional fire door – A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

Upgraded notional fire door – A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

Nominal fire door – A fire door that may meet the standards specified within the building regulations but has not been awarded the official certification of doors manufactured and evaluated 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.

Classifications of FD30 and FD30s fire doors include timber-based options designed to provide 30 minutes of fire resistance, with the "s" suffix indicating additional smoke sealing capabilities. Timber notional doors are a distinct category within this, referring to older, existing timber doors—often in older residential buildings—that are deemed capable of providing 30 minutes of fire protection based on an inspector's assessment rather than formal, modern fire testing certification.

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) The following information is based on a sample of properties visited at the time of the survey or information gained via SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. The detectors are checked and records updated during the annual gas service.

Block 1-4

Flat 1 - Detection in living room, hallway, kitchen (LD2)

Flat 2 - Detection in living room, kitchen, kitchen and bedroom (LD1)

Flat 3 - Detection unknown: Leasehold

Flat 4 - Detection in living room, hallway, kitchen (LD2)

Block 5-8

Flat 5 - Detection in living room, hallway, kitchen (LD2)

Flat 6 - Detection in living room, hallway, kitchen (LD2)

Flat 7 - Detection in living room, hallway, kitchen (LD2)

Flat 8 - Detection unknown

Block 9-12

Flat 9 - Detection in hallway, kitchen and bedroom (LD2)

Flat 10 - Detection in living room, hallway, kitchen (LD2)

Flat 11 - Detection in living room, hallway (LD2)

Flat 12 - Detection in living room, hallway (LD2)

Block 13-16

Flat 13 - Detection in living room, hallway, kitchen (LD2)

Flat 14 - Detection in living room, hallway, kitchen (LD2)

Flat 15 - Detection in living room, hallway, kitchen (LD2)

Flat 16 - Detection in living room, hallway, kitchen (LD2)

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

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

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

Section 9

Emergency Lighting

1) Emergency lighting is not installed within the communal areas of the premises. Given that the building is a two-storey block, emergency lighting is not currently a requirement, and the means of escape is reliant upon the normal lighting provision.

   It is recommended that a lux level assessment is undertaken within Block 1-4, as the existing lighting throughout the communal areas and stairway is considered inadequate and may not provide sufficient illumination to support safe escape in the event of an emergency. Subject to the findings of the assessment, the lighting should be upgraded to achieve appropriate illumination levels throughout the escape routes.

Section 10

Compartmentation

1. 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.

2. The building is designed to provide as a minimum 1-hour vertical and horizontal fire resistance, except at entrance to flats which is a minimum of 30-minute fire door.

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

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

Section 11

Fire Fighting Access & Equipment

1) There is no firefighting equipment on this premises.

2) Nearest fire hydrant is indicated within the attached plan.



The enforcing authority is West Midlands Fire Service.
The nearest fire station is Smethwick Fire Station,
located approximately 0.6 mile away.

Section 12

Fire Signage

1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Signage is installed to notify residents and visitors of this.





2) Directional escape signage is not provided throughout the building. This is considered acceptable due to the simple and straightforward layout of the premises, where the route to the final exit is readily apparent and can be easily identified by occupants and visitors. The absence of directional signage is therefore not considered to adversely affect means of escape arrangements at the time of assessment.

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 Low Rise buildings have or are working towards a minimum of Level 4 Diploma in Fire Risk Assessment.

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

Section 14

Sources of Ignition

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

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

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

4) The fixed electrical installation shall be tested every 5 years. The date of the last EICR was 27/02/2026.


Image Unavailable

ELECTRICAL INSTALLATION CONDITION REPORT

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

6) 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) Refuse bins for Dynes Walk 1-4,5-8, 9-12, 13-16 are located at the front of the premises within a dedicated storage area. The bins are emptied as part of the routine waste collection service.




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

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

4) Block 9-12: Within the bin storage area, a number of combustible items were found stored against the building. These items should be removed or relocated to a suitable location away from the building to reduce the risk of fire spread. Email sent to the housing manager.



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 local housing office. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.

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

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

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

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

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

d) Final Contractor review on completion of works undertaken.

Section 17

Fire Precautions

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

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

3) There is no current evidence of arson.

4) The perimeter of the building is well illuminated.

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

Section 18

Storage Arrangements

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

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

3) Residents should not store flammable liquids or gas cylinders on site.

4) No Flammable liquids stored on site by Caretakers / Cleaners.

5) No storage facilities are present at the blocks. Recommend that the addition of storage facilities are added in future refurbishments to assist in keep ing items from within the communal areas.

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

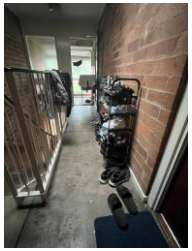
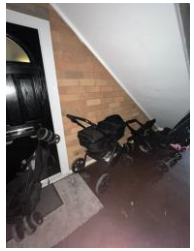
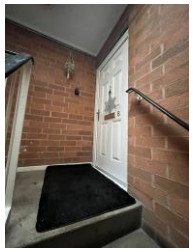
Fire Risk Assessment
Action Plan

Name of Premises or Location: Dynes Walk 1-4, 5-8, 9-12, 13-16

Date of Action Plan: /11/2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/5l	**Flat 16:** Adjust self-closer due to not fully closing, also door handle is loose, and requires tightening.		P3	Within 3-6 months Fire Raid Response	

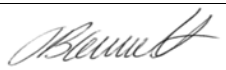
7/5p	**Flat 12:** Fit intumescent strip to the head of the frame, original one missing.		P3	Within 3-6 months Fire Raid Response	
7/8a	**Block 1-4:** Pushchairs (ground floor), a shoe rack and clothing being dried (second floor) were observed within the communal areas.	 	P3	Within 3-6 months Housing Manager	
7/8b	**Block 5-8:** Dispose of dried flowers that were observed on the door entry control system.		P3	Within 3-6 months Caretaker	Resolved
7/8c	**Block 5-8:** Remove the large door mat that was observed on the first floor outside Flat 8. Due to its size and location, the mat presents a potential trip hazard		P3	Within 3-6 months Housing Manager	

15/4	**Block 9-12:** Remove combustible items that are being stored against the building close to the bock exit		P3	Within 3-6 months Housing Manager	

Observations/Recommendations 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).
Block 13-16: Adjacent to the final exit, a disused telephone cable is secured to a timber section running horizontally along the ceiling line. Recommend the cable to be removed, as it could become a potential hazard if it became detached and falls into the escape route, creating an obstruction and potential trip hazard for occupants using the means of escape. **Communal Lighting:** Lighting within the blocks is not adequate. This need upgrading to better lumens, or emergency lighting as you should not be using borrowed lighting for escape routes. Article 14 of the RRO 2005 states *'emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity in the case of failure of their normal lighting.'* And BS 5266-1:2025 has removed the historic acceptance of being able to use borrowed light as a means of meeting emergency lighting objectives.

Fire Risk Assessor	Signed	Qualifications	Date
S. Henley		L4 Diploma	09/11/2026
Contact details	0121 569 7474		

Verified by	Signed	Qualifications	Date
A. Froggatt		L4 Diploma	09/11/2026
Contact details	0121 569 7474		

Action plan approved by	Signed	Job Role	Date
Jason Blewitt		Team Lead Fire Safety	19/11/2026
Contact details	0121 569 7474		

Appendix 1

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

Name of property: Dynes Walk 1-4, 5-8, 9-12, 13-16

Updated: November 2026

Premise Manager: Teresa Warren Donley
Tel. No.:

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*

Report No.:	J420751
Nature of Work:	Management Survey
Issue Date:	09/06/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL15740DY01 1
Site Address:	1-16 Dynes Walk 1-16, Smethwick, B67 7DU



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	15/05/2025
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
09/06/2025

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 PROFESSIONAL MEMBER atac

Executive Summary Report of Asbestos Containing Materials (ACMs) By Risk — 1-16 Dynes Walk 1-16, Smethwick — Report Number: J420751

Sample No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
PR003795	Ground Floor	Communal Areas	03 Lobby (Flats 13-16)	Asbestos thermoplastic floor tiles to bitumen adhesive to concrete	Chrysotile	Analysis of sample using PLM	10 m²	C10	Monitor condition
PR003798	Ground Floor	Communal Areas	06 Lobby (Flats 09-12)	Asbestos thermoplastic floor tiles to bitumen adhesive to concrete	Chrysotile	Analysis of sample using PLM	10 m²	C10	Monitor condition
PR003801	Ground Floor	Communal Areas	09 Lobby (Flats 05-08)	Asbestos thermoplastic floor tiles to bitumen adhesive to concrete	Chrysotile	Analysis of sample using PLM	10 m²	C10	Monitor condition
PR003804	Ground Floor	Communal Areas	12 Lobby (Flats 01-04)	Asbestos thermoplastic floor tiles to bitumen adhesive to concrete	Chrysotile	Analysis of sample using PLM	10 m²	C10	Monitor condition

Executive Summary Report of Asbestos Containing Materials (ACMs) By Risk — 1-16 Dynes Walk 1-16, Smethwick — Report Number: J420751

Sample No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
PR003793	1st Floor	Communal Areas	01 Landing (Flats 13-16)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Analysis of sample using PLM	10 m²	C8	Monitor condition
PR003796	1st Floor	Communal Areas	04 Landing (Flats 09-12)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Analysis of sample using PLM	10 m²	C8	Monitor condition
PR003799	1st Floor	Communal Areas	07 Landing (Flats 05-08)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Analysis of sample using PLM	10 m²	C8	Monitor condition
PR003802	1st Floor	Communal Areas	10 Landing (Flats 01-04)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Analysis of sample using PLM	10 m²	C8	Monitor condition
As PR003793	1st Floor	Communal Areas	02 Laundry (Flats 13-16)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Strongly presumed	3 m²	C7	Monitor condition
As PR003796	1st Floor	Communal Areas	05 Laundry (Flats 09-12)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Strongly presumed	3 m²	C7	Monitor condition

Executive Summary Report of Asbestos Containing Materials (ACMs) By Risk

1-16 Dynes Walk 1-16, Smethwick

Report Number: **J420751**

Sample No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
As PR003799	1st Floor	Communal Areas	08 Laundry (Flats 05-08)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Strongly presumed	3 m²	C7	Monitor condition
As PR003802	1st Floor	Communal Areas	11 Laundry (Flats 01-04)	Asbestos textured coating to plasterboard ceiling	Chrysotile	Strongly presumed	3 m²	C7	Monitor condition
PR003805	E - External	Communal Areas	13 External	Asbestos gaskets	Chrysotile	Analysis of sample using PLM	16 units	D6	Monitor condition