Fire Risk Assessment

Aston Street 71 -76



Tipton
DY4 7DS.

Date of Inspection: 9th November 2026

Review Period: 3 years.

Officer: M. Zafeer **Fire Risk Assessor**

Verified By: S. Henley **Fire Risk Assessor**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0 Introduction, Scope & References

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) 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)

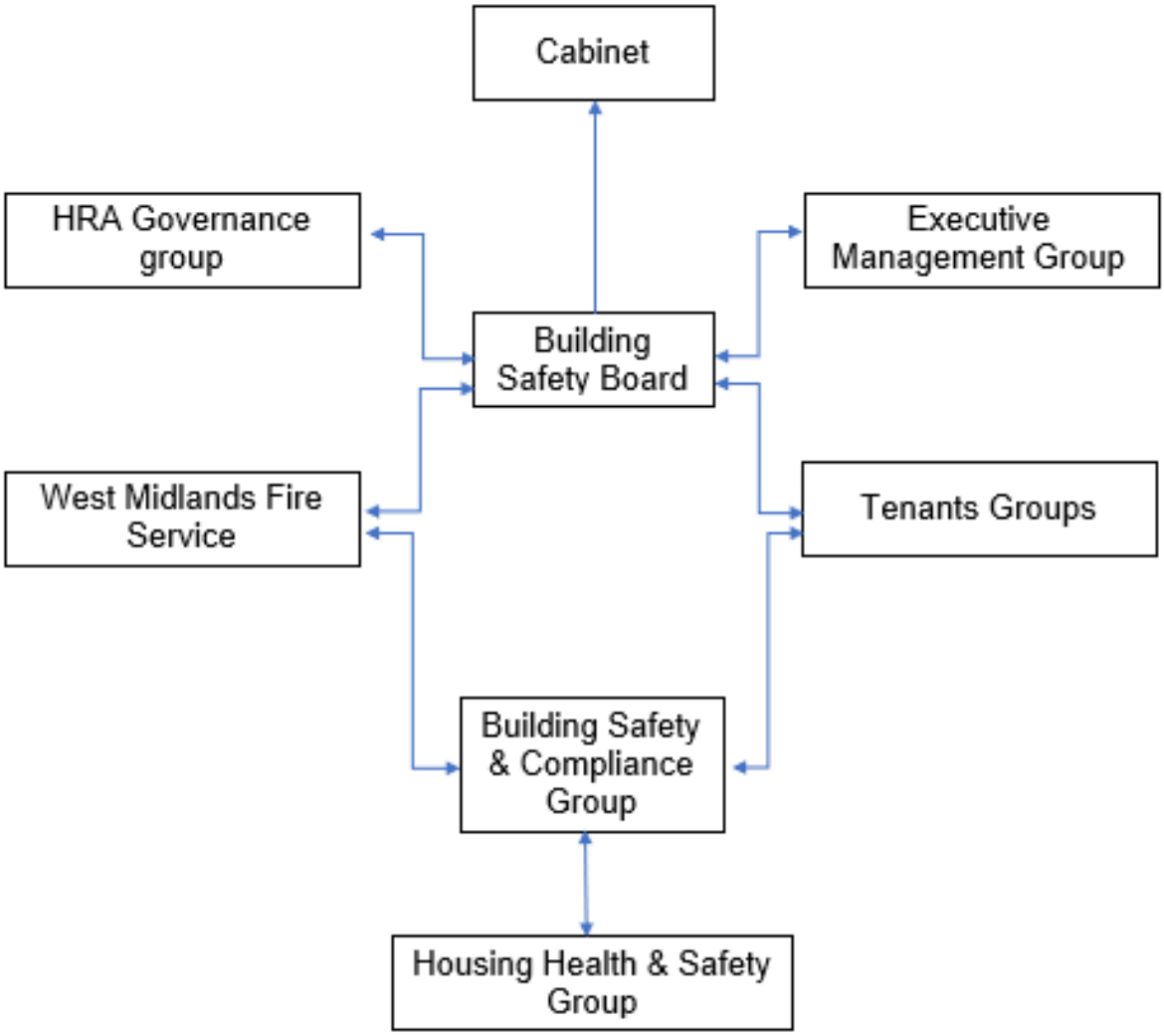
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 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** **Primary Facade (Masonry):** Traditional red facing brickwork throughout, with painted brickwork to the ground-floor level on the left-hand section. No external cladding **Roof Construction:** Shallow pitched roof clad with concrete tiles, incorporating a projecting central brick stair core with a flat roof **Windows & Doors:** uPVC double-glazed casement windows throughout. Timber-framed glazed communal entrance doors to both the front and rear elevations **Balconies & Attachments:** Small recessed balconies to the first and second floors on the rear elevation, fitted with metal railings. Single-storey brick/timber. Could not assess	Tolerable

	fully for any fire loading for balconies on 1st and 2nd floor due to restricted viewing angle from the ground. **External Features.** Single-storey brick/timber storage sheds are located immediately adjacent to the rear paved courtyard	
Section 7	**Means of Escape from Fire** Door mats are to acceptable size and condition. Smoke ventilation in communal stairwell by openable window units installed on the 1st and 2nd floor landing Clear and safe exit out of the building via the ground floor exits. Final front exit doors are accessed using push button over ride system Standard lighting units installed in corridors, stairwells and landings All corridors and landings are clear of any obstruction and combustibles	Trivial
Section 8	**Fire Detection and Alarm Systems** Fire detection could not be physically sampled due to no access to flats	Trivial
Section 9	**Emergency Lighting** The block currently has no dedicated emergency lighting system, standard lighting units are situated throughout the communal stairwell, internal landings, on the ground, 1st and 2nd floors.	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. Flat entrance doors are composite FD30s 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. Ground floor electrical service cupbaord hosuing the incoming supply and meters is secured behind a locked timber FD30s door Could not access roof void for fire stopping and compartmentation, will FRA to be updated once access is available	Trivial
Section 11	**Fire Fighting Access & Equipment** Nearest fire station is Tipton 0.6 miles via B4517 Fire hydrant location unknown	Trivial
Section 12	**Fire Signage** “No smoking” signage in place on the front entrance doors. Fire door signage displayed on fire door to electrical cupboard on ground floor	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial

Section 14	**Fire Precautions** The last Satisfactory EICR was completed on 24/06/2025 Gas located externally Electrical supply unit for door access control in secured in a metal enclosure near the front entrance	Trivial
Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Bins are stored securely in an external brick compound to the rear of the building	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** A door entry system prevents unauthorised access. Perimeter lighting is in place	Trivial
Section 18	**Storage Arrangements** There is storage for residents at the block on the 1st and 2nd floor with external storage units to the rear of the block Residents instructed not to bring L.P.G cylinders into block.	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

After carrying out a Type 1 **non-intrusive** fire risk assessment on

Aston Street 71 -76
Tipton
DY4 7DS

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

Based on its current use and occupancy, the building presents a low potential life safety risk from fire with composite FD30S fire-rated doors installed at flat entrances.

Risk is partially mitigated by several existing fire safety measures and management controls across the premises, including localized LD3-standard smoke detection within individual flats to provide early warning to occupants and proactive housekeeping protocols that keep communal areas clear of combustible materials. Additionally, the potential for smoke logging within communal escape routes is reduced by openable window units located on the 1st and 2nd floor.

The communal escape routes are adequately illuminated via conventional lighting throughout all corridors, stairwells, and landings.

The balconies to the rear covering 1st and 2nd floor must be monitored to prevent any fire loading, on the day of the assessment the balconies could not be fully inspected due to the restricted viewing angle from ground level. A email has been sent to housing to advise all residents in the block to keep balconies clear of any combustible items.

Final exit doors feature a push button door release to allow easy egress, fully supporting the building’s designated "Stay Put Unless" fire strategy.

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

On completion of the recorded actions the overall risk rating for the building will be reduced to trivial, subject to the recommended actions in this fire risk assessment.

(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 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.

These regulation places duties on the Responsible Person to identify and support residents who may require assistance in the event of a fire. 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

Number of PCFRAs/RPEEPs currently in place: N/A

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 Lennox Thompson		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	**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

Description of the Property

Aston Street 71 -76
Tipton
DY4 7DS

Built in 1962, the premises comprise a low-rise, three-storey (ground, first, and second floor) purpose-built residential block containing six self-contained flats (two per floor). The building is attached to a neighbouring residential block; however, each block is self-contained with its own independent access.




Ground floor flats – 71,72
1st floor flats – 73,74
2nd floor flats 75,76

Access and egress are provided via a main communal entrance on the front elevation and an alternative final exit on the rear elevation, both served by a single central stairwell with two flat entrance doors opening onto each landing. Both main front and rear entrance doors are fitted with an electronic access control system, however only the front entrance is fitted with a firefighter override switch.






Front and rear final exits with door access control



Firefighters override switch

To the front elevation, the building is set back from the public highway behind a low brick boundary wall and a grassed lawn, with a stepped paved footpath and metal handrails providing pedestrian access to the main entrance.



To the rear, there is an enclosed paved courtyard containing single-storey brick-built storage outbuildings with timber doors, bounded by timber fencing and gates.



Nearest Fire station is Tipton Fire Station, which is 0.6 miles via B4517

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service

High/Low Rise	Low Rise
Number of Floors	3 storeys
Height (estimate) ground level to (2nd-floor finished floor level) with in legislation Height to the roof ridge	Approx. 5.4 m – 5.6 m above external ground level. 9.0 m – 9.5 m above external ground level (below the 11 m threshold).
Approximate floor area	199.71 m² (2,149.64 ft²)
Date of Construction	1962
Construction Type	Concrete and brick
Last Refurbished	N/A
External Cladding	No
Number of Lifts	No
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	No
Access to Roof void	Yes, 2nd floor landing
Equipment on roof (e.g., mobile phone station etc)	No
EV charging points, distance from building	No
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	N/A

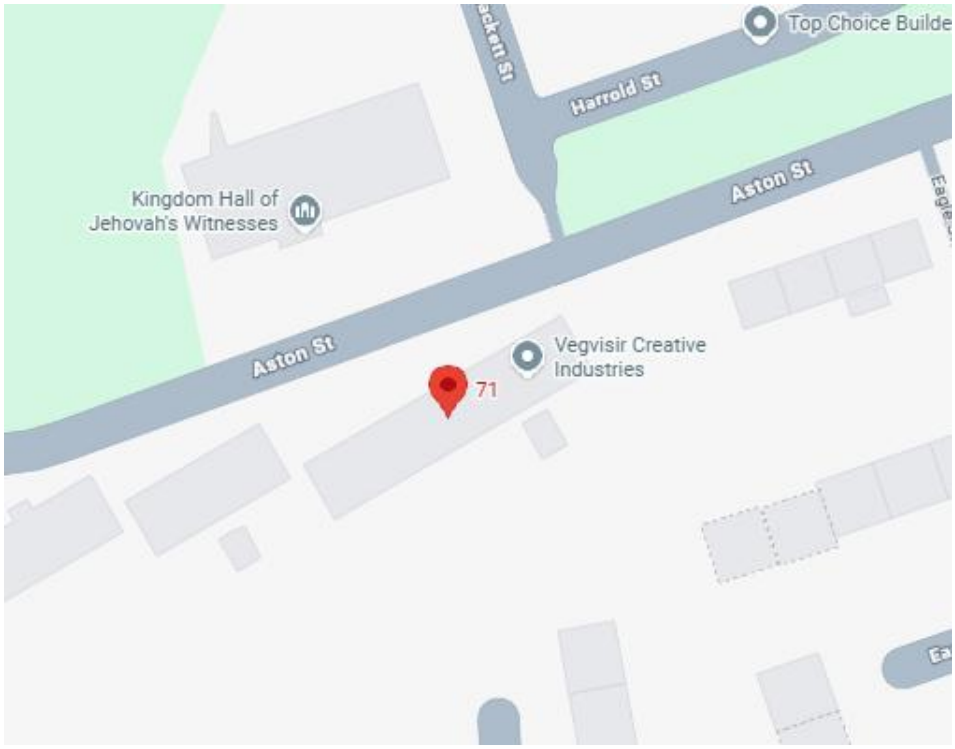
Persons at Risk

Residents / Occupants of 6 of 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





Section 6

External envelope

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

The materials used within the external construction 71- 76 Aston Street present an acceptable level of risk to fire.

1) **Primary Facade (Masonry):** Traditional red facing brickwork throughout, with painted brickwork to the ground-floor level on the left-hand section. No external cladding or external wall insulation (EWI) present



2) **Roof Construction:** Shallow pitched roof clad with concrete tiles, incorporating a projecting central brick stair core with a flat roof.





3) **Windows & Doors:** uPVC double-glazed casement windows throughout. Timber-framed glazed communal entrance doors to both the front and rear elevations




4) **Balconies & Attachments:** Small recessed balconies to the first and second floors on the rear elevation, fitted with metal railings. Single-storey brick/timber storage sheds are located immediately adjacent to the rear paved courtyard. Balconies should be monitored to limit any fire loading, at the time of conducting the Fire Risk Assessment, balconies could not be fully inspected due to a restricted viewing angle and access. An email has been sent to Housing on 19/11/2026 to advise residents on the importance of keeping balconies free of combustible items





Section 7

Means of Escape from Fire

- Flat entrance doors nominal FD30S
- Emergency lighting provided where required
- Single protected stairway serving all floors
- Travel distances within acceptable limits
- Communal areas must remain sterile

1) Each flat is equipped with, as a minimum LD3 fire detection to facilitate means of escape and provide sufficient response time.

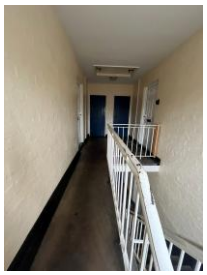
2) Majority of floor mats outside flats entrances are of acceptable size and condition.





3) All communal corridors and stair landings across the ground, first, and second floors were found to be completely clear of obstructions, trip hazards, and combustible materials, maintaining safe and unobstructed means of escape.

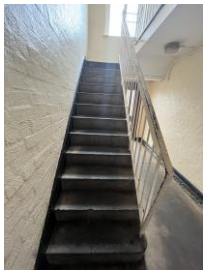




4) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.



5) 71 -76 Aston Street features a single, unobstructed staircase located at the entrance, providing a safe and sufficient means of escape for all 1st and 2nd floor flats. The stairs maintain a clear width of 836 mm (measured from handrail to wall), ensuring an unimpeded evacuation route.





6) Manual natural smoke ventilation is provided within the common stairwell via openable uPVC windows located on the first- and second-floor landings. These windows can be opened without the use of a key, allowing occupants or Fire and Rescue Service personnel to vent smoke and mitigate smoke logging along the means of escape




7) Escape routes are currently lit only by standard mains-powered lights. There is no battery-backed emergency lighting to illuminate hallways, stairs, and exits if the main power supply fails.




8) Resident storage cupboards are on the 1st and 2nd floor landing and do not impact the means of escape.




9) An electrical service cupboard is located on the ground floor adjacent to the main final exit; provided it remains locked shut and of appropriate fire-resisting construction, it does not impede the means of escape. Additionally, the power supply unit for the door access control system is wall-mounted at high level and poses no obstruction to safe egress.




9) Safe evacuation from the building is achieved via two unobstructed ground-floor final exits. The front main entrance/exit doors are fitted with electronic access control incorporating a standard push-to-exit button.






11) The route out of the building to ultimate safety is clear from both final exit doors.




Section 8 Fire Detection and Alarm Systems

- No communal fire alarm required for low-rises blocks.
- Smoke detection in flats to minimum LD3 standard. (sampled)
- Heat detection in kitchens, where installed.

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) Based on a sample of properties 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.

   Sample of flats taken from SMBC's Job Manager system

   Flat 71 - Detectors in Hallway, – **LD3**
   Flat 72 - Detectors in kitchen, living room – **LD2**

   No flats were accessible to physically inspect detection

   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) The block currently has no dedicated emergency lighting system, standard lighting units are situated throughout the communal stairwell, internal landings, on the ground and 1st floors. These units, provide sufficient levels of illumination to facilitate a safe means of escape

   In purpose-built low-rise blocks of flats (such as three-storey 1960s blocks), UK guidance (LGA *Fire Safety in Purpose-Built Blocks of Flats*) notes that borrowed street lighting through stairwell windows is sometimes accepted in small blocks with simple layouts. However, if internal stairs or exit routes would become unacceptably dark during a power cut, recommending emergency escape lighting in accordance with BS 5266-1 is standard practice

Section 10

Compartmentation

The *This section should be read in conjunction with Section 4*

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, roof void was not 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 vertical fire resistance.

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

4) The existing fire-stopping measures are generally fit for purpose, and a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary.

5) A variety of methods / materials have been used to achieve fire-stopping such as intumescent mastic around penetration.

6) There are no communal fire doors installed at the block

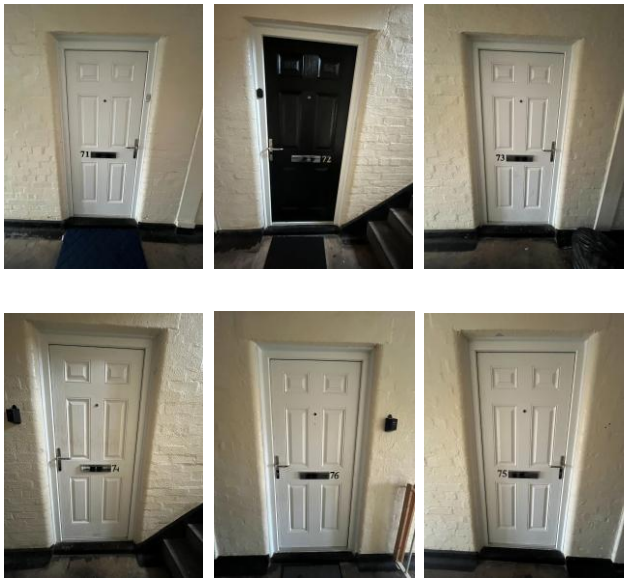
7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.

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

9) Individual flat entrance doors opening onto the internal communal escape routes (Flats 71-76) comprise certified timber FD30S fire-resisting door sets, fitted with combined intumescent strips and cold smoke seals alongside positive-action self-closing devices

Address	Front Door Type	Glazed / Not Glazed
71 Aston Street;Tipton;West Midlands;;	Hurst	Not Glazed
71-76 Aston Street;Tipton;West Midlands;;	Intentionally Blank	
72 Aston Street;Tipton;West Midlands;;	Hurst	Not Glazed
73 Aston Street;Tipton;West Midlands;;	Hurst	Not Glazed
74 Aston Street;Tipton;West Midlands;;	Hurst	Not Glazed
75 Aston Street;Tipton;West Midlands;;	Hurst	Not Glazed
76 Aston Street;Tipton;West Midlands;;	Hurst	Not Glazed

List of all flat doors from Sandwell's Managements System



10) Access was not gained to a representative sample of properties within the block as part of the Fire Risk Assessment. This inspection ensures that self-closing devices operate in accordance with their design standards, and that all smoke seals remain intact and fully functional under emergency conditions.

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.

11) Ground floor electrical service cupbaord hosuing the incoming supply and meters is secured behind a locked timber FD30s door.






12) Roof Void on the 2nd floor landing could not be inspected for fire stopping and compartmentation due being secured by screws, FRA requires to be updated once access is available.



Section 11

Fire Fighting Access & Equipment

- Hydrant location and map
- Location of nearest fire station and distance

Nearest Fire station is Tipton Fire Station, which is 0.9 miles via B4517

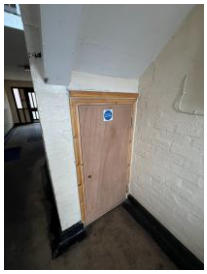
Hydrant location unknown

Section 12

Fire Signage

- Fire door signage: Keep shut – keep locked
- Smoking signage
- Service cupboard signage ie gas, electric, water
- No gas bottles etc on site.

1) Fire doors are installed within the premises; mandatory fire door signage is present on all doors.

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





3) Yellow LPG warning signs are not displayed within the block. refer to section 18

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) The fire risk assessment has been completed by a Fire Risk Assessor holding a Level 4 Diploma in Fire Risk Assessment. The assessment has been undertaken in accordance with current fire safety legislation, guidance, and recognised industry standards.

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

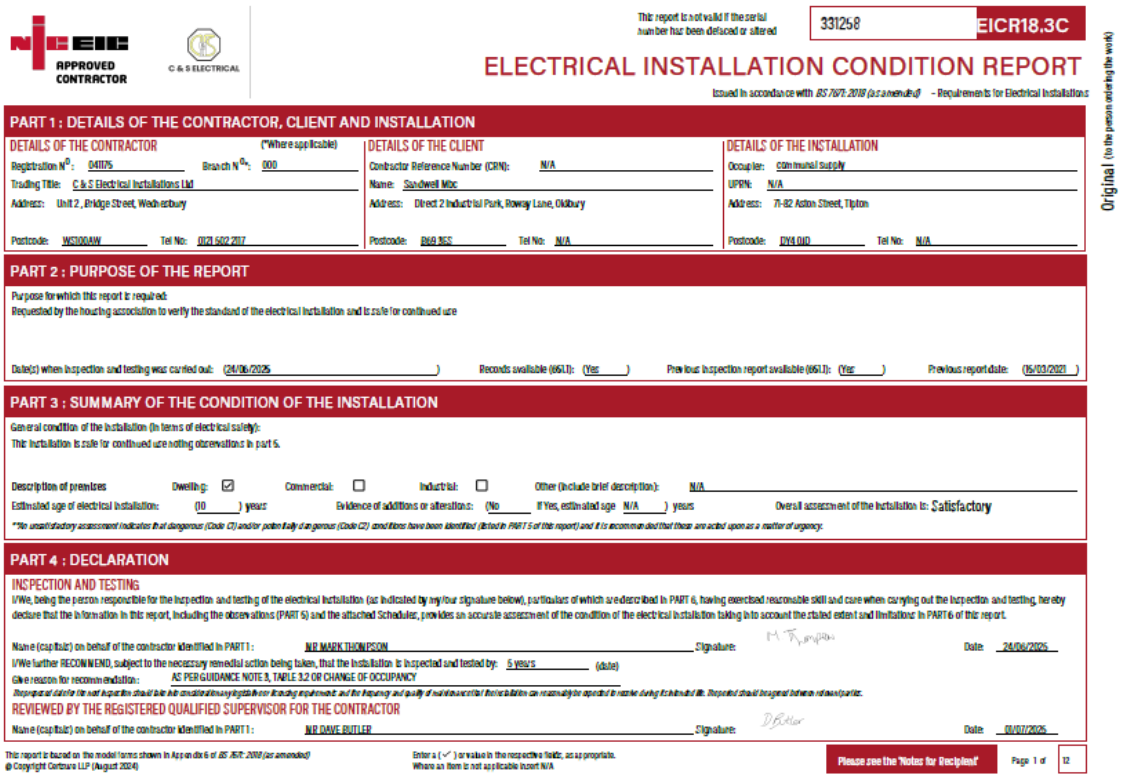
Section 14 Sources of Ignition

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

2) Hot 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. It was noted that the last inspection was recorded as satisfactory and completed on.



APPROVED CONTRACTOR

C & S ELECTRICAL

This report is not valid if the serial number has been defaced or altered 331258 EICR18.3C

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018 (as amended)* - Requirements for Electrical Installations

Original (to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

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

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

DETAILS OF THE INSTALLATION
Occupier: communal supply
UPRN: N/A
Address: 71-82 Aston Street, Tipton
Postcode: DY4 0JD Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
Requested by the housing association to verify the standard of the electrical installation and is safe for continued use

Date(s) when inspection and testing was carried out: (24/06/2025) Records available (651.1): (Yes) Previous inspection report available (651.1): (Yes) Previous report date: (15/03/2021)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
The installation is safe for continued use nothing observations in part 5.

Description of premises Dwelling: ☑ Commercial: ☐ Industrial: ☐ Other (include brief description): N/A
Estimated age of electrical installation: (10) years Evidence of additions or alterations: (No) If Yes, estimated age N/A years Overall assessment of the installation is: Satisfactory

**Where unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.*

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1: MR MARK THOMPSON Signature: M T Thompson Date: 24/06/2025
I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 5 years (date)
Give reason for recommendation: AS PER GUIDANCE NOTE 3, TABLE 3.2 OR CHANGE OF OCCUPANCY
Proposed date for next inspection should be left blank only if either the existing equipment and the frequency and quality of maintenance of the installation can reasonably be expected to make during its intended life. Proposed should be agreed between relevant parties.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1: MR DAVE BUTLER Signature: D Butler Date: 03/07/2025

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018 (as amended)*
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Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipient' Page 1 of 12

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. The gas supply is external.



7) Electrical supply to the door access control is secured in a metal enclosure on the ground floor.



Section 15

Waste Control

1) There is regular Cleaning Service to the premises. Regular checks by Caretakers minimise risk of waste accumulation, this also includes out of hours service to remove bulk items, however there is no cleaning schedule notice listed at the building

2) A detached, brick-built refuse compound is situated to the rear of the building, providing physical separation between waste storage and the main building.





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 – 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 building's exterior perimeter is well lit, ensuring clear visibility at night. Illumination is provided by a combination of an external light fixture installed directly over the front entrance and supplemental borrowed light from nearby streetlamps. Together, these sources provide a sufficient and consistent level of light around the property.

There have no fire incidents at 71 -76 Aston Street since the last Fire Risk Assessment.

Section 18

Storage Arrangements

- Communal areas must remain sterile
- No storage in stairways or corridors
- No LPG cylinders permitted

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) Both internal and external storage cupboards are available for residents to store their belongings. There are two internal cupboards located on the 1st and 2nd floor landing, while the main storage area is situated outside in the rear courtyard. All cupboards are secured by residents using their own locks and keys.





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

Section 19

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

It is considered that the following recommendations should be implemented to reduce fire risk to, or maintain it at, the following level:

Trivial: ☒ Tolerable: ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

P2 Arrange and complete within 1-3 Months of assessment date

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

P4 Arrange and complete exceeding 6 months under programmed work



Fire Risk Assessment
Action Plan



Name of Premises or Location:	Aston Street 71- 76
Date of Action Plan:	19th November 2026
Review Date:	November 2029

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
N/A	No Actions	N/A	N/A	N/A	N/A

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).

Recommendations/Observations	
N/A	N/A
N/A	N/A

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Mohammed Zafeer		0121 569 7474	L4 Diploma in FRA	19/11/2026

Verified:	Signed:	Contact Details:	Qualifications:	Date:
Stuart Henley		0121 569 7474	L4 Diploma in FRA	20/11/2026

FRA Actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Jason Blewitt		0121 569 7474	L4 Diploma in FRA	19/11/2026

Appendix 1

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

Name of property: Aston Street 71 -76

Updated: 01/05/2025

Premise Manager: Lennox Thompson

Tel. No.: 0121 569 7474

Hazard	Information/Comments
Building Materials –	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel: -. 0121 569 7474 *Include survey*

Report No.:	J410900 V2
Nature of Work:	Management Survey
Issue Date:	04/06/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL02260AS10 2
Site Address:	Aston Street 71-76 (O&E), Tipton, DY4 0JD



Order Placed By:	Dean Harding
Site Contact:	Communal
Date(s) of Work:	15/02/2025 & 01/05/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Anton Rickards, Jack Baldwin

Lead Surveyor:

Blaine Bradshaw
Asbestos Surveyor

Authorised Signatory:

G Griffith
Asbestos Consultant
04/06/2025

Non-accredited activities are present within this report.

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UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac