Fire Risk Assessment

Farley Street



97 – 128 Farley Street, Tipton, West Midlands, DY4 7LA.

Date of Inspection: 16th October 2026

Next Review: October 2027

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

Verified by: C. Hill. **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0

Introduction, Scope & References

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

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

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

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

The FRA considers all relevant factors necessary to form a balanced and informed judgement of fire risk within the premises. This includes consideration of the nature of the building, its use, and the profile of both current and potential occupants, including any available person centred fire risk assessments (PCFRA) & residential personal emergency evacuation plans (RPEEPS). It also considers identified fire hazards and the measures in place to eliminate or control them, alongside the existing fire protection systems and the arrangements for their inspection, testing, and maintenance.

Relevant aspects of fire safety management, such as staffing arrangements and day to day operational practices, have been reviewed. Where available, the building's fire strategy has been considered, particularly where it forms part of a fire engineered solution or alternative approach to regulatory compliance.

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

This FRA has been completed as a:

Select appropriate box.

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

The assessment included consideration of:

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

This type 1 fire risk assessment has been undertaken based on visual observations made at the time of inspection, together with a review of relevant documentation made available. In line with the principles of the Golden Thread, all information relied upon should be accurate, up to date, and appropriately recorded to ensure transparency, accountability, and ongoing building safety management.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References

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

Applicable Legislation

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

Key Guidance Documents

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

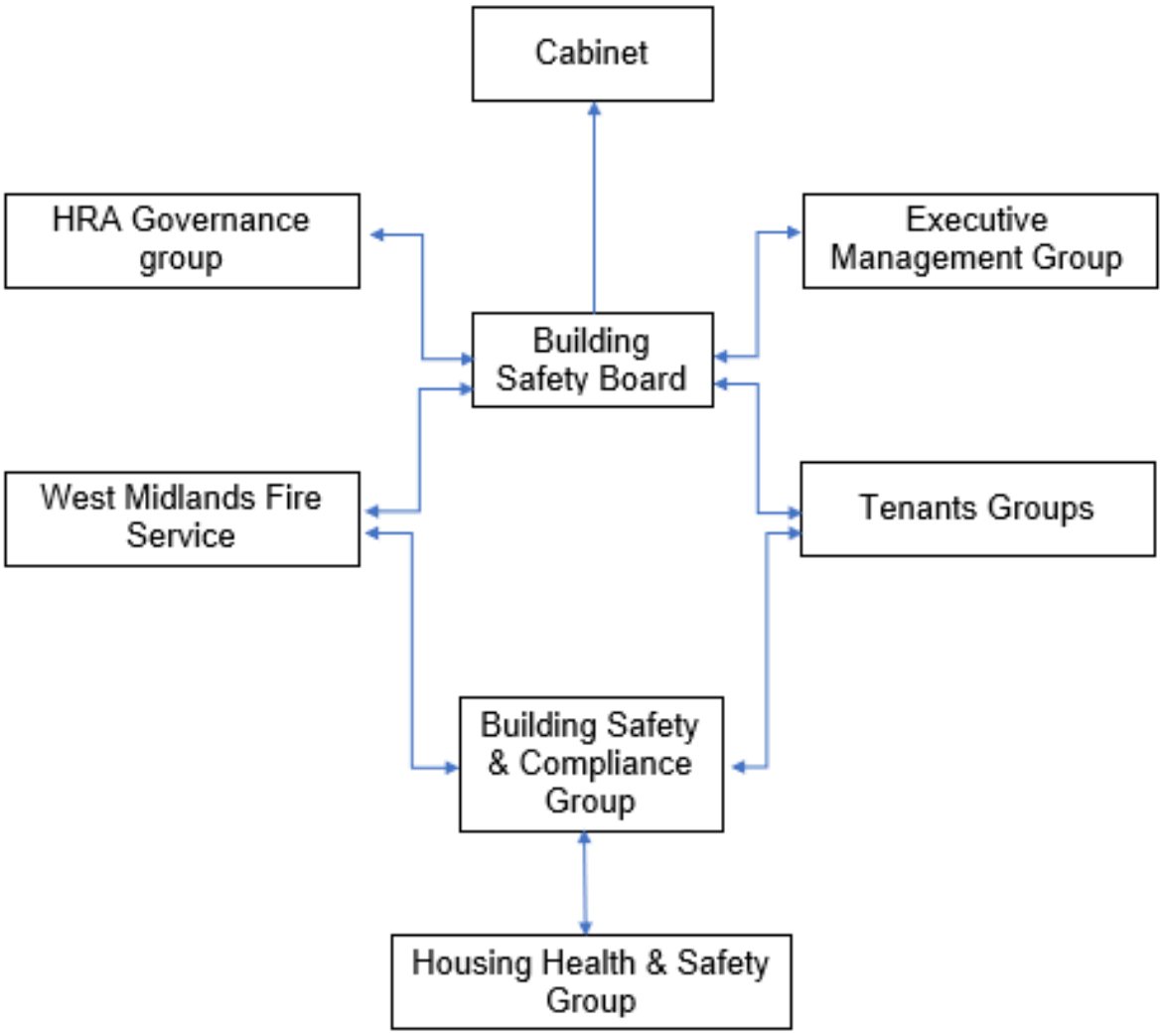
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

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

Section 1 Executive Summary

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Side elevations have Wetherby mineral wool silicone render system – A2 fire classification. Masonry finish to the front and rear. Individual balconies to flats are cantilevered concrete with a steel and glass balustrade. Exterior window frames are powdered coated aluminium.	Trivial

Section 7	**Means of Escape from Fire** There are 2 protected staircase's that provide a sufficient means of escape. All communal doors along the means of escape are self-closing notional fire doors upgraded with combined intumescent strips / cold smoke seals. There are 2 final exit doors. The electrical cupboard door on the 5 floor has defective strips and seals, these should be replaced as required. The staircase door outside flat 104 required a new self-closer.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a combination of LD1 & LD2 standard. Automatic opening vents are installed to the rear stairwell on the 7th floor only. Louvre vents provide natural ventilation to all landings of the front staircase. A fire suppression system is provided to the bin store.	Trivial
Section 9	**Emergency Lighting** The premises have a sufficient emergency / escape lighting system.	Trivial
Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts.	Tolerable

	All doors are FD30s doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. Several service access panels outside individual flats are broken, have gaps or appear to be loosely fitted. These panels require securing and resealing.	
Section 11	**Fire Fighting Access & Equipment** There is a fire hydrant adjacent the front main entrance. The dry riser serves all floors. There is a C02 fire extinguisher within the lift motor room. There is a deluge system in the bin store. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.	Trivial
Section 12	**Fire Signage** Appropriate mandatory and safety signage is in place.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electric tests should be done every 5 years. The last test date was 19/10/2023.	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, and hot works permits are required where necessary.	Trivial
Section 17	**Fire Precautions** A door entry system prevents unauthorised access & perimeter lighting is in place.	Trivial
Section 18	**Storage Arrangements** There are two cleaners' stores located on the ground floor. Residents have access to secure storage sheds on the ground floor. 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 ☐

Comments

Due to ongoing concerns with a resident on the top floor of this building the fire risk assessor did not access this floor level, the lift motor room and roof area. This is associated to the Specific Risk Assessment put in place by the Health & Safety team. Any works on this floor should be carried out with a Police presence.

In conclusion, the likelihood of a fire is at a medium level due to the normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls.

Based on the FRA site survey, after considering the use of the premise and the occupants within the building, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation to include FD30s rated fire doors to flat entrances, FD30s communal fire doors, combined with suitable smoke detection, a minimum of an LD3 system in flats, automatic smoke ventilation system to the staircase, and a Stay Put – Unless policy.

Overall, the level of risk at the time of this FRA is tolerable, this can be lowered to trivial once recommended actions have been completed.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk- based control plan is based on one that has been advocated for general health and safety risks:

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.)

Section 2 People at Significant Risk of Fire

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

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

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

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

Resident consent

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

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

The Residential PEEPs process includes a suite of measures: -

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

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

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

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

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

There is 1 Red RPEEP that has been recorded in this building. These will be reviewed at least annually or more frequently if individual circumstances dictate.

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		
Extra Care Services Manager Rushpal Dhaliwal		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	**Fire Risk Assessors** Ethan Somaiya Mohammed Zafeer Stuart Henley	**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

97 - 128 Farley Street
Tipton
West Midlands
DY4 7LA.

Description of the Property

This type 1 fire risk assessment encompasses the building that is known as 97 - 128 Farley Street.

This detached high-rise block was designed & constructed for general needs housing in 1960 by Wates Ltd utilising concrete frame with masonry infill. The overall height of the block is 21.6m.

During 2009 refurbishment works the external wall system to the side elevations was clad with a Wetherby mineral wool, silicon render system, fire classification A2. The front and rear elevations are traditional masonry with no cladding.



The block consists of 8 storeys (inclusive of the ground floor) with four dwellings to each floor.



The block has a main entrance/exit to the front elevation, and a further entrance/exit located on the rear elevation. Both entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter door override switch by use of a drop latch key.






There are two protected staircases to the front and rear of the building that serve all floors, ground floor to the seventh floor.




Automatic opening vents are installed to the 7th floor rear staircase. The override switch is on the 7th floor landing wall.



The communal landings are protected by self-closing FD30s fire doors with vision panels. The bin chutes are within the protected staircase.

There are service cupboards on all floors with FD30s doors for electric meters and dry riser outlets, locked with a suited key.





Access to the lift motor room is obtained via a ceiling hatch from the 7th floor lobby. The access ladder is stored within the 7th floor dry riser cupboard. Keys to the riser cupboard & the padlocks on the ceiling hatch are in the firefighter's white box. *Please note the two pictures below are historical images.*



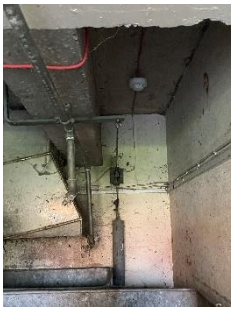

Access to the flat roof is via a door within the lift motor room.



There is a firefighter's white box externally to the left-hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock.

There is a single waste disposal chute accessed on all floors within the front staircase. The bin store is right of the main entrance. Key is stored in the firefighter's white box.





There is a Secure Information Box (SIB) located in the ground floor rear entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The SIB 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).




The nearest fire hydrant is on the footpath, in front of the main entrance.





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.

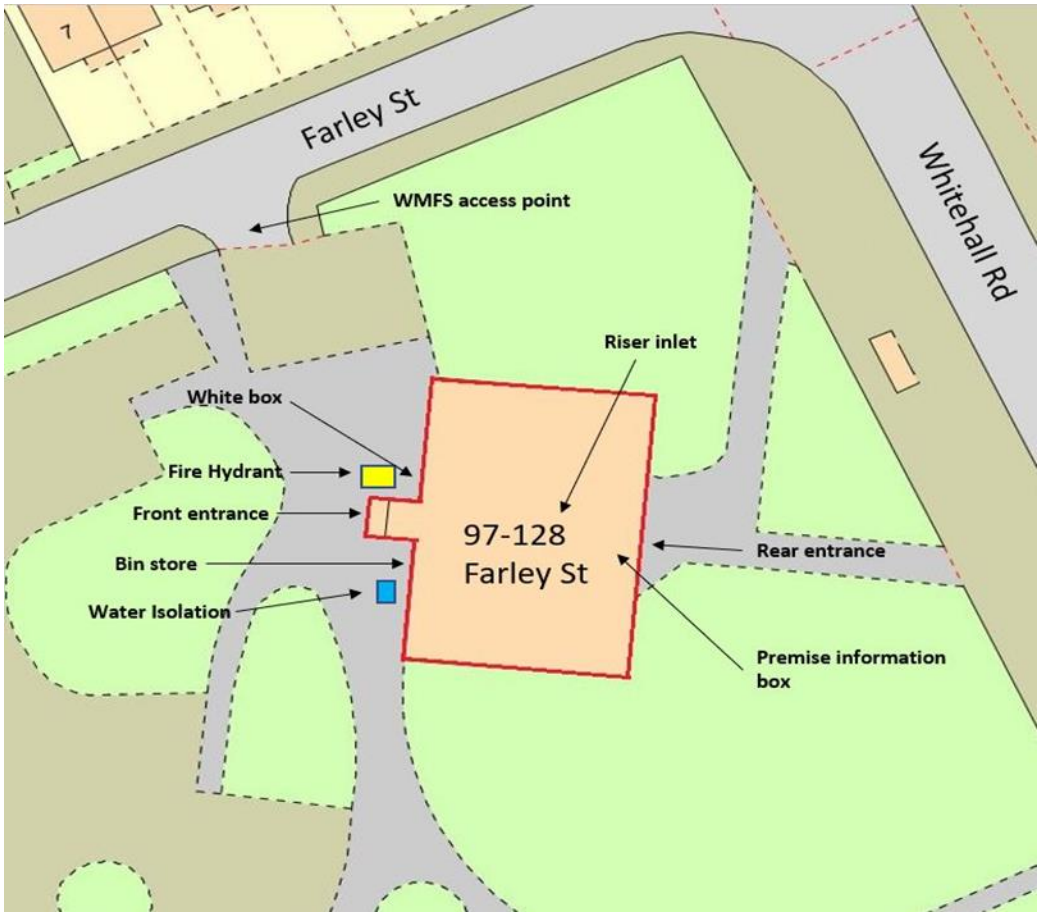
The enforcing authority is West Midlands Fire Service.

High/Low Rise	High
Number of Floors	8
Date of Construction	1960
Construction Type	Wates Concrete / Brick
Last Refurbished	2009
External Cladding	Front and rear elevations have no cladding (still original brickwork. Gable walls have Wetherby Mineral wool silicone render system (fire rating A2)
Number of Lifts	1
Number of Staircases	2
Automatic Smoke Ventilation to communal area	Yes – 7th floor rear staircase. Louvre vents to front staircase.
Fire Alarm System	No communal area AFA
Refuse Chute	Yes
Access to Roof	Aluminium ladder (stored in dry riser) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof.
Equipment on roof (e.g. mobile phone station etc)	No

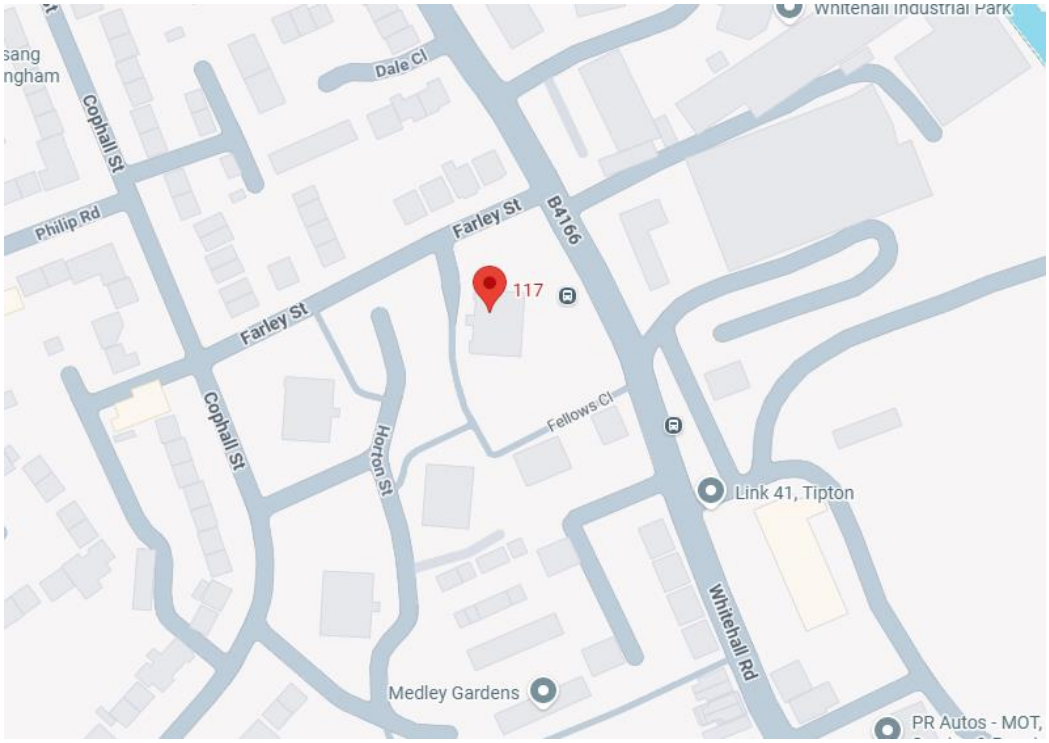
Persons at Risk

Residents / Occupants of 32 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)

On arrival Information (for WMFS)



Location



Address: Block 97-128 Farley Street DY4 7LA	Survey date: 26/11/2025	ON ARRIVAL INFORMATION

BUILDING LAYOUT

Building height	Approx. 21.6 metres - For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Wates, concrete brick
Number of floors	8 including ground floor
Layout	The block consists of 8 storeys (inclusive of the ground floor). Each of the floors contains 4 number dwellings, Lift granting access up to the 7th floor, aluminium ladders stored in the 7th floor storage cupboard grants access to the lift motor room via a trap door. A full height door then grants access to the main roof. 2 sets of staircases granting access to all 8 floors of the block located at the front and rear of the block. Corridors and stairs are protected by FD30s doors. 2 sets of ingress / egress points to the block with the override switch, FWB and fire hydrant located nearest the MAP (main access point)
Lifts	1
Types of entrance doors	Individual flat doors are FD30s of composite construction. Communal doors within the block are notional timber FD30s
Rubbish chutes/ bin rooms	Yes
Common voids	No
Access to roof/ service rooms	Aluminium ladder (stored in dry riser 7th floor cupboard) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof.
Occupants	Approx. 64 based on an average of 2 occupants per flats (32 flats)
Evacuation strategy	**Stay Put Unless-** The escape strategy is **'Stay Put Unless'.** This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke
Fire alarm/ evacuation alarm	Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located at the entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlets located on the floor plans.
Fire mains	The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock.
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter lift control switch is located within the ground floor lobby
Smoke control vents	Automatic smoke ventilation is employed to the head of the rear staircase; there is master reset / control switch located on the 7th floor rear staircase landing. The front staircase is naturally ventilated by louvres to all floors. Communal windows (other than smoke vents) can be opened without the need for a key.
Sprinkler system	A water suppression system is provided to the refuse chute bin store

DANGEROUS SUBSTANCES

Location, type, and quantity	ALL BALCONIES – RAINWATER PIPE – CEMENT- SEALED – PRESUMED – CHRYSOTILE FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES – BITUMINOUS

SERVICES

Electricity	Electric meter cupboards located on each floor of the block
Gas	Gas isolation within individual flats.

Section 5

Building Plan

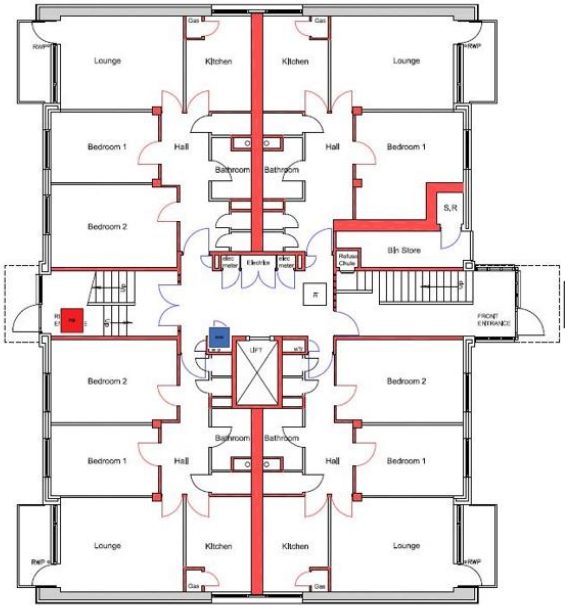
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

Ground Floor

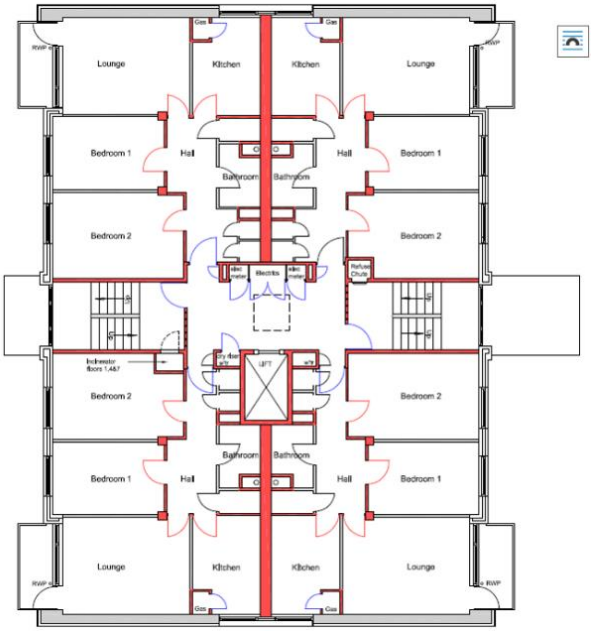
PIB premise information box

MAP main access point

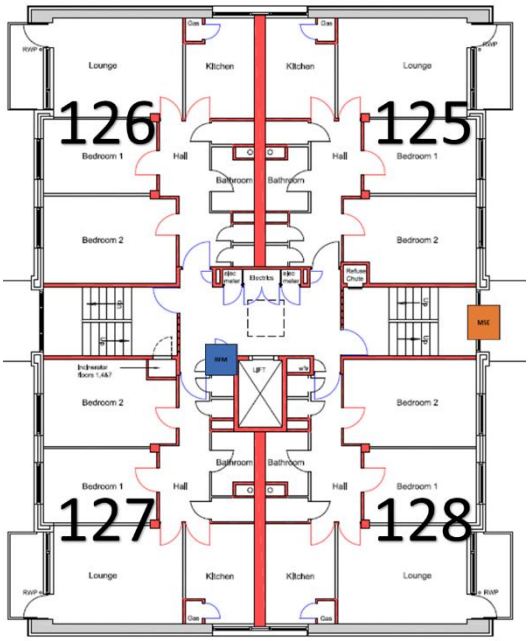
RFM dry riser



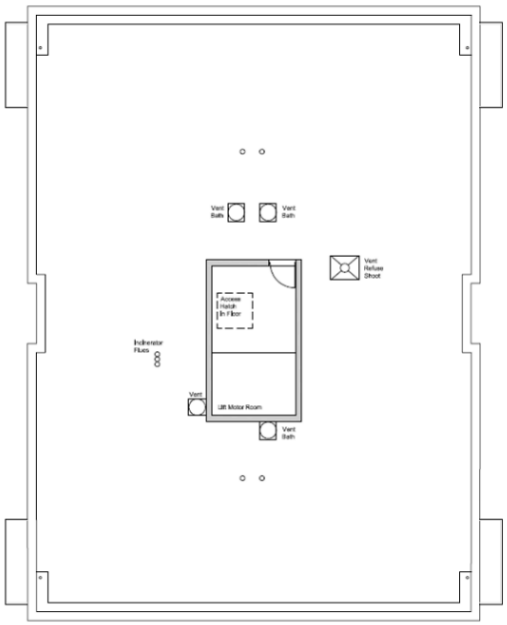
Typical Upper Floors.



7th Floor.



Roof



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.

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

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. This FRAEW was undertaken by Firntec Building Compliance in May 2025 and recorded as a low risk. Review date recommended for May 2030.

Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA, and with limited onsite resources.

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

1) The front and rear elevations are traditional masonry.





2) The side elevations were clad with a Wetherby mineral wool, silicon render system, fire classification A2 during a 2009 refurbishment.




3) Each flat within the block has access to an individual balcony. These are cantilevered concrete with a steel and glass balustrade. There was no evidence of screening on balconies at the time of the assessment.




4) Communal windows are single glazed units housed in powder coated aluminium frames. Flat windows are double glazed units housed in timber frames with an external powder coated aluminium face.

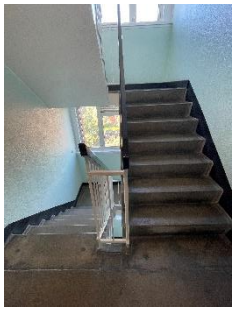



5) Entrance doors to the building are powder coated aluminium units.



Section 7 Means of Escape from Fire

1) The building has 2 protected staircases that provide a sufficient means of escape. Each staircase in width is 986mm from handrail to wall.




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

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

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

5) The communal landing / staircases are protected by use of self-closing FD30s fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing.

6) protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with intumescent strips / cold smoke seals.



7) 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).

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

9) The electrical cupboard door on the 5 floor has defective strips and seals. These should be replaced as required.



10) The staircase door outside flat 106 needs adjustment slow returning to the rebate.

11) The staircase door outside flat 104 required a new self-closer.

12) On the first floor there is a loose cable above the electrical cupboard door. This cable should be placed into electrical trunking or re clipped using metal fixings.

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



14) Automatic smoke ventilation is employed and located at the head of the rear staircase. This is tested, inspected and maintained by a third party accredited contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year. (April and October)

15) There is a master reset switch located on the 7th floor rear staircase landing. The switch is operated by a key which can be found in the firefighter's white box



16) Communal windows to each staircase are openable and have with louvered vents.




17) The waste disposal chutes are located on each landing to the front staircase. Hoppers are 1.5-hour fire rated to BS 476 part 8.



18) 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.

19) Individual floor mats were noted outside some flats. Fire rating of these mats is unknown but deemed to be of low risk.




20) Emergency lighting is provided to communal lobbies and stairs. Checks are done monthly by Sandwell MBC in house electrical team or approved contractor.



21) Dry riser outlets on lobbies are housed in cupboards with FD30s doors and secured by suited mortice locks. All outlet valves are secured in the closed position by cable tie.



22) Service cupboards are FD30s rated doors with intumescent strips and cold smoke seals, these are secured shut with suited mortice locks.

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

24) 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 they are asked to leave by the emergency services.

25) Individual flat doors are FD30s composite doors with the majority being manufactured by Permadoor, generally, these are in good condition. Flat 106 has an FD30s manufactured by Nationwide and flat 122 has an FD30s manufactured by IG Doors. 125 has a timber door, a replacement FD30s has been booked JM.16264369.

26) Flat front door inspections were not carried out by the fire risk assessor as the SMBC Fire rapid response team now undertake annual surveys of flat entrance doors in all SMBC's High Risk Buildings. Records are recorded electronically by the Fire Rapid Response Team and any defects repaired at the time of inspection where possible.

27) The annual flat entrance door checks for Farley Street are scheduled for October 2026.

28) From a visual inspection of flat entrance doors during the assessment flat entrance doors appeared to be in good condition.




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

Section 8 Fire Detection and Alarm Systems

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

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

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

3) There is no effective means for detecting an outbreak of fire to the remaining communal areas. Automatic fire alarm systems are not normally required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.

4) A smoke detector linked to the Automatic Opening Vent has been installed. The vent will automatically open when smoke has been detected.

5) A fire suppression system is provided in the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. The control panel for the system is located in the ground floor lobby service cupboard.



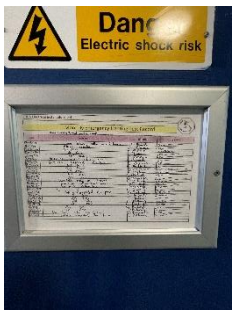
Section 9 Emergency Lighting

1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266:2025 and test points have been strategically located.




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

3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards. Weekly checks are carried out by onsite staff.



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 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.

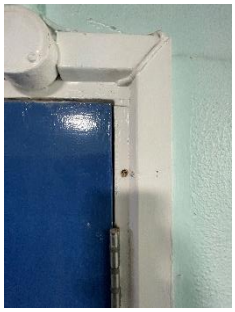
2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.

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



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

5) **On the fourth floor there is a small hole in the door frame of the Dry Riser. Any debris should be removed and the hole filled using appropriate materials.**



6) Electrical service cupboards have FD30s rated doors, secured with a suited lock.



7) Individual flat doors are FD30s rated composite doors sets, the majority manufactured by Permadoor doors, see section 7.



8) The corridors / staircases are protected by use of self-closing FD30s fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing.

9) **Service access panels are fixed to masonry walls outside each flat. The service access panels near the following flats are broken, have gaps or appear to be loosely fitted. These panels require securing and resealing.**

   a. **Flat 100**
   b. **Flat 104**
   c. **Flat 106.**






Section 11

Fire Fighting Access & Equipment

1) The dry riser inlet is located within the ground floor lift lobby, inside a cupboard secured with a suited key.



2) There is a dry riser outlet on each floor lift lobby, secured within a riser cupboard, the cupboards are locked with a suited key.





3) Maintenance contracts are 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.

4) A portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year. *Not checked at the time of the FRA.*



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



6) Access to the building for firefighting appliances can be gained via Cophall Street and then turning into Horton Street, Tipton, the main frontage is tarmac and will accommodate a fire appliance.

7) The location of the nearest Fire Hydrant is outside the main access door, on the path adjacent to the car park.





Section 12

Fire Signage

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



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



3) Fire Action Notices are displayed throughout the building.



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



5) The fire escape routes use directional fire signage.



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



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



Section 13

Employee & Resident Training/Provision of Information

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

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

3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers onsite are located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.

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



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

6) Fire safety information has been provided to residents as part of tenancy pack; this includes information about Fire Doors.



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



8) Information regarding the Emergency Action Plan strategy should be provided to residents.



9) There have been no reported fire incidents at Farley Street in the previous 12 months.

Section 14 Sources of Ignition

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



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

3) The fixed electrical installation shall be tested every 5 years. Last EICR dated 19/10/23 and marked as Satisfactory.

4) Electrical service cupboards have FD30s rated doors, secured with a suited lock.

5) There is a lightning protection system installed to the building. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.



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

7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is internal to the building.

Section 15

Waste Control

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

2) Refuse & recycling containers are emptied regularly. Refuse containers are in the bin store which is underneath the ground floor. The Bin store is accessed at the rear of the building. Access is via a motorised roller shutter; key is stored in the firefighter's white box.





3) Regular checks by SMBC staff minimise risk of waste accumulation.

4) An 'out of Hours' service is in place to remove bulk items.

Section 16 Control and Supervision of Contractors and Visitors

1) A 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. Fire service access is facilitated by a drop key box to the right-hand side of the main entrance.





3) There is no current evidence of arson.

4) The perimeter of the building is well illuminated.

5) There have been no reported fire incidents in the previous twelve months.

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

Section 18

Storage Arrangements

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

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

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

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

5) All store/service cupboards are kept locked when not in use.

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

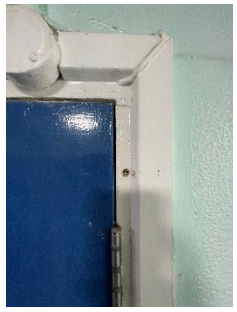
Fire Risk Assessment
Action Plan

Name of Premises or Location: 97-128, Farley Street, Tipton

Date of Action Plan: 19/10/2026

Review Date: October 2027

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/08	The electrical cupboard door on the 5 floor has defective strips and seals. These should be replaced as required.		P3	3-6 Months Fire Rapid Response Team	

07/09	The staircase door outside flat 106 needs adjustment slow returning to the rebate.	No photo attached.	P3	3-6 Months Fire Rapid Response Team	
07/10	The staircase door outside flat 104 required a new self-closer.	No photo attached.	P3	3-6 Months Fire Rapid Response Team	
07/11	On the first floor there is a loose cable above the electrical cupboard door. This cable should be placed into electrical trunking or re clipped using metal fixings.		P3	3-6 Months Fire Rapid Response Team	
10/05	On the fourth floor there is a small hole in the door frame of the Dry Riser. Any debris should be removed and the hole filled using appropriate materials.		P3	3-6 Months Fire Rapid Response Team	

10/09a	Service access panels are broken, have gaps or appear to be loosely fitted. These panels require securing and resealing. Outside Flat 100.		P3	3-6 Months Fire Rapid Response Team	
10/09b	Service access panels are broken, have gaps or appear to be loosely fitted. These panels require securing and resealing. Outside Flat 104.		P3	3-6 Months Fire Rapid Response Team	
10/09c	Service access panels are broken, have gaps or appear to be loosely fitted. These panels require securing and resealing. Outside Flat 106.		P3	3-6 Months Fire Rapid Response Team	

When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Observations	
Notional communal landing doors show signs of wear and tear due to age. When any future upgrades of the building are scheduled to take place, consideration should be given to upgrading these doors with certified FD30s door sets & combination frames.	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Adrian Jones	Adrian Jones	07776 551687	L4 Diploma in FRA	19/10/2026

Verified	Signed:	Contact Details:	Qualifications:	Date:
Carl Hill		07436 054467	L4 Diploma in FRA	20/10/2026

FRA actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Tony Smith	A. Smith	07721 626479	L4 Diploma in FRA	19/10/2026

Appendix 1

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

Name of property: 97-128, Farley Street, Tipton

Updated: 12/05/25.

Premise Manager: (Housing Officer or Scheme Manager)

Tel. No: 0121 569 2975

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

bradley ENVIRONMENTAL

Report No.:	J410921
Nature of Work:	Management Survey
Issue Date:	12/05/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL17520FA04 7
Site Address:	Farley Street 97-128 (O&E), Tipton, DY4 7LA



Order Placed By:	Dean Harding
Site Contact:	Communal
Date(s) of Work:	25/04/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
12/05/2025

Non-accredited activities are present within this report.

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UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac