Fire Risk Assessment

Nelson house



Nelson house 1-34
Upper Church Lane
Tipton
DY4 9PW.

Date of Inspection: 1st October 2026

Next Review: October 2027.

Officer: Craig Hudson **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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References

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

Applicable Legislation

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

Key Guidance Documents

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

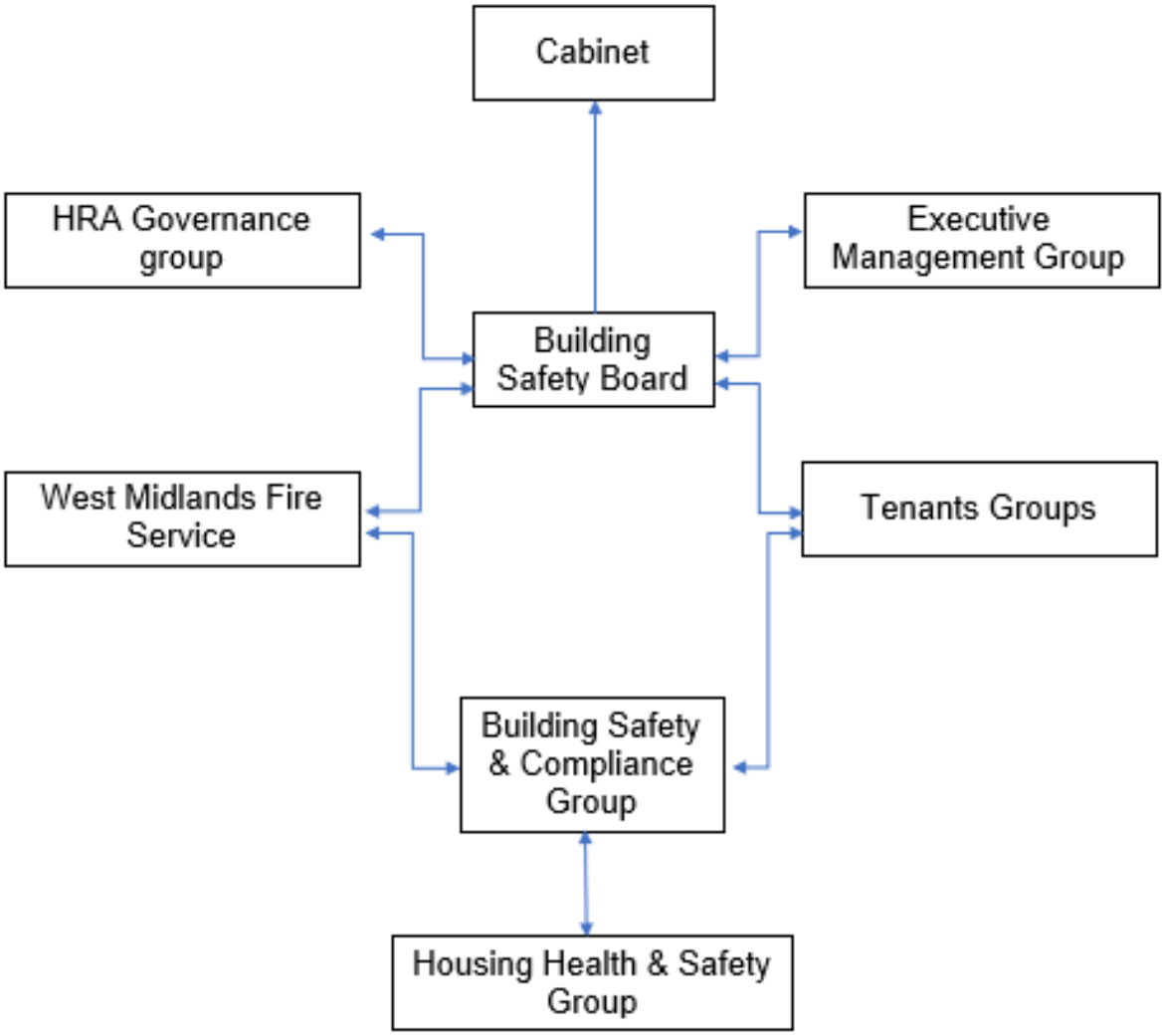
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

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

Section 1

Executive Summary

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** Blockwork from ground to 1st floor. Wetherby EWI render system class A2 rated 2nd to 8th floor on gable ends. HPL rainscreen panels class B-s2-d0. 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 two protected staircase's that provides a sufficient means of escape to all floors. All communal doors along the means of escape are self-closing FD30s fire doors with combined intumescent strips / cold smoke seals & vision panels. There are 2 final exit doors that lead to ultimate safety, that are equipped with a push button to exit.	Trivial
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a minimum LD3 standard. Further detection located on landings to operate the AOV' on the 8th floor A deluge system is provided to the bin store. Smoke detection to storage areas on ground floor. Heat detector to be added to the lift motor room.	Tolerable

Section 9	**Emergency Lighting** The premise has sufficient emergency/ escape lighting system in accordance with BS 5266. The emergency escape lighting has a central battery backup system located on the Ground Floor in a storage cupboard. Emergency lighting units are provided for the communal landings, stairs, lift motor room, bin store and roof space.	Trivial
Section 10	**Compartmentation** The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance. All flat entrance doors and communal doors are minimum FD30s fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. Communal fire door surveys conducted by Rapid Fire Team every 12 weeks. All service / storage cupboard doors are minimum 44mm 30-minute notional fire doors. Fire stopping issues around the lift motor room See section 10. Flat entrance doors annual check was last carried out on the 19/10/2026.	Tolerable

Section 11	**Fire Fighting Access & Equipment** The nearest Hydrant is situated outside the main entrance. The dry riser inlet is located within the ground floor main entrance lobby. Outlets are on all floors above. Maintenance contracts are in place to service the valves twice per year. Portable fire extinguisher is located within the lift motor room. The bin store is fitted with a fire suppression system.	Trivial
Section 12	**Fire Signage** Appropriate mandatory fire safety signage is in place. Signage identifying the battery storage area on the ground floor and solar inverter in the roof space is required.	Tolerable
Section 13	**Employee Training** All employees are encouraged to complete 'In the line of fire' training on an annual basis.	Trivial
Section 14	**Fire Precautions** The fixed electric tests should be done every 5 years last test completed 11/04/2022 This building has a solar installation on the roof. The isolator for the installation is in the roof space. There is no service contract in place for the solar PV system as highlighted in previous risk assessment. Capital investments are now dealing with this action.	Tolerable

Section 15	**Waste Control** Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store at lower ground level.	Trivial
Section 16	**Control and Supervision of Contractors and Visitors** Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	**Arson Prevention** A door entry system on both final exit doors prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation throughout the building.	Trivial
Section 18	**Storage Arrangements** There are no storage facilities available for residents within the communal areas. Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

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

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

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

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

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

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

(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 due to the normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls.

Some fire stopping issues have been raised in the roof area surrounding the lift motor room.

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 in the residential areas FD30s rated fire doors to flat entrances, FD30s communal fire doors, combined with suitable smoke detection to at least LD3 standard within flats and a Stay Put – Unless policy, do note, however the comments in the 'Observations' section below.

There are two protected staircases, automatic smoke ventilation, and a Stay Put 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:

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

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.

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 3 RPEEP's/PCFRA's that have been recorded in this building. These will be recorded and a suitable review date will have been set that is a maximum 12 months.

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

Nelson House
Upper Church Lane,
Tipton,
DY4 9PW

Description of the Property

This Type 1 Fire Risk Assessment relates to Nelson House, a detached 9-storey high-rise residential block constructed in 1964 by Wates Ltd for general needs housing. The building is of concrete frame construction with masonry infill panels and was originally built with a flat roof. The building has an overall height of approximately **21.6 metres**.

The block is situated on sloping ground, with the rear elevation built into the hillside. As a result, an external access stairway has been provided to facilitate safe access and egress at the rear of the building. The topography of the site has also enabled the provision of a lower ground floor bin store, which occupies only part of the building footprint.

Comprehensive refurbishment works were undertaken in 2017**,** which included significant upgrades to the external wall system (EWS). The refurbished façade incorporates Rockwool Duo Slab insulation (Euroclass A1)**,** blockwork construction to first-floor level, Bauclad high-pressure laminate (HPL) panels (Euroclass B-s2,d0) from first to eighth-floor level, and an external wall insulation (EWI) rendered system classified as Euroclass A2**.**

Additional refurbishment works included the replacement of balcony doors, installation of glass balustrades, replacement windows, and the construction of a steel-framed pitched roof incorporating aluminium standing-seam mineral wool core roof panels. A solar photovoltaic (PV) system was also installed as part of the roof upgrade.

The refurbishment project further included external landscaping improvements and the creation of additional parking facilities to enhance the overall environment and functionality of the site.

The block consists of 9 storeys (inclusive of the ground floor) with two dwellings to the ground floor and a further four dwellings to each floor thereafter.






The block has a main entrance to the front elevation, and a further entrance / exit located to the rear. The main entrance has a door entry system and a firefighters drop key override.









There are two staircases which provide a sufficient means of escape. The stairwell is ventilated by AOV on the 8th floor stairwell with an override switch on the ground floor by the main entrance and has openable windows on some floors which do not require a key.





The ground floor area also contains a door either side of the corridor on the one side is a cleaners storage room a caretaker's office and a door leading to storage cupboards for residents.






The doorway on the opposite side of the corridor contains some more resident storage cupboards and the central battery back up system for the emergency lighting in a cupboard.





Just inside the entrance door on the left is the incoming mains water for the block.



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



The Firefighters white box is located on the front elevation left-hand side of the main block.



The dry riser inlet is located within the ground floor lobby, inside a secure cupboard.





The AOV panel situated in the main lobby area, with smoke detection to activate them in both stairwells.







The main electrical intake is situated in a room on the ground floor by the dry riser inlet.



The dry riser outlets are located on all floors above ground with nominal FD30s doors and are accessible with a suited key.



There is one lift car that serves ground floor to the seventh floor. The capacity for the lift is 8 people or 630kg. The lifts have a firefighter control facility. The lift motor room is situated on the 8th floor, where you will find the access into the roof space.











There is a Secure Information Box (SIB) located on the ground floor in the front entrance lobby. It is a Gerda box that utilizes a standard WMFS suited key held on each fire appliance. The SIB contains floor plans, vertical plans, orientation plans, information for WMFS and a plan to indicate the location of those with vulnerabilities who may require additional consideration if there is a fire incident (RPEEP).



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



Access to the rooof void is via the lift motor room. Further access to external roof via steel ladder & skylight.



The block is fitted with a solar photovoltaic system on the roof. The roof void houses the PV system electrical inverter.





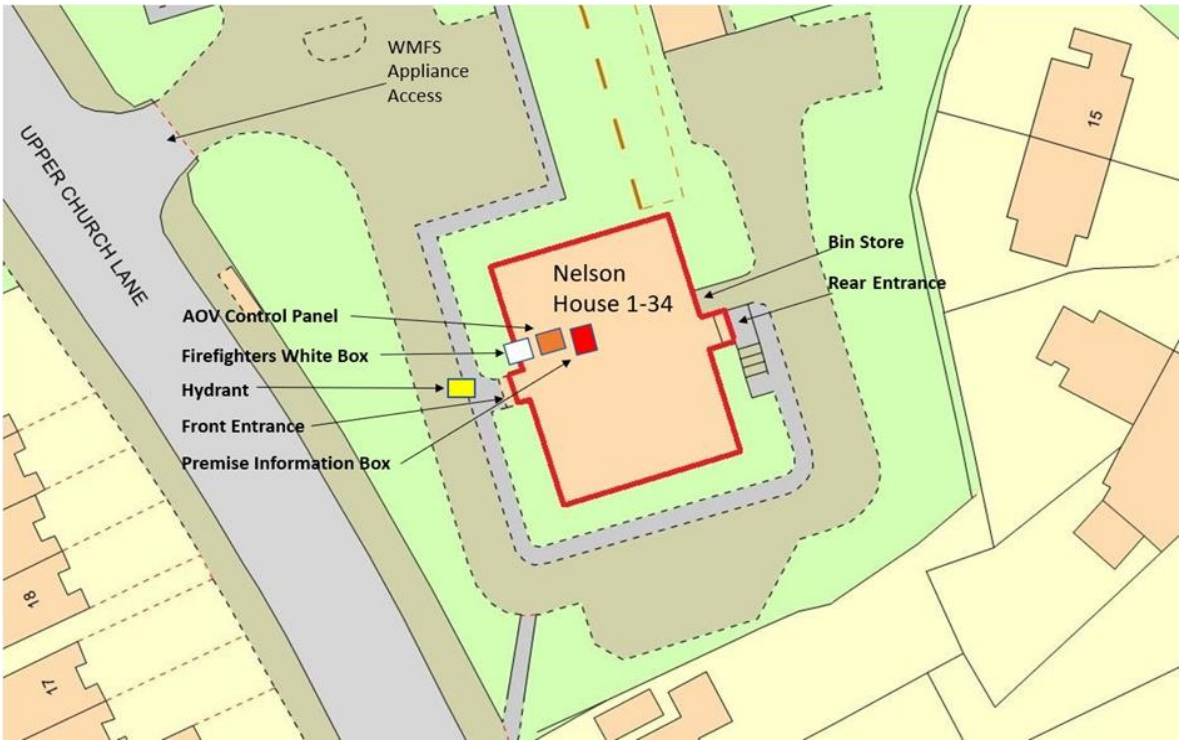
There are service cupboards on all floors for electrics, all doors are nominal FD30s doors and locked with a suited key. The main incoming electrical supply is in the ground floor lift lobby.



The bin store is in a small lower ground room, accessed from the rear of the block via a electric roller shutter at the side of the rear entrance steps. This compartment contains the bin room, and the bin store deluge system.



On arrival Information (for WMFS)



Address: Nelson House Upper Church Ln, Tipton DY4 9PW	**Survey date:** 26/11/2025	**ON ARRIVAL INFORMATION**

BUILDING LAYOUT

Size; Height	Approx. 21.6m - For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.
Construction	Concrete-Brick construction. Brickwork to 1st floor - Ibstock Staffordshire Smooth Blue / Cheddar Golden brick slips Above first floor; gable walls have insulated EWI mineral wool render (Fire Classification A2). The front and rear façade has high density Baudad laminate board panels (Fire Classification B-s2, d0). Powder coated aluminium window frames.
Number of floors	9 including the ground floor.
Layout	The block has a main entrance/exit to the front elevation of the building with an additional entrance/exit to the rear of the building. Ground floor consists of two occupied flats caretakers' office and tenant's stores behind FD30s timber doors separate from the lobby. Lift and two sets of staircases granting access to upper floors, with four flats on each floor and the lift motor room accessed on the 8th floor. Smoke extraction vents located at the top of both staircases with the control panel in the lobby at the main entrance door.
Lifts	1
Types of entrance doors	IG doors, FD30s composite fire doors to flats and timber FD30s doors to communal areas.
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber fire doors, other than ground floor.
Common voids	No
Access to roof/ service rooms	The motor room is located on the 8th floor; access to motor room via full height door (secured with a suited S4 mortice lock) from 8th floor landing, with further fixed steel ladder's leading up to the FD30s rated fire door into the enclosed roof void (secured with a suited S4 mortice lock) There is a vertical ladder and sky light leading out on the roof.
Occupants	Approx. 68 based on an average of 2 occupants per flat (34 flats)
Evacuation strategy	Stay Put Unless- The escape strategy is **'Stay Put Unless.'** This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building, you should stay put unless you are affected by fire or smoke.
Fire alarm/ evacuation alarm	Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats.
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.

FIREFIGHTING SYSTEMS

Water supplies	Fire hydrant is located 3m from the front entrance of the building, the fire hydrant is positioned on the orientation plan.
Fire mains	The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type S4 suited mortice lock.
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter control switch is located within the ground floor lobby.
Smoke control vents	Automatic smoke ventilation is employed on both staircases. There are master reset key switches located on the ground floor.
Sprinkler system	A sprinkler system is implemented within the bin store.

DANGEROUS SUBSTANCES

Location, type, and quantity	ROOF – FLUE TERMINALS X 9 CEMENT UN-SEALED PRESUMED CHRYSOTILE, GROUND FLOOR STORAGE AREA X 2 – LARGE DIAMETER PIPE FLOOR TO CEILING CEMENT 2.5 lgv SEALED PRESUMED CHRYSOTILE, MAIN ROOF SARKING OR FLAT ROOF MINERAL FELT BITUMINOUS.

SERVICES

Electricity	Electric meter cupboards located on each floor of the block.
Gas	Gas isolation points located on the orientation plan.

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-Rise
Number of Floors	9
Height	21.6M
Approximate floor area	2400 M² approximately
Date of Construction	1961
Construction Type	Reinforced concrete frame
Last Refurbished	2017
External Cladding	Blockwork to 1st floor - Ibstock Staffordshire Smooth Blue / Cheddar Golden brick slips Above first floor, gable walls have insulated EWI mineral wool render (Fire Classification A2) The front and rear façade has high pressure Bauclad laminate panels (Fire Classification B-s2, d0). Aluminium fascia's all round
Number of Lifts	1
Number of Staircases	2
Automatic Smoke Ventilation to communal area	Yes, 8th floor front & rear stairwell
Fire Alarm System	No
Refuse Chute	Yes, 1 rear staircase
Access to Roof	Access to roof area via door within the lift motor room. Further access to external roof via steel ladder & skylight.
Equipment on roof (e.g., mobile phone station etc)	Photovoltaic panels.
WMFS Audit	None
Enforcement action	No
Fire strategy	30/05/2025

Persons at Risk

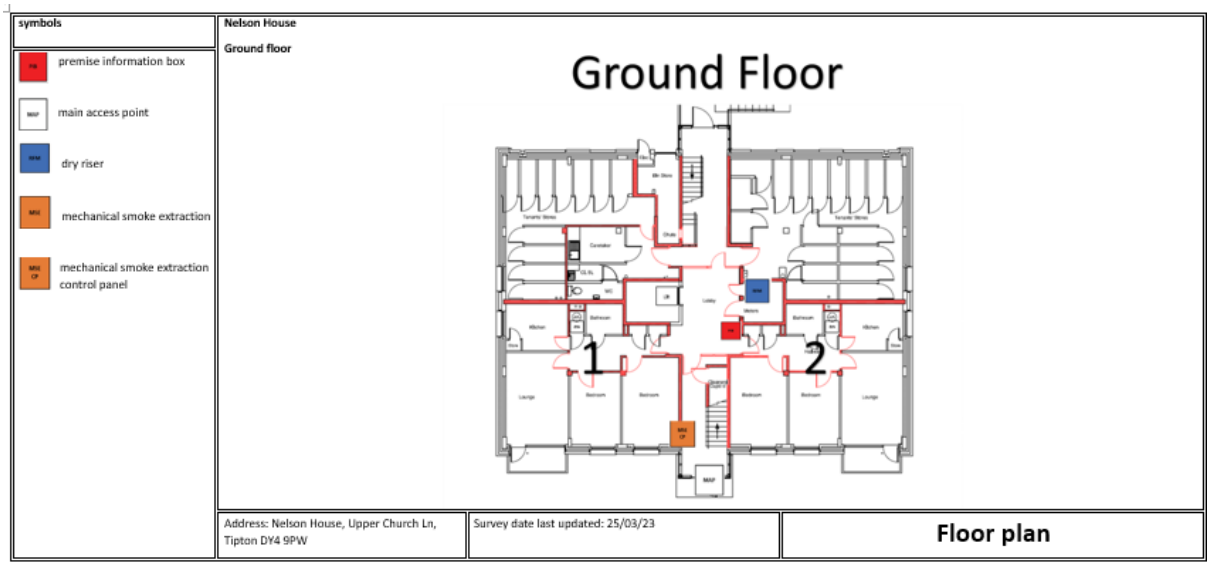
Residents / Occupants of number of 34 flats.
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g., meter readers, delivery people etc)
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

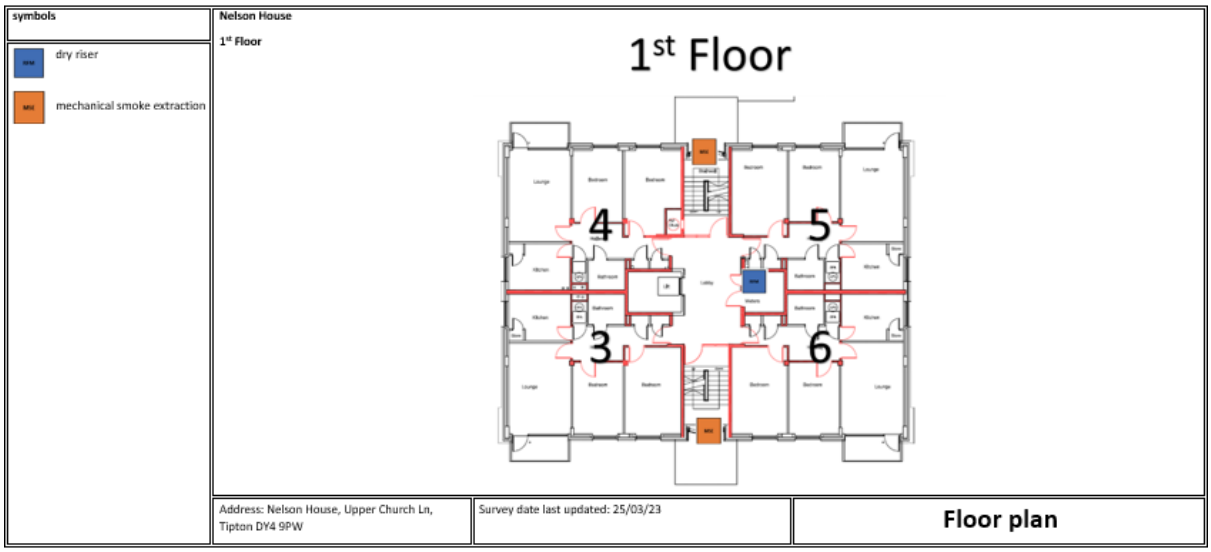
Section 5

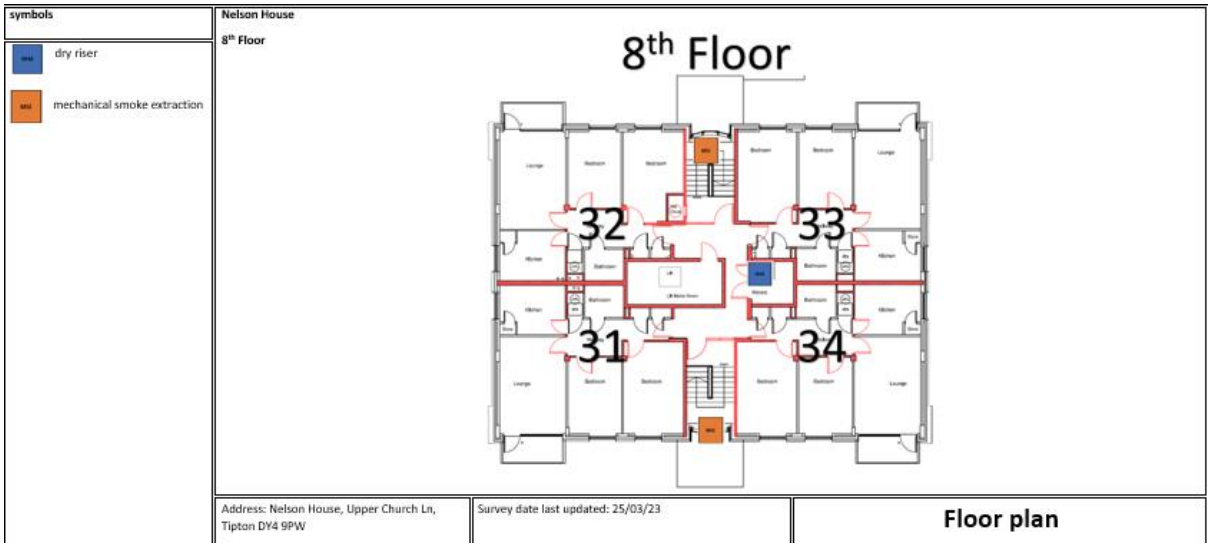
Building Plan

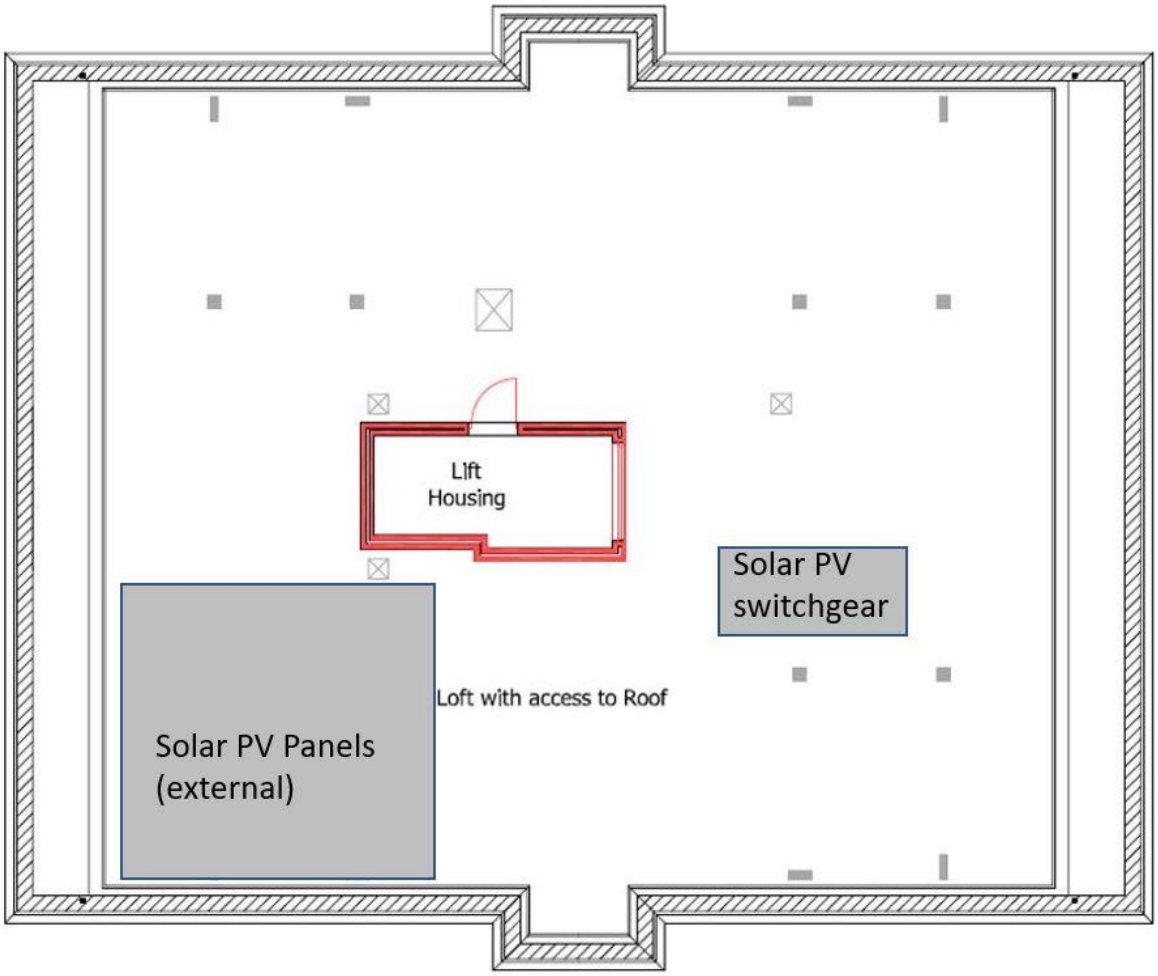
A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

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






symbols
dry riser
mechanical smoke extraction
Nelson House
8th Floor
8th Floor
32
33
31
34
Address: Nelson House, Upper Church Ln, Tipton DY4 9PW
Survey date last updated: 25/03/23
Floor plan


Lift Housing
Solar PV switchgear
Loft with access to Roof
Solar PV Panels (external)

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.

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

An External wall survey (PAS9980 step1) was completed on the 19/06/2025 This FRAEW was undertaken by Firntec Building Compliance and is suggested to be reviewed on the 19/06/2030.

Following the survey an intrusive fire risk appraisal (PAS9980 steps 2-5) was conducted on the 27/08/2025 with suggested review date of 27/08/2030. The findings of the survey deemed the overall risk of the building to be Low with no recommendations.

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system of Nelson House.



1) Nelson House has 4 separate areas of cladding consisting of.

- Blockwork ground to first floor consisting of Ibstock Staffordshire Smooth Blue & Cheddar Golden brick slips.
- Bauclad high pressure laminate panels manufactured by Euro Clad LTD 1st – 8th floors. Fire classification B-s2-d0.
- Wetherby EWI render system to the gable ends (fire classification A2) – 1st – 8th floors.
- 2mm thick aluminium fascia's.

2) Mineral wool manufactured by Rockwool (classification A1) has been used to insulate the external wall system.

3) The front and rear entrances to the building have powder coated aluminium doors.

4) The pitched roof is a steel framed construction with aluminium standing seam with mineral wool core.

External Wall Systems and Attachments on the Building

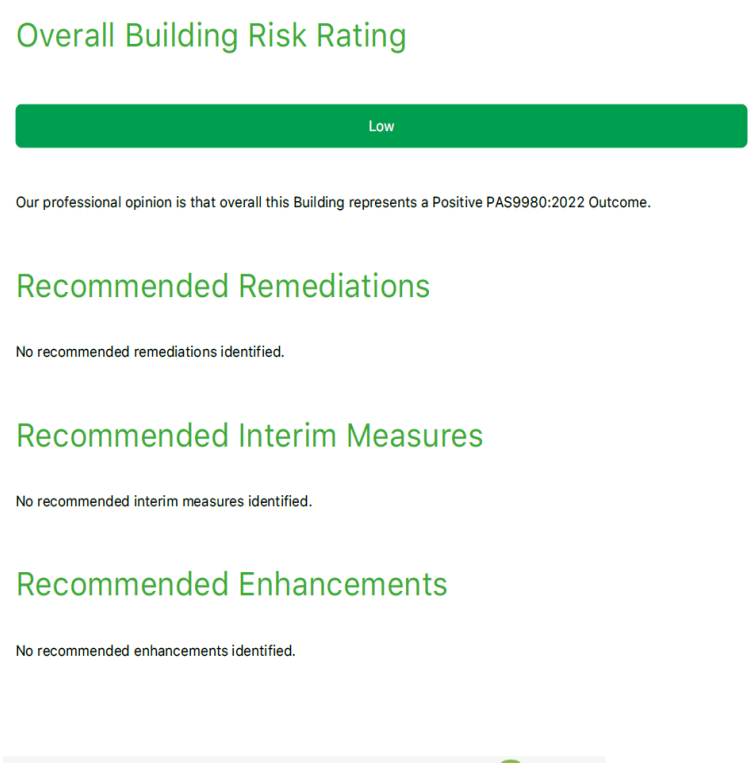
8 areas were inspected to gain data about the building's wall constructions. See the Inspections section of this report for full inspection details.

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

6 Items	Effect	Risk
Wall Construction HPL (TRWD97)	Neutral	Low
Wall Construction Masonry (Brickwork) (DP2FS9)	Positive	Low
Wall Construction Render (TPJ4FI)	Positive	Low
Attachment Cantilever Balcony (WPU1S9)	Positive	Low
External Window Top, Mid, Side Hung Casements (1DNCGH)	Neutral	Low
External Door Single Leaf Entrance Doors (FSVJCC)	Neutral	Low

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

The overall risk to the building was noted as low with no recommendations, see below;



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.

Recommended Enhancements

No recommended enhancements identified.

5) Each flat within the block has access to an individual balcony. These are cantilevered concrete floors with an aluminium and glass construction.



6) All windows are double glazed units housed in aluminium outer frames.



7) All communal windows open without the use of a key.

8) Front and rear entrance doors are controlled by a fob system with a firefighter switch.









Section 7

Means of Escape from Fire

1) Individual flat doors are notional IG doors.







Nelson House 1-34 (o&e)	Nelson House 1-34 (o&e);Upper Church Lane;Tipton;West Midlands;		
Nelson House 1-34 (O&E)	1 Nelson House;Upper Church Lane;Tipton;West I	IG Doors	Not glazed
Nelson House 1-34 (O&E)	2 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	3 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	4 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	5 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	6 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	7 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	8 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	9 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	10 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	11 Nelson House;Upper Church Lane;Tipton;West	IG Doors	Not glazed
Nelson House 1-34 (O&E)	12 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	13 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	14 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	15 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	16 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	17 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	18 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	19 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	20 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	21 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	22 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	23 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	24 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	25 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	26 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	27 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	28 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	29 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	30 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	31 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	32 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	33 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed
Nelson House 1-34 (O&E)	34 Nelson House;Upper Church Lane;Tipton;Wes	IG Doors	Not glazed

2) No access was gained individual flat doors for the purpose of a fire door inspection. Annual non-intrusive flat entrance door checks are carried out by the SMBC fire rapid response team. The annual flat entrance door checks are planned to be carried out 19/10/2026. And recorded electronically by SMBC, any doors that are unable to be accessed will be contacted and rebooked in.

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




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

5) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.



6) There are no dead ends along the means of escape.

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

8) The communal landing / staircases are protected by use of self-closing nominal FD30s fire doors with vision panels & intumescent strips / cold smoke seals.



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



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

11) The maximum travel distance from a flat to the furthest protected stairwell, place of reasonable safety is 5.2 metres.

12) The bin chutes are located on the landing area of the rear staircase.



13) The site has two protected staircases that provide a sufficient means of escape. Each staircase is 990mm in width from handrail to wall and leads directly to a fire exit door at ground level.



14) Automatic smoke ventilation is employed. This is tested, inspected and maintained by a competent contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.

15) Automatic smoke ventilation is installed to the two windows at the head of the staircase on the 8th floor. The controls and repeater panel are in the ground floor lobby.







16) Communal windows on the staircase are aluminium frames with double glazed units which are openable without the use of a key.





17) Service cupboards are 44mm nominal fire doors with intumescent strips and cold smoke seals, secured with type 138 suited mortice locks to allow residents access to their electricity meters.




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





20) The two final exit doors have a door entry system installed. These systems are designed to failsafe i.e. in the event of a power failure the door will unlock. This helps prevent residents being locked in or out of the building.







Definitions Fire Doors.

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

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

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

Section 8

Fire Detection and Alarm Systems

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

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

3) AOVs are in the 8th floor staircases; control switches are located on the ground floor lobby area.

4) Based on a sample of properties, previous risk assessments and via SMBC's Job Manager system, 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

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) Hardwired smoke detection was noted within the area containing resident's storage sheds.





7) **It is recommended that a heat detector is fitted in the lift motor room for early warning detection for anyone working in the roof void. See Action 8/7**

8) A deluge system is provided to the refuse chute bin store. The control panel is located within the lower ground floor.
An approved contractor maintains the system. The frequency for the maintenance checks is twice per year. (April and October).





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.

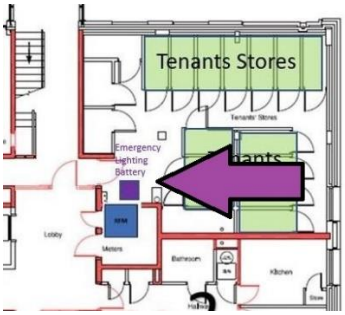


2) The emergency lighting units are provided to the communal landings, stairs and lift motor room and ground floor storage area.

3) The emergency lighting central battery system is situated on the ground floor in a cupboard in a storage area.







4) The battery storage cupboard has a ventilation grill on the side to allow airflow. And two grills situated in the door.









5) All installed emergency lighting equipment is checked and tested in accordance with BS 5266:2025 by Sandwell MBC in house electrical team or an approved contractor.



6) An annual 3 hours drop down tests are also carried out and recorded; the last test was carried out in 03/08/2026.

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 building has sufficient passive controls that provide effective compartmentation in order 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.

3) The building 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 has not been compromised by third parties and where applicable enhance the fire stopping.

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

5) The communal landing / staircases are protected by use of self-closing nominal FD30s fire doors with vision panels & intumescent strips / cold smoke seals.



6) A variety of methods & materials have been used to achieve fire-stopping including intumescent fillers on cable penetrations and pads or pillows within cable metal trunking.




7) **Some cables passing through the lift motor room into the roof space require fire stopping. See Action 10/7**



8) **The exit to the roof space has been made from ply board and has pipe and cable tray penetrations into the roof space. After discussions with management this will be painted inside and out with a intumescent paint and any gaps sealed, and the penetrations fire stopped. See Action 10/8**









9) **Building foam and pink foam is present in the roof space around the metal roof stations. All foam is to be removed and investigated where necessary correct fire stopping methods should be employed to correct where necessary.**
See Action 10/9







Section 11

Fire Fighting Access & Equipment

1) Access to Nelson House for fire appliances can be gained via Upper Church Lane. All roads are tarmac.



2) The nearest Hydrant is outside the front entrance situated in the footpath.



3) The dry riser inlet is located in the main entrance lobby directly Infront of the main entrance, this is easily accessible and approximately one hose length away from a fire appliance.



4) The dry riser is checked regularly as part of the Caretakers duties.

5) Maintenance contracts are in place to service the dry riser valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990

6) There is a dry riser that serves the building. The outlets are located on each floor in a cupboard behind a notional Fd30 door upgraded to have smoke seals and located on the communal lobby of each floor. Each valve is secured with a cable tie. The caretakers check the cable tie is intact as part of their weekday inspections.




7) The smoke control status panel is located on the ground floor lobby area.





8) 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.

- CO2 to the lift motor room.




9) A fire suppression system is fitted in the bin room and serviced 6-monthly.



Section 12

Fire Signage

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



2) Fire Action Notices are displayed throughout the building.



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





4) Dry riser cupboards are clearly visible.



5) Directional escape signage has been installed throughout the building.



6) Yellow LPG warning signs are displayed within the lift car.



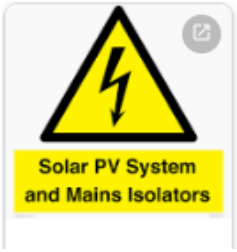
7) Signage illustrating the floor location of each flat is fitted to the ground floor lobby wall.



8) Photoluminescent wayfinding signage illustrating floor level and flat numbers are fitted to the walls on all floors adjacent the lift car's 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) **Warning signage for PV solar System should be displayed on the plant room door in roof space. Example below. See Action 12/9.**



10) **Warning signage for the Central Battery System should be displayed on the plant room door See action 12/10.**



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

6) Information regarding building safety and fire safety is contained within a Building Safety Notice and fire notice. These are fixed to the wall in the ground floor lift lobby area.





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


IMPORTANT NOTICE

FIRE DOORS

Fire doors are crucial life safety devices, designed to restrict the spread of smoke and fire for a substantial period of time.

You must ensure:

- Fire doors are kept shut when not in use.
- Residents and visitors do not tamper with doors or self-closing devices.
- Any faults or damage is reported immediately to the Contact Centre using the details below.

You must NOT:

- Alter or change your flat front door or internal doors without prior consent from Sandwell Council.

We will:

- Ensure caretakers check communal fire doors.
- Carry out an audit of communal fire doors every 12 weeks.
- Check your flat entrance fire door every year.

ANY UNAUTHORISED MODIFICATIONS MAY PUT LIVES AT RISK

This information is provided in line with the Fire Safety (England) Regulations 2022 to ensure the safety of residents and building users is not negatively impacted by the modification / misuse of fire doors.

PLEASE REPORT ANY DEFECTS OR CONCERNS WITH FIRE DOORS TO:

Name: Contact Centre

Phone: 0121 569 6000

Email: customer_services@sandwell.gov.uk

On-line: My Sandwell Account

Sandwell

Use QR Code to access Fire Safety Advice

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


Fire safety advice

Sandwell

We are committed to educating residents about fire safety and what you should do in the event of a fire in your own home or another part of the building.

What to do if a fire breaks out in your flat

1. Leave the room where the fire is and close the door.
2. Alert anyone else in the property that there is a fire and leave the flat, closing all doors behind you.
   Do not stay to put out the fire.
3. Use the staircase to exit the building.
   Do not use the lift.
4. Dial 999 and wait for the fire service to arrive.
   Do not re-enter the building.

What to do if you see or hear a fire in another flat or part of the building

1. It will normally be safest for you to remain in your flat and stay put unless the heat or smoke from the fire is affecting you.
   If your safety is compromised, then you should leave the building following the guidance as if the fire was in your flat.
2. If you are instructed to leave by a member of the emergency services, you should do so immediately.
3. In either case, use the staircase to exit the building.
   Do not use the lift.

'Stay Put/Unless' is an evacuation strategy used in purpose-built blocks of flats. It is in place to keep people safe when they are not in an area directly affected by fire.

If you notice any fire doors within the building that are damaged or wedged open, or have any other concerns, please call us on 0121 569 6000.

9) The Building Safety Team surveyed residents of Nelson House during May 2025 and visited every flat on Wednesday 28 January 2026. Residents who were not available also had the option to complete the survey online or postal return.

- 29% (10) of households have given us their feedback. Of those responses:
- 100% (10) of households agreed that they feel safe in their own home.
- 70% (7) of households agreed that they feel safe within the communal areas of the block.
- 100% (10) of households who responded confirmed they are happy with how often the smoke alarms are checked by Sandwell Council.
- There was 0 reported fire within Nelson House in the last 12 months.
- An external wall survey was conducted by Firntec on behalf of Sandwell Council on Wednesday 27 August 2025, the summary of the report showed that the overall risk of external fire spread is low, and no further work is required.

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

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

11) The Resident Engagement Strategy for Nelson House will be reviewed in 12 months to include current details and any emerging topics.

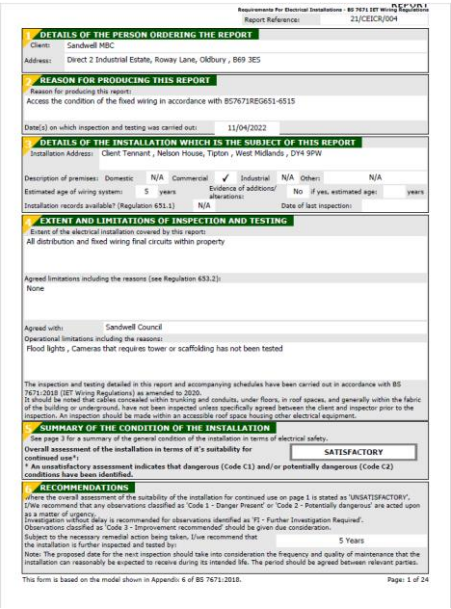
Section 14 Fire Precautions

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

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

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

4) The fixed electrical installation shall be tested every 5 years. The last inspection was recorded as satisfactory and completed on 11/04/2022.



Report Reference: 21/CEICR/004

DETAILS OF THE PERSON ORDERING THE REPORT

Client: Sandwell MBC

Address: Direct 2 Industrial Estate, Roway Lane, Oldbury , B69 3ES

REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

Access the condition of the fixed wiring in accordance with BS7671REG651-6515

Date(s) on which inspection and testing was carried out: 11/04/2022

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: Client Tennant , Nelson House, Tipton , West Midlands , DY4 9PW

Description of premises: Domestic N/A Commercial ✓ Industrial N/A Other: N/A

Estimated age of wiring system: 5 years Evidence of additions/ alterations: No If yes, estimated age: years

Installation records available? (Regulation 651.1) N/A Date of last inspection:

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

All distribution and fixed wiring final circuits within property

Agreed limitations including the reasons (see Regulation 653.2):

None

Agreed with: Sandwell Council

Operational limitations including the reasons:

Flood lights , Cameras that requires tower or scaffolding has not been tested

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020.
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: SATISFACTORY

* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 5 Years

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

This form is based on the model shown in Appendix 6 of BS 7671:2018. Page: 1 of 24

5) The fans situated in the roof space which facilitate airflow through the building are on a service contract and get serviced regularly the last service was carried out on the 05/03/2026.

6) The Solar inverter is situated in the roof space. It was raised on the previous risk assessment that no service contract was in place for the solar panels and inverter. Capital investments are in the process of

sourcing a contractor and undertaking condition reports on the install including the battery storage system on all high-rise blocks.

.

7) The emergency lighting central battery supply is situated on the ground floor in a locked ventilated cupboard. The last 3-hour battery drop test was carried out on the 27/06/2025. An email was sent to our electrical team who confirmed the test is booked in to be completed.

8) The last monthly test recorded on the emergency lighting system was on 03/07/2026, which was a one-hour test.

9) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651 and certification is kept electronically by SMBC.



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

11) There is no facility provided at Nelson House for the use of charging Electric Motor Vehicles.

Section 15 Waste Control

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

2) Refuse containers emptied regularly and stored underneath the ground floor behind a motorised roller shutter door. Keys for the roller shutter door are stored in the firefighter's box on the front of the building.







3) The bin store is protected with an Autoquench sprinkler system (suited cylinder key). The control panel is located on the wall within the ground floor area containing the welfare room, WC, resident storage sheds. This area is accessed via the door in the rear entrance lobby on the staircase side (suited 138 key & mortice lock).



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

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

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

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

4) There is no current evidence of arson.

5) The perimeter of the building is well illuminated.

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

Section 18

Storage Arrangements

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



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

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

4) No store cupboards are available to tenants.

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



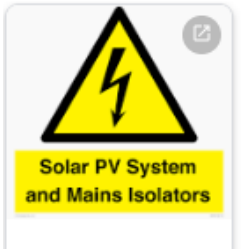
Name of Premises or Location: Nelson House Tipton

Date of Action Plan: 26/10/2026

Review Date: 10/2027

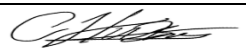
Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
8/7	It is recommended that a heat detector is fitted in the lift motor room for early warning detection anyone working in the roof void.	N/A	P3	3-6 Months Electrical	

10/7	Some cables passing through the lift motor room into the roof space require fire stopping.		P2	1-3 Months Fire Rapid Response	
10/8	Lift motor room, exit to the roof space is made from plywood and requires coating in intumescent paint, all gaps filled and penetrations of pipes and cable tray to be fire stopped correctly.	 	P3	3-6 Months Fire Rapid Response	
10/9	Building foam and pink foam is present in the roof space around the metal roof stations. All foam is to be removed and investigated where necessary correct fire stopping methods	 	P2	1-3 Months Fire Rapid Response	

	should be employed to correct where necessary.				
12/9	Warning signage for PV solar System should be displayed on the plant room door in roof space.		P3	Asset Management 3-6 Months	
12/10	Warning signage for the Central Battery System should be displayed on the plant room door.		P3	Asset Management 3-6 Months	

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	

Officer:	Signed:	Contact Details:	Qualifications:	Date:
Craig Hudson		07345 446906	L4 Diploma in FRA	19/10/2026

Verified	Signed:	Contact Details:	Qualifications:	Date:
C. Hill		07436 054467	L4 Diploma in FRA	19/10/2026

FRA actions audited by:	Signed:	Contact Details:	Qualifications:	Date:
Tony 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: Nelson House

Updated: 04/06/2025

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.

Report No.:	J411280
Nature of Work:	Management Survey
Issue Date:	04/06/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL49640NE02 8
Site Address:	1-34 Nelson House, Tipton, DY4 9PW



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	13/05/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Paul Walters
Technical Review Officer
04/06/2025

Non-accredited activities are present within this report.

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