

Fire Risk Assessment

Ashcroft



Windmill Lane, Smethwick, B66 3JR

Date Completed: 10/08/2026

Review Period: 12 months

Officer: C. Hill **Building Safety Manager**

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

Current Risk Rating = Tolerable

Subsequent reviews

<u>Review date</u>	<u>Officer</u>	<u>Comments</u>

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Section

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Introduction, Scope & References

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

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

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

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

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

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

This FRA has been completed as a:

Select appropriate box.

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

The assessment included consideration of:

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

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

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

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

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

Additionally, this assessment is not intended as a snagging inspection for new construction, nor does it serve as a general guide to fire safety or a guide to legislative duties for the responsible person.

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

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

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

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

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

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

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

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

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

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

References

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

Applicable Legislation

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

Key Guidance Documents

- [Fire Safety in Purpose-Built Blocks of Flats \(Local Government Association\)](#): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
 - [Fire Safety Risk Assessment: Sleeping Accommodation \(GOV.UK\)](#): Guidance on managing risks in communal areas.
 - [Making Your Small Block of Flats Safe from Fire \(GOV.UK\)](#): Specific guidance for small, 3-storey blocks.
 - [BS 9792:2025](#): New British Standard for conducting fire risk assessments in housing.
 - [NFCC publication](#) "Fire safety in specialised housing."
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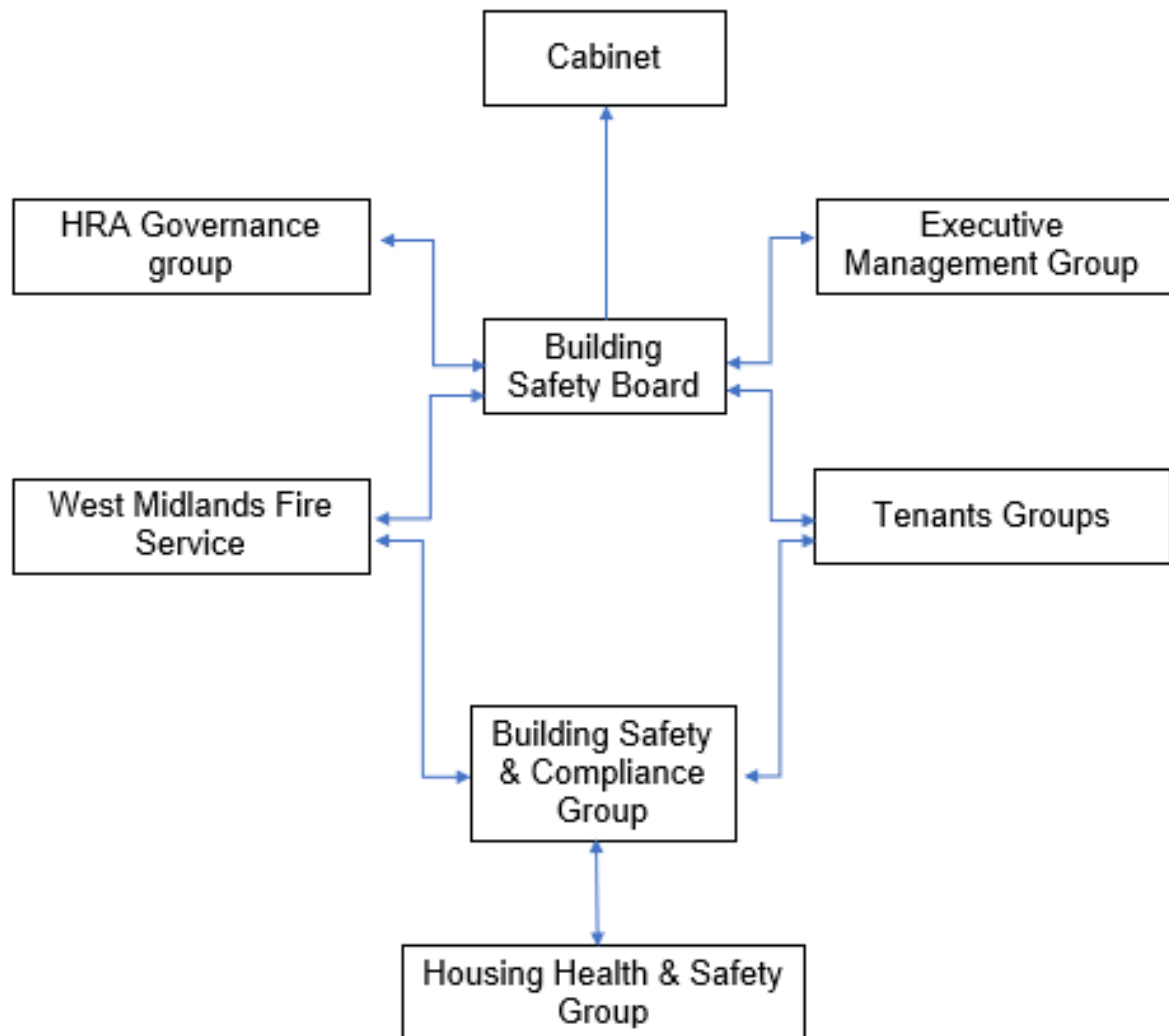
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

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

Section**1****Executive Summary**

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	External Envelope Ground to first floor is Ibstock Rockshield brick slips (Fire Classification A1) with XPS (Fire Classification E). Although the masonry-based outer layer (brick slip) offers some protection to the underlying insulation. Above 1 st floor mixture of insulated Wetherby mineral wool render (Fire Classification A1)	Trivial

	Rockpanel FS-extra stone wool panels manufactured by Rockwool (Fire Classification A2-s1, d0). Some cracking noted / investigations ongoing. Kawneer AA100 curtain walling with spandrel panels. 29/07/2024 FRAEW – Outcome was overall low risk with no remedials.	
Section 7	Means of Escape from Fire The maximum travel distance to the lift lobby from the furthest flat is 3.8 metres. The maximum travel distance to the stairwell from the furthest lift lobby door is 6.5 metres A dead end corridor situation of less than 3 metres exists on floors 1-14. All communal fire doors and screens are nominal FD30s hardwood construction. There is 1 staircase that provides a suitable means of escape. A steel staircase from the 14th floor landing provides access / egress from the roof void. There are 2 final exit doors.	Trivial
Section 8	Fire Detection and Alarm Systems Fire detection within flats is installed to a minimum LD3 standard. Detection is upgraded to LD1 in all flats during voids work. There is a fire alarm panel linked to detection in the lift shafts and automatic opening vents on the 14th floor landing.	Trivial

	A fire suppression system to the bin store.	
Section 9	Emergency Lighting The premises have a sufficient emergency / escape lighting system. Emergency power is achieved via a central battery system located in the roof void.	Trivial
Section 10	Compartmentation The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance. Doors to service cupboards are nominal FD60s. Doors to chute rooms and dry riser cupboards are nominal FD30s. Flat entrance doors are FD30s. Flat 26 is damaged / replacement ordered. 3 x lift lobby doors require a replacement transom. Additional fire stopping identified in several locations. Plant room and stairwell wall in roof void to be enhanced. Service cupboard ceiling ground floor to be suitably boarded. Cleaners' cupboard 14th floor to be suitably boarded.	Tolerable
Section 11	Fire Fighting Access & Equipment Front and rear exits have door override switches operated by drop latch key for firefighter access.	Trivial

	A fire hydrant is adjacent the main entrance. The dry riser inlet is in the main entrance lobby The dry riser serves all floors from Ground to the 14th Floor. There is a C02 fire extinguisher within the lift motor room, emergency lighting battery store and welfare room. There is a deluge system in the bin store and the chute benefits from an automatic closure plate. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.	
Section 12	Fire Signage Sufficient signage is displayed throughout the building.	Trivial
Section 13	Employee Training Mandatory fire safety awareness training is provided for all staff.	Trivial
Section 14	Fire Precautions / Source of Ignition The fixed electric tests should be done every 5 years, last test date: 29/07/2023.	Trivial
Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store.	Trivial

Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally. Hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention Recent arson incident causing damage to flat 26 entrance door. A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial
Section 18	Storage Arrangements Residents are 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.

(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.)

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the hazards that have been highlighted within the risk assessment. Some of which have been identified below: -

Issues with compartmentation have been identified in the roof void and plant room. These have been discussed with the management team and work will begin in the coming weeks, it is not known at this time whether the work will be carried out by an inhouse team or an external contractor.

In addition, the ground floor service cupboard and 14th floor cleaner's cupboard require boarding to ceilings with a suitable fire resistance material.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation (*whilst taking into consideration actions raised in Section 10*), FD30s fire doors to flat entrances, FD30s hardwood communal fire doors, acceptable travel distances, combined with suitable smoke detection to within flats, automatic smoke ventilation system to the stairwell and a Stay Put – Unless policy.

Section 2

People at Significant Risk of Fire

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

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

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

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

Resident consent

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

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

The Residential PEEPs process includes a suite of measures: -

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

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

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

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

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

There are no recorded RPEEP's / PCFRA's at Ashcroft.

Section 3

Contact Details

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

The Chief Executive has put a structure in place to support the management of the site. This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

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

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 Teresa Warren-Donley		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	Fire Risk Assessors Mohammed Zafeer Stuart Henley	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya 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

Ashcroft
Windmill Lane
Smethwick
B66 3JR

Description of the Property

The high-rise block was constructed in approximately 1966. The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout.

The block consists of 15 storeys (inclusive of the ground floor) and is approximately 37.6 metres in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.



The provision of a new light weight pitched steel roof, insulation & cladding system ([section 6](#)) and brick slip system with insulation, were included during significant refurbishment works in 2014-16.

In addition, a rewire of communal areas including the provision of new emergency lighting, smoke & fire detection and automatic opening vents and, new communal hardwood fire doors and screens were also installed.

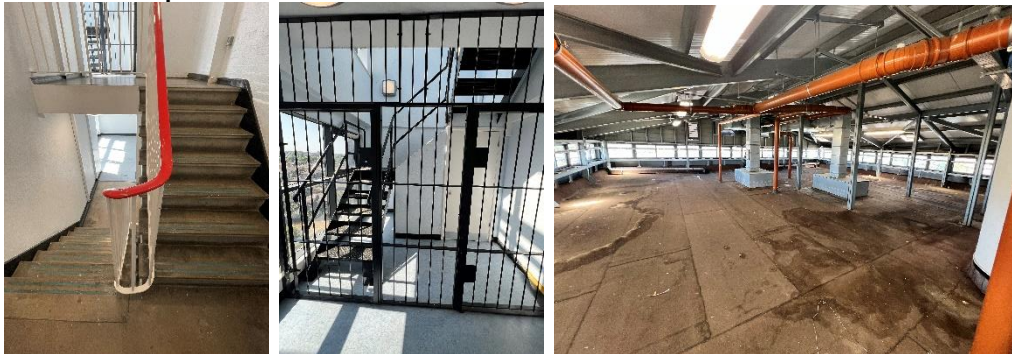
The ground floor contains 6 number dwellings and a staff welfare room.

There are 6 number dwellings to all floors above ground floor.
Total number of dwellings in the building is 90.



Ashcroft		
1st	Floor	200-100
2nd	Floor	200-100
3rd	Floor	200-100
4th	Floor	200-100
5th	Floor	200-100
6th	Floor	200-100
7th	Floor	200-100
8th	Floor	200-100
9th	Floor	200-100
10th	Floor	200-100
11th	Floor	200-100
12th	Floor	200-100
13th	Floor	200-100
14th	Floor	200-100
15th	Floor	200-100
16th	Floor	200-100
17th	Floor	200-100
18th	Floor	200-100
19th	Floor	200-100
20th	Floor	200-100
21st	Floor	200-100
22nd	Floor	200-100
23rd	Floor	200-100
24th	Floor	200-100
25th	Floor	200-100
26th	Floor	200-100
27th	Floor	200-100
28th	Floor	200-100
29th	Floor	200-100
30th	Floor	200-100
31st	Floor	200-100
32nd	Floor	200-100
33rd	Floor	200-100
34th	Floor	200-100
35th	Floor	200-100
36th	Floor	200-100
37th	Floor	200-100
38th	Floor	200-100
39th	Floor	200-100
40th	Floor	200-100
41st	Floor	200-100
42nd	Floor	200-100
43rd	Floor	200-100
44th	Floor	200-100
45th	Floor	200-100
46th	Floor	200-100
47th	Floor	200-100
48th	Floor	200-100
49th	Floor	200-100
50th	Floor	200-100

There is a single protected staircase that serves all floors. A steel staircase provides access to the roof void.



There are two lift cars that serve alternate floors. The capacity for each lift is 8 persons or 630kg.



On arrival Information (for WMFS)

The fire fighters' white box is located to the right-hand side of the front main entrance.



Access to the building is gained via the firefighter's door override switch at either the front or rear entrance using the drop latch key from the white box or fire appliance.



The nearest hydrant is adjacent the main entrance to the building.



The Dry Riser inlet valve is located in a cupboard within the ground floor entrance lobby. The cupboard is accessed utilising the budget key from the firefighter's box.



The dry riser outlet valves are not housed in secured cupboards but are located on all floors directly above, secured by cable tie in the shut position.



There is a Secure Premise Information Box (PIB) located on the ground floor adjacent to the lifts. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).



There is a single staircase providing access to all floors.



Automatic smoke ventilation has been installed to the 14th floor. The status of the system can be seen on the alarm panel in the ground floor entrance lobby. The alarm panel has 2 zones which reflect the actuation of the AOV's and the automatic lowering of the lift via detection in the shaft.



The lifts have a designated firefighter override switch.

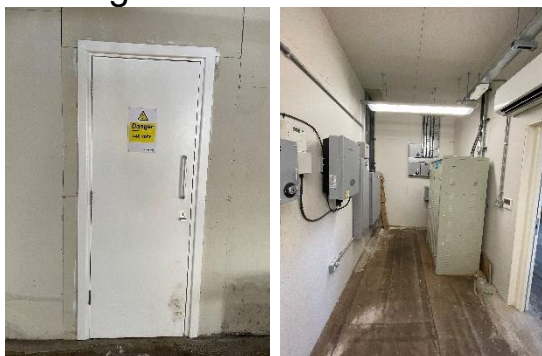


To access the lift motor room, take the steel staircase from the 14th floor (secured by steel gate / 2 x suited 54 key mortice locks), at the top of the stairs, unlock the steel door and inner timber fire door to enter the roof void (suited 54 key mortice locks), the lift motor equipment is accessed via a further the steel door (suited 54 key mortice lock.) The keys are housed in the fireman's white box.



The emergency lighting for the building is powered by a central battery backup system which is located within a battery room accessed from the

roof void adjacent the lift motor room. The solar PV inverter and switchgear is also located in this room (secured by suited 54 key).



The refuse chute has hoppers on all floors and terminates in the bin store. The bin store is at the rear of the building (down the ramp) and is equipped with a fire suppression system and automatic refuse chute closer plate with manual override. The key for the roller shutter is in the fireman's white box.



The water tank and pump system for the communal water supply is also within the bin store.

The communal electricity supply can be isolated from the ground floor electric room adjacent to the main entrance.

The supplies to the flats are contained within the two riser cupboards (one on each wing).

Each flat can be isolated independently from within their respective property.

The gas risers have been de-commissioned by Cadent, so there is no live gas supply in the block.

Fire Risk Assessment

Address: 1-90 ASHCROFT, WINDMILL LANE, SMETHWICK, B66 3JP		Survey date: 20/08/2026	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, breadth and height	The block is 37.6 metres in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.		
Construction	This detached high-rise block was designed & constructed in approximately 1965 by Wates Ltd The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout.		
External Wall System	Brick to 1st floor level – Ibstock Rockshield brick slips (Fire Classification A1) with expanded polystyrene insulation (Fire Classification E) Above 1 st floor insulated Wetherby mineral wool render (Fire Classification A1) High-Density Rock Panel (Fire Classification A2-s1,d0)		
Number of floors	15 including ground floor		
Layout	The block consists of 15 storeys (inclusive of the ground floor) Each of the floors contains 6 number dwellings with a roof space accessed via steel stairs. The ground floor consists of an entrance lobby, lift lobby , 6 flat accommodation. There is also a caretakers welfare room, cleaners cupboard and service cupboard secured by FD60s doors. The block has 2 entrance/exits. Main access point at the front elevation and a further access point at the rear of the block. Both access points have a drop latch system granting entry to the building. 2 lifts and 1 staircase serve the building. The lifts serve alternate floors, and the staircase serves all floors. The steel staircase on the 14th floor is behind a steel caged area locked with a suited 54 lock. The staircase leads to the roof void via two further locked fire doors (54 key) which houses the lift motor room and emergency lighting battery storage room / solar PV switchgear. Stairwell is protected with good compartmentation, openable windows for ventilation and AOV to the 14th. The block is split in the middle via the lift lobby areas with 3 flats to the left and right-hand sides of the lobby compartmented via a FD30S timber doors and screens.		
Lifts	2 lifts that serve alternate floors. Both lifts can be accessed from the ground floor lift lobby. Lift override switch is between ground floor lifts and facilitates firefighter recall and door controls.		
Types of entrance doors	Flat entrance doors are FD30s Permadoor construction.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors and with natural ventilation coming by means of louvre vents		
Common voids	No		
Access to roof/ service rooms	The steel staircase on the 14 th floor is behind a locked steel caged area. The staircase leads to the roof void via two further locked fire doors which house the lift motor room and emergency lighting battery storage room / solar PV switchgear. All doors are secured with the suited 54 key contained in the fireman's white box.		
Occupants	Approx. 180 based on an average of 2 occupants per flats (90 flats)		
Evacuation strategy	Stay Put Unless- The escape strategy is 'Stay Put Unless'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke		
Fire alarm/ evacuation alarm	There is a fire alarm panel in the main entrance lobby. The alarm panel has 2 zones which reflect the actuation of the AOV's (14 th floor) and the automatic lowering of the lift via smoke detection in the lift shaft. The fire alarm panel doesn't cover any other areas in the building.		
Caretaker/ concierge	There is a regular caretaking & cleaning service that conducts regular checks of the building.		
FIREFIGHTING SYSTEMS			
Water supplies	The nearest fire hydrant is adjacent the main entrance to the building.		
Fire mains	The dry riser inlet (twin valve) is the main entrance lobby, within a cabinet secured by budget locks. Dry riser outlets are available on all floors above within the flat entrance lobby, turning left from the stairwell / through the lift lobby. Outlets valves are secured in the closed position by cable tie.		
Firefighting shafts	No firefighting lifts or shafts.		
Smoke control vents	Automatic smoke ventilation (AOV) is installed to the two windows of the staircase on 14th floor. The Automatic AOV master reset control is adjacent to the fire alarm / repeater panel in the ground floor lobby. There is also another key switch located at the top of the stairs on 14th floor. Bin chute rooms on all floors benefit from louvre ventilation grills.		
Sprinkler system	A drenching system is provided to the refuse chute bin store. In addition, in the event of a fire an automatic chute closure plate will activate at the bottom of the chute.		

Fire Risk Assessment

DANGEROUS SUBSTANCES

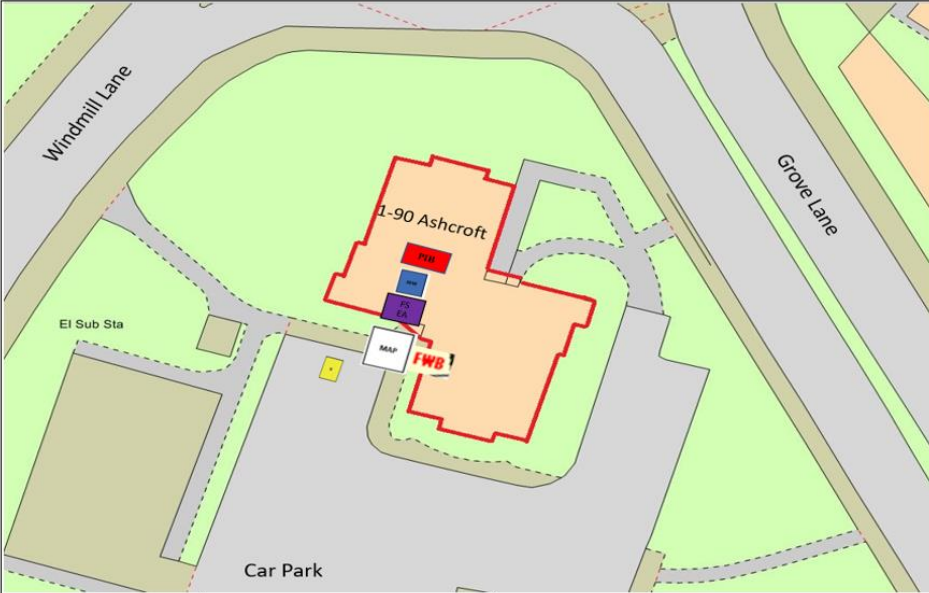
Location, type, and quantity	LIFT MOTOR ROOM ROOF – BITUMEN - 14 m ² - SEALED CEILINGS TO ALL COMMUNAL LANDINGS - TEXTURED COATING - PAINT SEALED – PRESUMED – CHRYSOTILE Ceilings have been over-boarded FRONT ENTRANCE ROOF – ASPHALT BALCONY SURFACE - ASPHALT
------------------------------	---

SERVICES

Electricity	The communal electricity supply can be isolated from the ground floor service cupboard in the main entrance lobby (suited 54 key). Incoming mains to flats can be isolated within the flats.
Gas	The gas risers have been de-commissioned by Cadent, so there is no live gas supply in this block.

Orientation Plan

Symbols	
	Fire Hydrant
	Main Access Point
	Firefighters White Box
	Fire Alarm Panel
	Dry Riser Inlet
	Premise Information Box

			
Orientation Plan	1-90 ASHCROFT, Windmill Lane, Smethwick B66 3JP	Survey date last updated: 03/10/2024	UPRN - 000032157505 BSR Registration Number - HRB04468J6L4

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	High
Number of Floors	15
Height	37.6 metres
Approximate floor area	649 m2
Date of Construction	1966
Construction Type	Wates - reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout.
Last Refurbished	2014 - 2016
External Cladding	Up to 1st floor level – Ibstock Rockshield brick slips (Fire Classification A1) with XPS insulation (Fire Classification E). Above 1st floor Insulated Wetherby mineral wool render (Fire Classification A1) High-Density Rock Panel (Fire Classification A2-s1,d0)
Number of Lifts	2
Number of Staircases	1
Automatic Smoke Ventilation to communal area	14 th Floor Stairwell
Fire Alarm System	Yes / Lift Shaft
Refuse Chute	Yes (1)
Access to Roof	
Equipment on roof (e.g., mobile phone station etc)	Photovoltaic Panels
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	25/07/2024

Persons at Risk

Residents / Occupants of 90 number of flats.

Visitors,

Sandwell MBC employees,

Contractors,

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

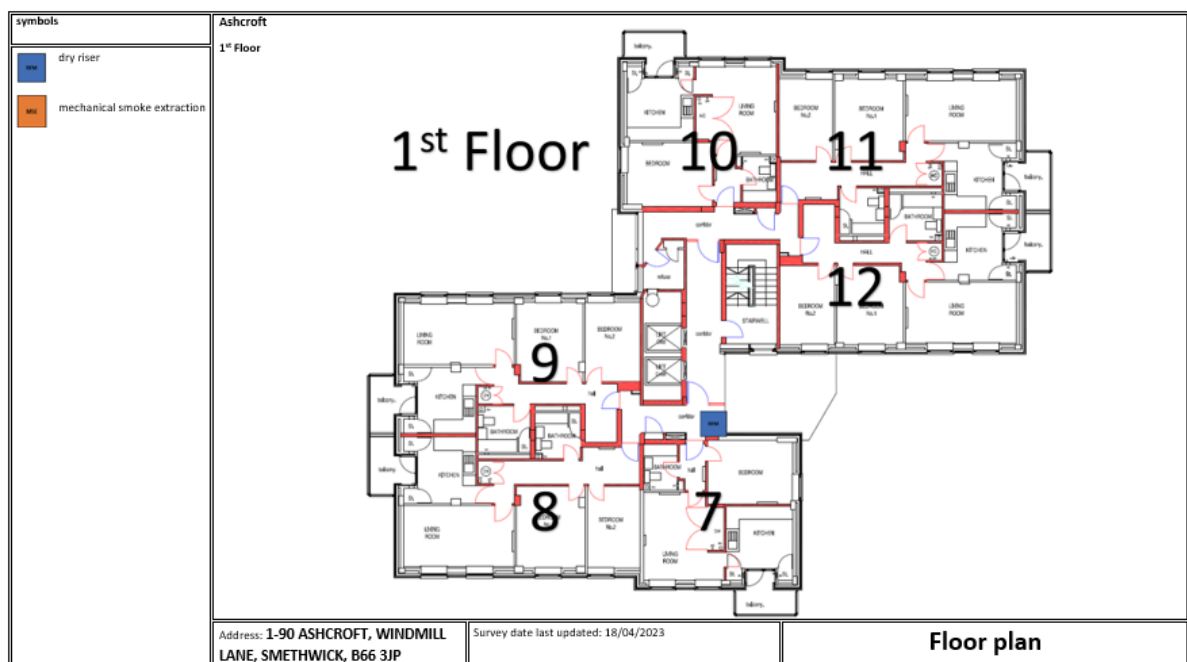
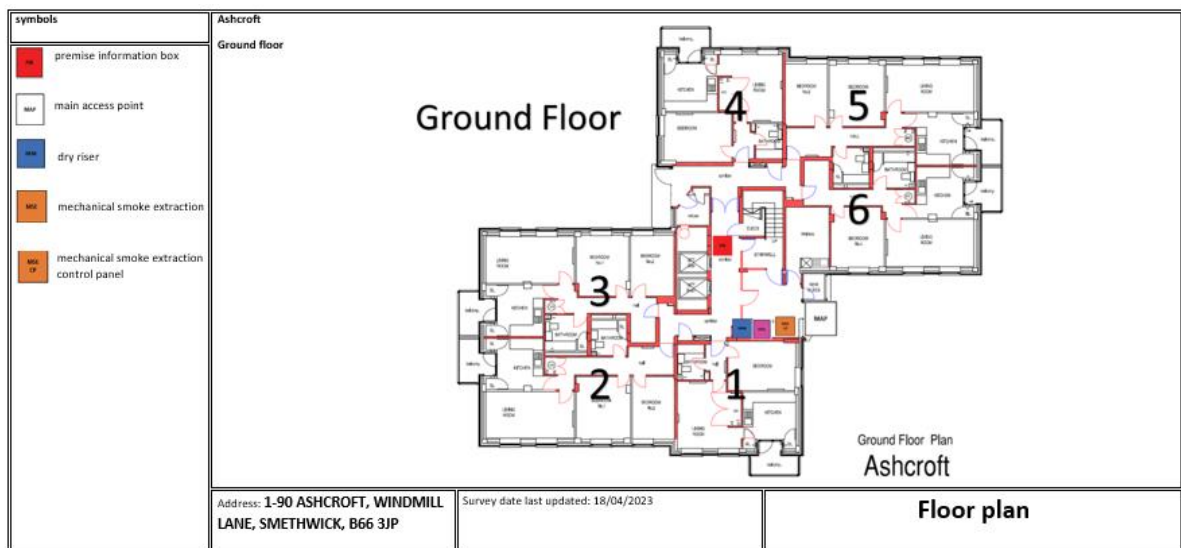
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

Section 5

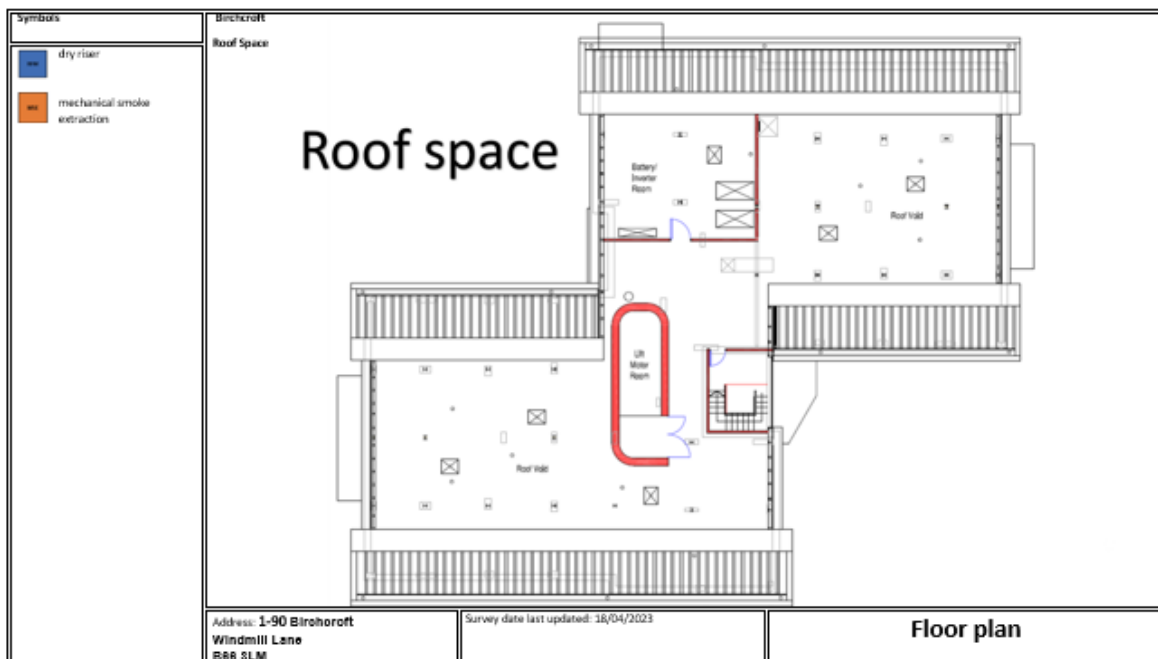
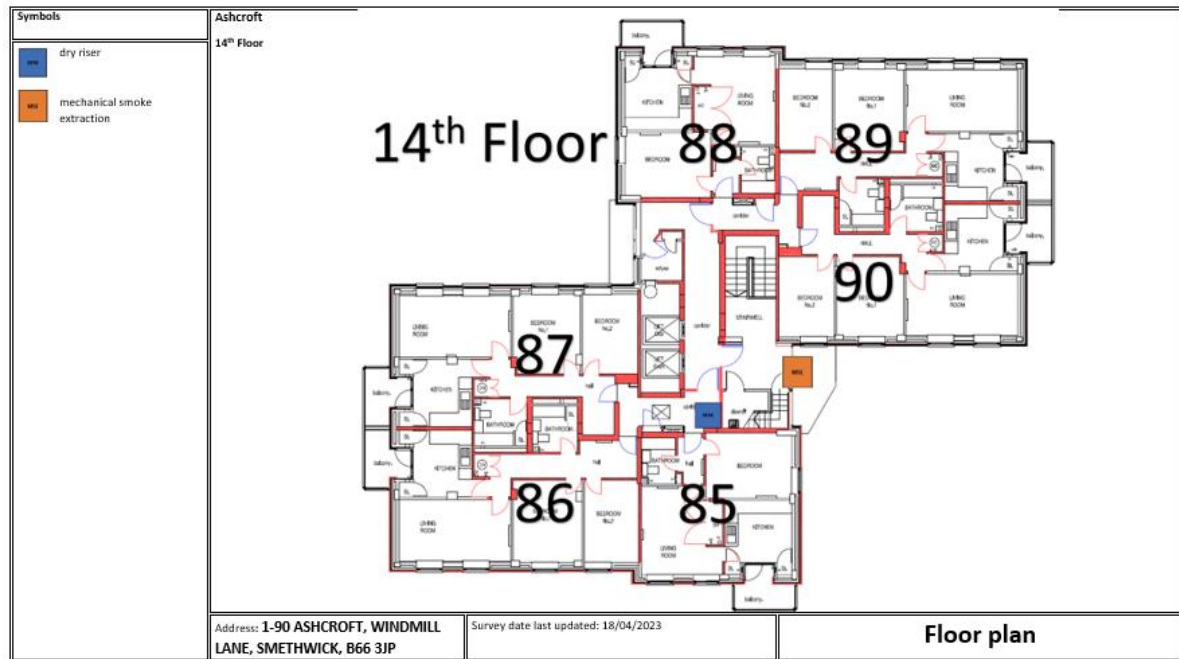
Building Plan

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

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



Fire Risk Assessment



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.

Firntec Building Compliance have been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings (FRAEW).

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings.

This FRAEW was undertaken by Firntec Building Compliance on 29th July 2024 and the outcomes the building presents an overall low risk rating (positive outcome).

In addition to the previous external wall survey, further inspections have taken place. During inspections, some latent defects were identified, which are believed to comprise cracking to a few cladding panels, primarily at the corners of the panels.

These defects have not adversely affected the integrity, stability or security of the cladding system. However, plans are currently being developed to undertake further investigative surveys to establish the extent and cause of the cracking, with a view to determining and implementing any necessary remedial works.

Below is a breakdown of the materials used within the four separate areas of cladding within the external envelope and, as part of the external wall system of Ashcroft.

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



1) High Density Rock Panel / FS-Extra, Fire Classification A2-s1,d0.

The risk factor analysis from the FRAEW report has detailed the wall system as low risk - *FRAEW wall type 1 - 4EZLYX*

During inspections, some latent defects have been identified, which are believed to comprise of cracking to a few cladding panels, primarily at the corners of the panels. Plans are currently being developed to undertake further investigative surveys to establish the extent and cause of the cracking, with a view to determining and implementing any necessary remedial works.

2) Ibstock Rockshield Brick Slips, Fire Classification A1 with XPS expanded polystyrene insulation Fire Classification E - ground to first floor.

The risk factor analysis from the FRAEW report has detailed the wall system as medium risk - *FRAEW wall type 2 - GQ1XRU*

3) Wetherby Mineral Wool Render (Fire Classification A1).

The risk factor analysis from the FRAEW report has detailed the wall system as low risk - *FRAEW wall type 3 – 21JJ3E*

- 4) Kawneer AA100 50mm Curtain Wall System with Spandrel Panels. Surface finish is PPC aluminium with PUR insulation.

The risk factor analysis from the FRAEW report has detailed the wall system as medium risk - *FRAEW wall type – 3D23KX*

- 5) Overall building risk rating is low.

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

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

9 Items	Effect	Risk
Wall Construction Wall type 1 (4EZLYX)	Positive	Low
Wall Construction Wall type 2 (GQ1XRU)	Neutral	Medium
Wall Construction Wall type 3 (21JJ3E)	Positive	Low
Wall Construction Wall type (3D23KX)	Neutral	Medium
Attachment Cantilever Balcony (RMEGQ7)	Positive	Low
Penetration Ventilation (51DTL4)		
External Window Top, Mid, Side Hung Casements (HZSMFG)	Positive	Low
External Door Main and secondary entrances (VUV5K7)	Positive	Low
External Door Single Leaf Entrance Doors (N1PXB9)		

Overall Building Risk Rating

Low

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

Recommended Remediations

No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.

- 6) During the assessment, curtains, drapes & blinds were noted hanging in a number of winter gardens with glazing in the open position, this could be in response to the high temperatures the area and region are experiencing. However, these materials could potentially support the external spread of flame in the event of a fire. It is therefore recommended that the Housing Team write to all residents requesting they remove these materials and refrain utilising the winter gardens to store combustible items to reduce this unnecessary risk.

Email sent to Housing Manager 25/08/2026.

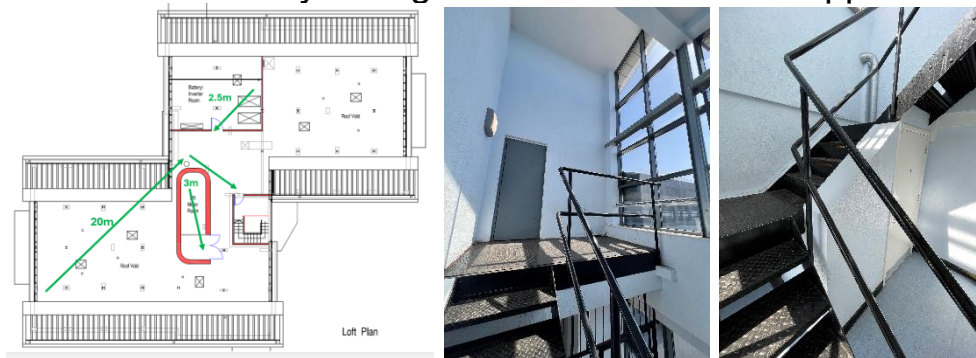


Section 7

Means of Escape from Fire

- 1) A steel staircase from the 14th floor serves as the sole means of escape from the roof void. The maximum travel distance from the furthest point within the roof void is approximately 18 metres.

The maximum travel distance from within the lift motor room is 3 metres and battery storage room is 2.5 metres / approximately.

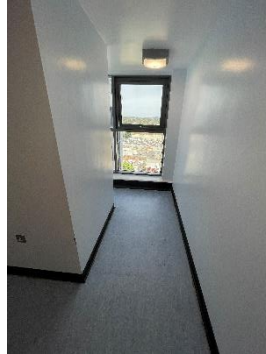
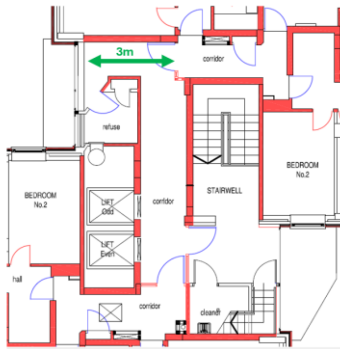


- 2) Individual flat entrance doors are predominantly nominal FD30s manufactured by Permadoor. A number of flats entrance doors have recently been replaced with certified FD30s manufactured by Shelforce.

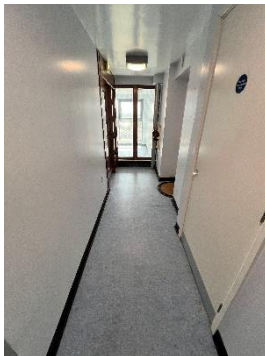


- 3) A number of flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be sufficiently low risk.
- 4) The means of escape are protected to prevent the spread of fire and smoke.

- 5) Emergency lighting is provided to the communal corridors, landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.
- 6) There are dead end corridors on all floors above ground. The dead end corridors are 3 metres long and between the chute room and the nearest cross corridor door.



- 7) All corridors are of adequate width and generally maintained clear.



- 8) Surface coatings to the communal areas are Torrex Flameshield Ultimate, class 0 rated.

Torrex Flameshield Ultimate-AG™
System data sheet

TOR COATINGS
Providing Practical Solutions

Approved by

certifire

EN13501

Class 0

Product Appearance

A low texture coating with a plain colour with a high-performance anti-graffiti gloss finish.

What does it do?

Torrex™ Flameshield Ultimate-AG allows you to upgrade the fire rating of existing well-adhered painted surfaces, protecting against rapid spread of flame and graffiti. This three coat system substantially upgrades the flame rating Class 1 'Blue Board' to Class 0 when tested to BS476 Parts 6 & 7.

This coating system helps protect, building managers and owners to comply with Section 22 of the Building Regulations and also to full their obligations under the Regulatory Reform (Fire Safety) Order (RRO).

The system is an anti-graffiti finish which offers superior levels of protection against various abuse by allowing long-term, effective graffiti removal when used in conjunction with the Torx graffiti removal system.

Where can it be used?

Interiors

Previously painted interior plaster and plasterboard, brick, masonry, concrete, stone. The previously painted areas must be well adhered.

Installations

Torrex™ Flameshield Ultimate-AG is suitable for all well-adhered interior surfaces where effective protection from rapid flame spread and graffiti is required. Typical areas include walls and ceilings in the following locations:

- Communal areas, landings and lift lobbies in residential buildings
- Internal fire escape areas
- Public access areas
- Toilet blocks in schools and public conveniences
- Corridors and access routes in public buildings including schools, colleges, hospitals, nursing homes, leisure centres, community centres and office blocks

The Tor service available to you

- Unmatched expertise and knowledge
- Nationwide team of area managers / technical personnel
- Free site survey
- Free specification service (find us on NBS Plus)
- On-site technical back up for this project
- CPD seminar 'Understanding the control of rapid flame spread in building refurbishment' available
- Comprehensive guarantees available

What does the system include?

1st Coat Torrex™ Ultimate Primer (EP111), a two-pack primer for use on well-adhered previously painted surfaces.

2nd Coat Torrex™ Flameshield Ultimate-Buildcoat (EM77), a single-pack, high build, textured coating that adds fire protection to the system.

3rd Coat Torrex™ Ultimate-Ag (EP108), a two-pack, solvent free, fire upgrading coloured finish with unparalleled graffiti removal properties.

Technical information

	Ultimate Primer (EP111)	Ultimate-Buildcoat (EM77)	Ultimate-Ag (EP108)
Theoretical coverage	13.33m² per litre	13.33m² per litre	13.33m² per litre
Application	Brush / medium roller	Brush / medium roller	Brush / medium roller
Finish size	5 Lines	10 Lines	5 Lines
Touch dry	4 hours	4 hours	4 hours
Recoat dry	18 hours	18 hours	18 hours
Minimum recoating time	18 hours	18 hours	N/A
Minimum recoating interval	7 days	7 days	N/A

How to specify

The following specification is included for demonstrative purposes only and would be suitable for use over well-adhered existing coatings. Always consult a representative of Tor Coatings prior to specifying or applying.

By brush or medium pile roller, apply one full coat of Torrex™ Ultimate Primer (EP111) at a coverage rate of 13.33m² per litre. Allow to dry.

By brush or medium pile roller, apply one full coat of Torrex™ Flameshield Ultimate-Buildcoat (EM77) at a theoretical coverage rate of 13.33m² per litre. Immediately after application and whilst the coating is still wet, lightly roll over the whole of the coated area with a foam finishing roller to produce an even, light texture effect. Allow to touch. Overcoating time maximum 18 hours, maximum 7 days.

By brush or about / medium pile roller, apply one full coat of Torrex™ Ultimate-Ag Finish (EP108) at a theoretical coverage rate of 13.33m² per litre. Allow to touch.

Tor Coatings offers a free site survey service and all of our Area Business Managers are fully trained and able to carry out full site assessments. A detailed and bespoke specification will then be issued.

Contact Tor Coatings on 0191 410 8811 to arrange your free site survey.

Technical support

Tor Coatings' national team of Area Business Managers is supported by a dedicated customer service team, a large team of paint chemists and a dedicated technical help desk. Call 0191 411 918 for assistance from our help desk or visit www.tor-coatings.com to find out more.

Graffiti removal

Graffiti can be safely and easily removed from all of the Tor Coatings anti-graffiti range by using the Torrex™ Graffiti Removal (GR100) or by using the Torrex™ Graffiti Removal Wipes (GR100W) or by using the Torrex™ Graffiti Removal (GR100) and the Torrex™ Graffiti Removal (GR100).

The use of abrasive pads and household detergents should never be considered unless otherwise instructed by a representative of Tor Coatings Ltd.

- 9) The communal lobbies and staircases are protected by use of nominal self-closing hardwood fire doors and screens.



- 10) The fire escape routes benefit from direction signage.



- 11) Communal windows throughout the means of escape were openable. Windows can be secured by use of a key.



- 12) Automatic opening vents are on the 14th floor stairwell landing.



- 13) The maximum travel distance from the furthest flat to the lift lobby is 3.8 metres.



- 14) The maximum travel distance from the furthest lift lobby FD30s door to the stairwell is 6.5 metres.



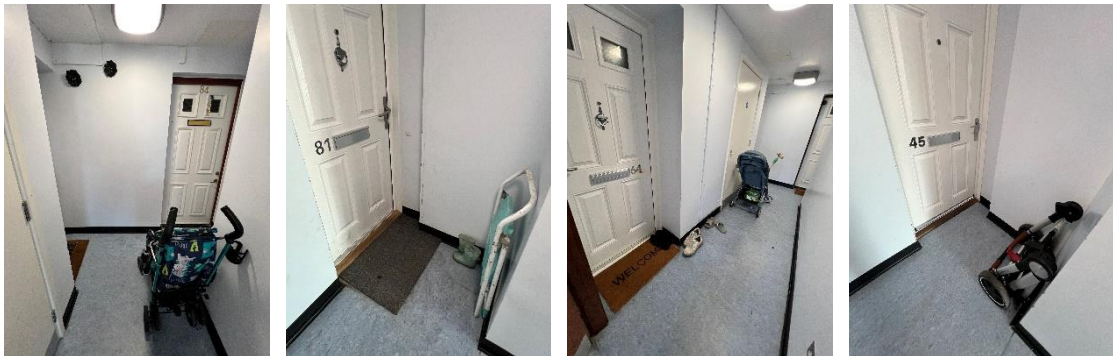
- 15) There is a single staircase that provides a means of escape and is 1050mm in width.



- 16) The front and rear final exit doors are opened by push button.



- 17) The final exit push button systems are designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.
- 18) Communal areas should be kept free of flammable items and obstructions. Several examples of personal belongings in communal areas were noted. Email requesting the Housing Officer to write to the following flats requesting all items are removed has been sent.



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

- 19) 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 combustibile items of furniture / rubbish to be removed.

Section 8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats to a minimum of LD3 standard. When flats become void, smoke detection is upgraded to LD1. Detection is inspected and tested annually with a service certificate attached to each asset.

For information

LD1 all rooms except wet rooms

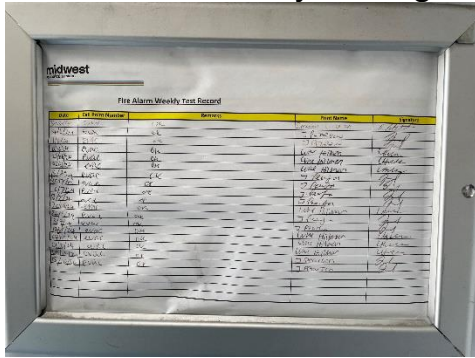
LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.

LD3 Hallway only

- 2) Smoke detectors located in the stairwell are to operate the Automatic Opening Vents on the 14th floor stairwell.
- 3) The status of the system can be seen on the fire alarm panel in the ground floor entrance lobby. The alarm panel has 2 zones which reflect the actuation of the AOV's and the automatic lowering of the lift via smoke detection in the lift shaft. The zone plan was previously displayed in the form of a signage on the fire alarm panel. This has since been removed presumably because of anti-social behaviour. SMBC electrical have confirmed by email they are awaiting new zone plan drawings.



- 4) A record of weekly testing is displayed adjacent the alarm panel.



- 5) 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.

- 6) A deluge system is provided to the refuse chute bin store. The control panel is located within bin store (red circle).

An approved contractor maintains the system. The frequency for the maintenance checks is twice per year. (April and October).

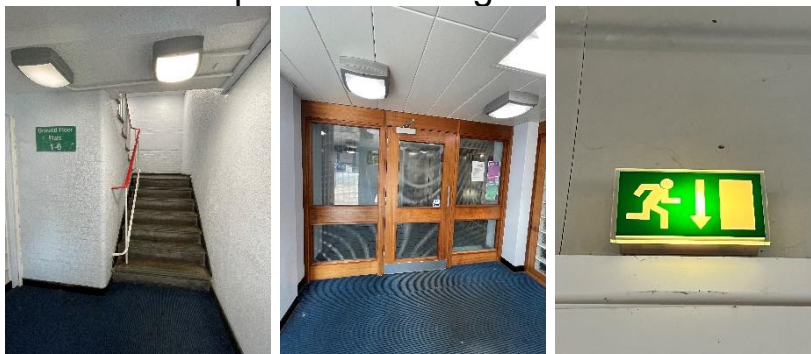


- 7) The roof space house significant electrical equipment. Consideration should be given to providing suitable smoke detection and a red strobe warning light on the outside wall of the plant room which houses the emergency lighting battery storage system and solar PV equipment. See observations in [section 19](#).

Section 9

Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The units are provided throughout the means of escape.



- 3) The emergency lights benefit from a central battery system which is located in the roof void plant room. The system automatically powers the emergency lights for 3 hours in the event of loss of power. Temperature in the room is controlled by air-conditioning units.



- 4) All installed equipment is checked and tested in accordance with BS 5266:2025 by Sandwell MBC in house electrical team or an approved contractor. The system was recently tested on 12th August 2026

cityfire		CF004 - SMBC - CBU EATON Monthly, 6 Monthly & Annual Test Certificate (A3)	
Job Details			
Job ID: 2025044	Client Name: Sandwell Group (Municipal) Limited	Site Name: ARBROTH 1, 2 & 3 (SME)	Site Address: ARBROTH 1, 2 & 3 (SME)
Job Order Number: 1000000000	Client ID: 25	Client Postcode: W12 342	Site Postcode: W12 342
Central Battery System Details			
Location of CBU: Plant room roof	System Type: 3 Hour System	System Voltage: 240V	System Capacity: 100Ah
Number of CBU's: 1	Number of CBU's: 1	Number of CBU's: 1	Number of CBU's: 1
Visual Inspections			
At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS	At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS	At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS	At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS
Functional Test			
At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS	At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS	At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS	At Risk of Contamination when supplied from the Central Battery System for the specified duration: PASS
Following reinstatement of mains power, the following items must be checked			

Section 10

Compartmentation

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

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. There is a cyclical programme to ensure fire stopping has not been compromised by third parties and where applicable enhance the fire stopping.
- 3) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 4) A variety of methods / materials have been used to achieve fire-stopping including intumescent mastic, fire rated mortar and intumescent sponge.



- 5) During significant refurbishment works from 2014 – 2016, a continuation of the staircase was formed to serve as access from the 14th floor landing to the new pitched roof void. It is understood that Gypsum Duraline plasterboard, double boarded both sides, had been utilised to form the compartment walls. From the roof void side joints haven't been sealed and heads of fixings are visible also, firestopping is required to some penetrations. The door to access the roof void is an FD60s.

- a) Following a discussion with the management team, it has been agreed that the compartment wall will be enhanced to ensure a minimum of 60 minutes fire resistance has been achieved.**



- b) Exposed penetrations will be suitably fire stopped from both sides.**

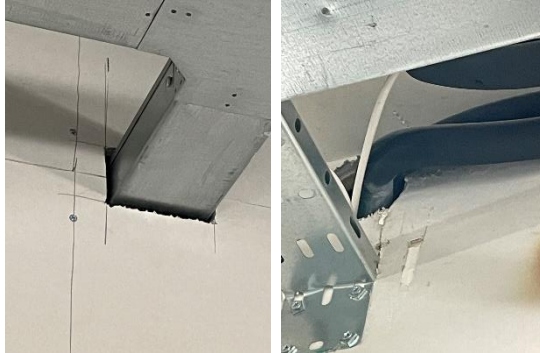


- 6) The roof void plant room (walls & ceiling) has been constructed from aluminium studding and Gypsum Duraline plasterboard. It is thought that the 70mm Aluminium Metal C stud/framework has been clad with plywood and overlaid with nominal plasterboard. Currently this system does not provide a min of 60 mins fire resistance and there are some penetrations that are not suitably fire stopped. The door to access the plant room is an FD60s fire door.

- a) It has been agreed with the management team that the wall & roof linings of the plant room will be enhanced to ensure a minimum of 60 mins fire resistance has been achieved.



- b) Exposed penetrations will be suitably fire stopped from both sides.



- 7) The 14th floor cleaners store cupboard under the metal access steps to the roof area is open at the ceiling level. This cupboard should have its ceiling covered with fire resistant boarding and sealed to prevent fire and smoke travel from the cupboard onto the stairwell landing.



8) Small hole in ceiling adjacent flat 89 to be fire stopped.



9) Service panels adjacent flat 86 14th floor is MDF board therefore inadequate. These should be replaced with a non-combustible alternative “Promat Supalux” with a minimum 30 minutes fire resistance / intumescent seal.



10) Hole(s) / penetration in ground floor service cupboard within chute room requires fire stopping.



- 11) The electrical cupboard opening on to the main entrance lobby has exposed timber panelling at the ceiling. The ceiling should be covered over with minimum 60 minutes fire resistant material.**



- 12) Communal fire doors and screens within the means of escape are nominal FD30s hardwood doors with vision panels.**



- 13) The transom to a number of communal FD30s doors on floors 12, 11 & 10 appears to be boarded with plywood and on one side only. It cannot be determined if this is equal to the fire resistance of the door set. The ply should be replaced with a hardwood material as per the remainder of communal fire doors within the building or a suitable alternative to maintain 30 minutes fire resistance.**

a) Floor 12 adjacent flat 76.



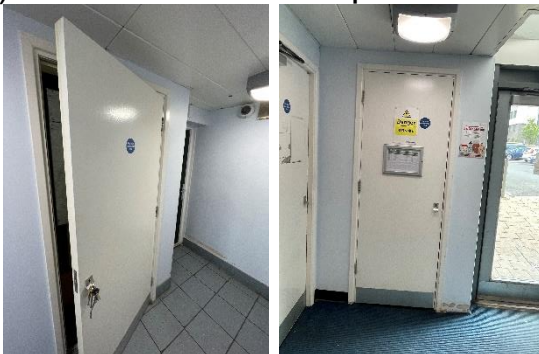
b) Floor 11 adjacent flat 70.



c) Floor 10 by flat 64.



- 14) 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).
- 15) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 16) Doors to service cupboards in lobbies are nominal FD60s.



- 17) Doors to ground floor welfare room and cleaner's cupboard are nominal FD60s.



- 18) Doors to chute rooms and service cupboards in chute rooms are nominal FD30s



- 19) Door to the 14th floor cleaner's cupboard is a nominal FD30s.



20) The door to the roof void is a steel door with a nominal FD60s timber door behind. Door requires a:

- **replacement cold smoke seal to the head**
- **escutcheon plate with pull to void side**
- **holes on void side to be filled with intumescent filler**



21) The battery store / plant room in the void has a nominal FD60s door. **The door was not lockable, bolt is not correctly aligned with bolt hole, door / lock requires adjustment.**



22) The lift motor room benefits from a nominal steel fire providing a minimum of 30 minutes fire resistance.



- 20) Flat entrance doors are predominantly nominal FD30s manufactured by Permadoor. A number of flat entrance doors have recently been replaced with certified FD30s manufactured by Shelforce.



- 23) Flat entrance doors are scheduled for annual inspection August 2026 by SMBC's Fire Rapid Response team. Residents are notified in advance of the inspections. Any necessary repairs will be completed by the Fire Rapid Response team. An approved contractor will install any replacement FD30s doors that are required. Data from the inspections was not available at the time of this report.

- 24) Damage to flat 26 entrance door was noted. The fire investigation report states the damage was caused following the deliberate ignition of a firework in the communal lobby. A replacement FD30s door has been ordered. JM19533993.



Definitions Fire Doors.

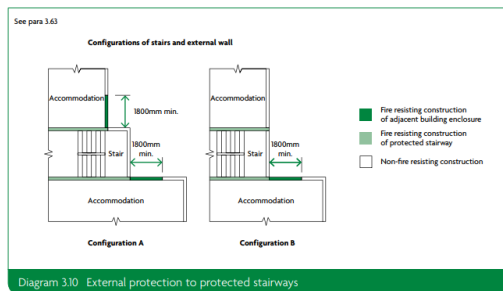
Notional fire door - A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

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

Nominal fire door – A fire door that may meet the standards specified within the building regulations but have not been awarded the official certification of doors manufactured and tested by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. The door assembly must be installed by a competent person.

- 25) Glazing between the flatted accommodation and the staircase is in close proximity, within 1.8 metres. This is outside recommendations set out in Approved Document B, volume 1 Dwellings. This can be found in Diagram 3.10 External Protection to protected stairways. Should any refurbishment of the building take place, compensatory measures should be considered such as a sprinkler system fitted to all flats.



- 26) Glass block walling has been utilised at the foot of the staircase. This type of installation was installed during the 2014-16 refurbishment and typically achieves 60 to 120 minutes of fire resistance.



Section 11

Fire Fighting Access & Equipment

- 1) Access to the building for firefighting appliances can be gained via Poplar Street & Cuin Road, both roads are a tarmac surface.
- 2) The location of the nearest Hydrant is adjacent to the main access door; this is easily accessible and approx. one hose length away from any fire appliance pump.



- 3) The dry riser inlet is located within the ground floor lobby, inside a cupboard secured with a budget lock.



- 4) There is a dry riser that serves the building. The outlets are exposed and located on the communal lobby of each floor. Each exposed valve is secured with a cable tie. The caretakers check the cable tie is intact as part of their weekday inspections.

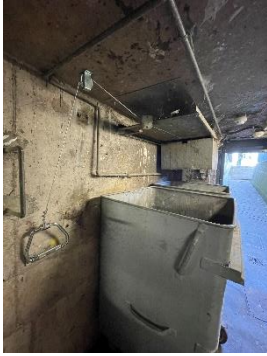


- 5) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
- 6) Smoke control switches are located in the ground floor entrance lobby adjacent to the main entrance and on the 14th floor landing.



- 7) Maintenance contracts in place for maintenance of the extinguishers. The frequency for the maintenance checks is once (October) of each calendar year. Portable fire extinguishers are provided as follows. How to use signage is to be installed during next cyclical inspection in October.
- CO2 to the lift motor room.
 - CO2 to the battery storage room.
 - CO2 in the staff welfare room.

- 8) A fire suppression system is fitted in the bin room.



Section 12

Fire Signage

- 1) The name of the building is clearly displayed above the main entrance.



- 2) Fire action notices are displayed throughout the building.



- 3) Fire doors display "Fire Door Keep Shut" where appropriate.



- 4) Missing signage to a number of fire doors in the roof void was replaced during this assessment.

- 5) LPG warning sign is displayed within one lift car only. Email sent to caretakers to display one in the second lift.



- 6) The fire escape routes use directional fire signage.



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



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



- 9) Floor number signage is stencilled on the floor in each lift lobby.



Section 13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Staff undertaking fire risk assessments on High Rise buildings are qualified to a minimum of Level 4 Diploma in Fire Risk Assessment.
- 4) Fire safety information has been provided as part of tenancy pack.
- 5) Evacuation notices are throughout communal areas and lift cars.



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



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



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



- 9) The Resident Engagement Team surveyed residents of Ashcroft during May 2025. Residents who were not available also had the option to complete the survey online or postal return.

- 18% (16) of households have given us their feedback. Of those responses.
- 81% (13) of households agreed that they feel safe in their own home.
- 62% (10) of households agreed that they feel safe within the communal areas of the block.
- 100% (16) of households who responded confirmed they are happy with how often the smoke alarms are checked by Sandwell Council.

10) SMBC will use a range of methods to communicate with the residents of Ashcroft about building safety. This may include:

- At the start of a tenancy
- Homecheck visits
- A change in leaseholder
- Sandwell Council website
- MySandwell portal/APP
- Notice boards
- Text
- Email
- Letter
- Face to Face visits
- Pop-up sessions to talk about building safety Video Workshops

Section 14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
- 2) There are no service records available for the servicing and maintenance of Solar PV Equipment provided for this building. This is currently being discussed with various contractors through Mark Paynter and his team.
- 3) This testing falls under several British Standards. For example: -

BS 7671 - This standard provides the overall framework for electrical installations in the UK and includes guidance on solar panel installations.

BS EN IEC 62446-2 - This standard specifically addresses the maintenance, testing, and documentation of grid-connected solar PV systems, including inspections and testing.

IEC 61215 - This standard is used by the Microgeneration Certification Scheme (MCS) to validate the performance and quality of solar modules. Please note these are not inclusive.

- 4) There are examples of litter within the roof void. Email sent to the caretaking team to remove and display appropriate signage.



- 5) The fixed electrical installation shall be tested every 5 years. Last EICR dated 29/07/23 and marked as Satisfactory.

This report is not valid if the serial number has been defaced or altered

411062 EICR18.2C

ELECTRICAL INSTALLATION CONDITION REPORT

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

PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR	DETAILS OF THE CLIENT	DETAILS OF THE INSTALLATION
Registration N°: 041105 Branch N°: 000	Contractor Reference Number (CRN): N/A	Occupier: Communal Areas
Trading Title: C & S Electrical Installations Ltd	Name: Sandwell Mbc	UPRN: N/A
Address: Unit 2, Bridge Street, Wednesbury	Address: Direct 2 Industrial Park, Roway lane, Oldbury	Address: ASHCROFT WINDMILL LANE, SMETHWICK, SANDWELL, WEST MIDLANDS
Postcode: WS909AW Tel No: 0121 562 2107	Postcode: B69 3ES Tel No: N/A	Postcode: B66 3JP 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: (29/07/2023) Records available (BSI): (No) Previous inspection report available (BSI): (No) Previous report date: (NA)

PART 3: SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Description of premises: Dwelling: ☒ Commercial: ☐ Industrial: ☐ Other (include brief description): N/A

Estimated age of electrical installation: (5) years Evidence of additions or alterations: (Yes) if Yes, estimated age 1 years Overall assessment of the installation is: **Satisfactory**

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 (capital(s)) on behalf of the contractor identified in PART 1: MR DAVID WALTON Signature: Date: 29/07/2023

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

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capital(s)) on behalf of the contractor identified in PART 1: MR DAVE BUTLER Signature: Date: 11/10/2023

This report is based on the model forms shown in Appendix 6 of BS 7671: 2018+A2:2022
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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'

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Original to the person ordering the work

- 6) There is a lightning protection system installed to the building. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) There is no gas supply to the block. The gas supply has been isolated and is no longer in use, though pipework remains.
- 9) There are no parking bays allocated for the charging or parking of Electric vehicles.
- 10) At the time of the assessment there was no evidence of Battery-powered mobility scooters, e-scooters or e-bikes stored/charged in communal areas of the building.

Section 15

Waste Control

- 1) There is a regular cleaning service to the premises



- 2) Refuse containers emptied regularly.
 - 3) Regular checks by Caretakers minimise risk of waste accumulation.
 - 4) 'Out of Hours' service is in place to remove bulk items.
-

section
16

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site Security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
 - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
 - d) Final Contractor review on completion of works undertaken.
-

Section 17

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 has been a recent arson incident, which involved a firework attack on flat 26. Fireworks were lit in the communal lobby and also placed in the letterbox. The flat entrance door was damaged, and a replacement has been ordered. Fire and smoke were contained to the area of origin. The tenant has been moved to another property, and an investigation has taken place. There was no failure of active or passive fire safety systems. WMFS attended this incident.



- 4) The perimeter of the building is well illuminated.



Section 18

Storage Arrangements

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

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:

Ashcroft

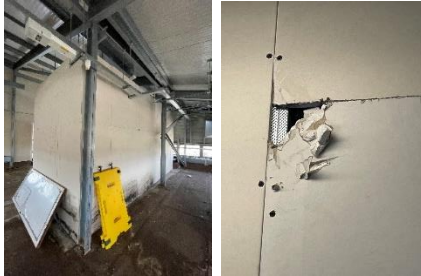
Date of Action Plan:

28/08/2026

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/5a	Upgrade compartment wall between roof void and stairwell with suitable product to ensure minimum of 60 mins fire resistance has been achieved.		P4	Programmed work Head of Building & Compliance	

Fire Risk Assessment

10/05b	Ensure all penetrations to roof void compartment wall with stairwell are adequately fire stopped.		P3	3-6 Months Fire Rapid Response Team	
10/06a	Upgrade wall and roof linings to roof void battery storage / plant room, to ensure minimum of 60 mins fire resistance has been achieved.		P4	Programmed work Head of Building & Compliance	
10/06b	Ensure all penetrations to roof void battery storage / plant room are adequately fire stopped.		P3	3-6 Months Fire Rapid Response Team	

10/07	14 th floor cleaner's cupboard beneath steel staircase – Ceiling and steel staircase legs should be adequately covered and sealed with minimum 30 minutes fire resistant material.		P3	3-6 Months Fire Rapid Response Team	
10/08	14 th floor small hole in ceiling adjacent flat 89 to be adequately fire stopped.		P3	3-6 Months Fire Rapid Response Team	

10/09	14 TH floor adjacent flat 86. Replace MDF service panels with 30 minutes fire resistant alternative and intumescent seal.		P3	3-6 Months Fire Rapid Response Team	
10/10	Ground floor chute room – Fire-stop holes in service cupboard.		P3	3-6 Months Fire Rapid Response Team	
10/11	Ground floor service cupboard adjacent welfare room – ceiling should be adequately covered and sealed with minimum 60 minutes fire resistant material.		P3	3-6 Months Fire Rapid Response Team	

10/13a	12 th floor lift lobby door / by flat 76 – replace plywood transom with hardwood material as per other fire doors sets in the building. (or suitable alternative to 30 minutes FR).		P3	3-6 Months Fire Rapid Response Team	
10/13b	11 th floor lift lobby door / by flat 70 – replace plywood transom with hardwood material as per other fire doors sets in the building. (or suitable alternative to 30 minutes FR).		P3	3-6 Months Fire Rapid Response Team	

10/13c	10 th floor lift lobby door / by flat 64 – replace plywood transom with hardwood material as per other fire doors sets in the building. (or suitable alternative to 30 minutes FR).		P3	3-6 Months Fire Rapid Response Team	
10/20	Roof void / stairwell FD60 timber door requires – Replacement cold smoke seal to the head Escutcheon plate with pull to void side Holes on void side to be filled with intumescent filler		P3	3-6 Months Fire Rapid Response Team	

Fire Risk Assessment

10/21	Roof void plant / battery storage room – Door / Mortice lock requires adjustment to ensure door can be locked.		P3	3-6 Months Fire Rapid Response Team	
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When undertaking future improvement program(s), it is advised that the observations listed below should be given

Observations

Remedial work to redirect rainwater pipe work from winter gardens is with the Capital Project Team. This work is being progressed through the appropriate design and approval processes and remains subject to the requirements of the Building Safety Regulator Gateway process.

During inspections, some latent defects have been identified, which are believed to comprise of cracking to a few cladding panels, primarily at the corners of the panels. Plans are currently being developed to undertake further investigative surveys to establish the extent and cause of the cracking, with a view to determining and implementing any necessary remedial works.
--

As part of a future works programme a sprinkler installation to the flats should be considered due to proximity of flats glazing to the stairwell.
--

Fire separation between the lift doors and flat entrance doors 1,2, & 3 at ground floor should be considered for any future works programme.
--

consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Fire Risk Assessment

Officer	Carl Hill	Qualifications	L4 Diploma
Signed		Date	20/04/2026
Contact details	07436 054467 carl_hill@sandwell.gov.uk		

Verified	Andrew Froggatt	Qualifications	L4 Diploma
Signed		Date	28/08/2026
Contact details	07393 238041		

Appendix 1

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

Name of property: Ashcroft

Updated: 23/03/2026

Premise Manager: (Housing Officer or Scheme Manager)

Tel. No.: 0121 569 2975

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



Report No.: J467381
Nature of Work: Sampling Report
Issue Date: 23/03/2026
Client Name: Sandwell MBC (formerly Homes)
Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury,
West Midlands
B69 3ES
Site Address: 1-90 Ashcroft, Smethwick, B66 3JP
UPRN: BL53500AS04 14



Order Placed By: Malcolm Langston
Site Contact: Jon Hemming
Date(s) of Work: 05/03/2026
Technical Manager: D Ely CCP (Asbestos)
Assistant(s): Alex Kelly
Sampler:

Authorised Signatory:

/ /



CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client: Sandwell MBC (formerly Homes)
Address: Building Services
 Direct 2 Trading Estate
 Roway Lane
 Oldbury
 West Midlands
 B69 3ES

Site: 1-90 Ashcroft
Address: Smethwick
 B66 3JP

Samples Received: 11/03/2026

Issue Date: 11/03/2026

Order Placed By: Malcolm Langston

Sampled By: Jack France

Analysed on: 09/03/2026 – 11/03/2026

Authorised Signatory:

Job Title: Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation						
Report No.: J467381						
Lab Ref.:	Site Ref:	Room:	Floor:	Sample Reference:	Analysis Result:	Analyst:
BS248771	-	External	E - External	Bitumen paint to external wall	No Asbestos Detected	Gail Careless
BS248772	-	External	E - External	Asbestos Bitumen damp proof course	Chrysotile	Gail Careless
OK007816	-	External	E - External	Asbestos Bitumen damp proofing to concrete columns	Chrysotile	Charmaine Nelson
OK007817	-	External	E - External	Asbestos Bitumen damp proofing to brickwork within cavity	Chrysotile	Charmaine Nelson

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. The report should not be reproduced except in full, without written approval of the laboratory.

Analysed at:

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

END OF REPORT



Registered Office: Bradley Environmental Consultants Limited, 20 Stourbridge Road, Halesowen, West Midlands, B63 3US. Registered in England No. 02573757

Sampling Survey (MA and PA) Template Version 13

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