Fire Risk Assessment

Nelson House

1 – 34 Nelson House,
Upper Church Lane,
Tipton,
DY4 9PW.

Date Completed: 01/10/2025

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

Checked By: C. Hill **Building Safety Manager**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

Section 0 Introduction

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 type 1 fire risk assessment has been written to comply fully 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/info/200195/contact_the_council/283/feedback_and_complaints or by phone on 0121 569 6000.

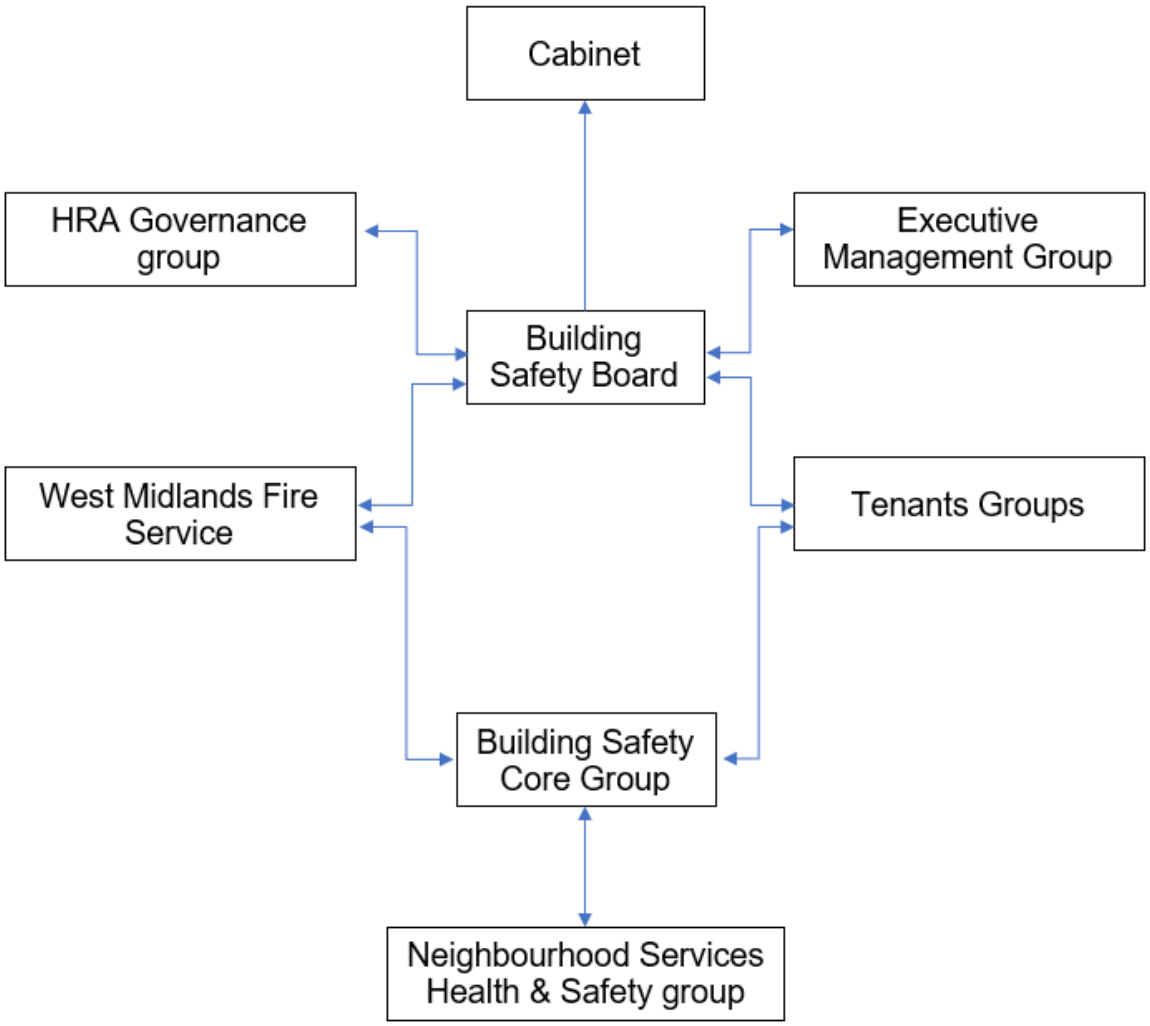
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment.

This then is 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 become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.



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

Significant findings

The significant findings (executive summary) of the fire risk assessment include 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 or smoke.

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.	Trivial
Section 7	**Means of Escape from Fire** There are 2 protected staircase's that provide sufficient means of escape. 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. Fire exit doors in the storage areas require thumb twist locks to be fitted.	Tolerable
Section 8	**Fire Detection and Alarm Systems** Fire detection within flats is installed to a LD2 or LD1 standard. Smoke detection to storage areas on ground floor Automatic opening vents are installed to both stairwells. A deluge system is provided to the bin store.	Trivial
Section 9	**Emergency Lighting** The premises have a sufficient emergency / escape lighting system with a central battery for emergency power.	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. All communal and flat entrance doors are 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls. A small amount of fire stopping is required. All service / storage cupboard doors are minimum 44mm 30-minute fire doors.	Tolerable
Section 11	**Fire Fighting Equipment** There is a fire hydrant adjacent the front main entrance. The dry riser serves all floors from 1-8. There is a C02 fire extinguisher within the lift motor room. There is a deluge system in the bin store.	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. Last EICR dated 11/04/22, recorded as satisfactory. There are no service records available for the servicing and maintenance of solar PV equipment provided for this building.	Tolerable

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	**Arson Prevention** A door entry system prevents unauthorised access & perimeter lighting is in place. CCTV is installed.	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 ☐ Medium ☒ High ☐

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

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the hazards that have been highlighted within the risk assessment. It is noted that there are no service records available for the servicing and maintenance of solar PV equipment provided for this building. It is recognised that a robust servicing and maintenance programme will take time to procure, therefore as an interim measure, an approved contractor should be appointed to service and inspect the equipment in the short term.

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 (apart from the actions raised in Section 10) to include FD30s rated fire doors to flat entrances, FD30s communal fire doors, combined with suitable smoke detection to LD1 / LD2 standard within flats, automatic smoke ventilation system to each floor and a Stay Put – Unless policy.

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.

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:

Risk level	Action and timescale
Trivial	No action is required; no detailed records need be kept.
Tolerable	No additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

(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

Persons at significant risk of fire does not just refer to those people with physical, sensory, or mental health issues. It also includes those at risk due to the layout or features of the building such as inner rooms or dead-end conditions. Persons may also be at risk due to remote or lone working.

The RR(FS)O requires that these people are identified in any fire risk assessment.

Sandwell Council is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.
With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

When a PEEP is in place, the relevant information will be kept 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.

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		
Fire Safety 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 Louis Conway	**Fire Risk Assessors** Craig Hudson Mohammed Zafeer Stuart Henley	**Resident Engagement Officers – Fire Safety** Abdulmonim Khan Ethan Somaiya Hannah Russon

Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change.

Section 4 Description of Premises

Nelson House 1-34
Upper Church Lane
Tipton
West Midlands
DY4 9PW

Description of the Property

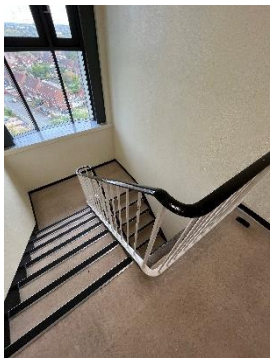
This type 1 fire risk assessment encompasses Nelson House.
This detached 9 storey high-rise block was designed & constructed in 1964 by Wates Ltd for general needs housing utilising a concrete frame with masonry infill and a flat roof construction. The height of the block is 21.6 metres. The block is built into a slope at the rear, creating the need for an external access stairway. The slope at the rear has also allowed the bin store to be constructed on a lower ground floor, not covering the full footprint of the block.
During 2017 refurbishment works, the external wall system to all elevations was upgraded to include Rockwool Duo Slab insulation (class A1), blockwork to 1st floor level, Bauclad high pressure laminate panels (class B-s2-d0) from 1st to 8th floors and an EWI render system (class A2). Also, replacement balcony doors & glass balustrades, replacement windows and a steel frame pitched roof with aluminium standing seam mineral wool core roof panels, and a solar PV system were installed. During the 2017 refurbishment, landscaping enhancements, and additional parking provisions were added.



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.

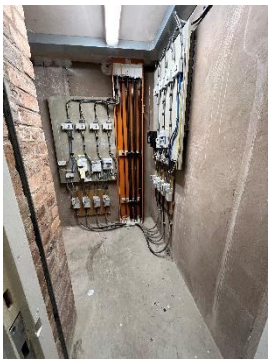
The block has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation. Both entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter door override switch by use of a drop latch key.

There are two protected staircases to the front and rear of the building that serve all floors, ground floor to the eighth floor.
The stairwells are ventilated by AOV vents at the top of the stairwells and have openable windows on all stairwell floors.

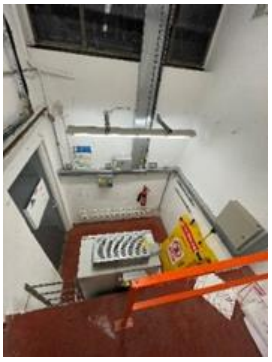
The communal landings are protected using self-closing FD30s fire doors with vision panels. The bin chutes are within the protected staircase.

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

There is one lift car provided, serving the ground floor to the seventh floor. The lift motor room is on the eighth floor. The lift has a firefighter control facility.

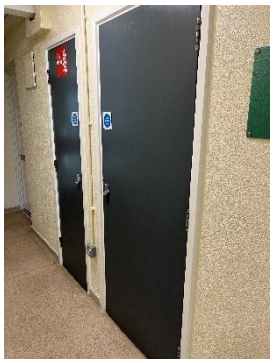


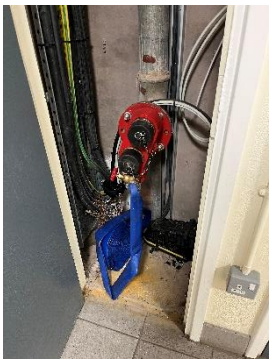



The block is fitted with a solar photovoltaic system on the roof, accessed via the lift motor room. The roof void houses the SPV system electrical switchgear.



On the ground floor, in the entrance foyer, there is a cleaner's cupboard beneath the front staircase. In the ground floor lift lobby, there are two service cupboards, one containing electrical switchgear and the CCTV server and one housing the dry riser inlet.

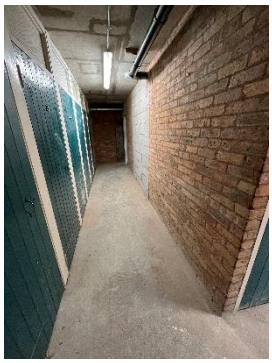





The ground floor of the block contains two areas containing residents' storage cupboards. Both areas are behind FD30s doors. The left-hand area (from the front view) also contains a cleaner's cupboard with welfare room and WC. The opposite right-hand area also houses two electrical cupboards containing the emergency lighting battery back-up unit and electrical switch gear.





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

The bin store is situated to the right-hand side of the rear entrance. Next to the bin store entrance is a metal door housing the incoming electrical supply.

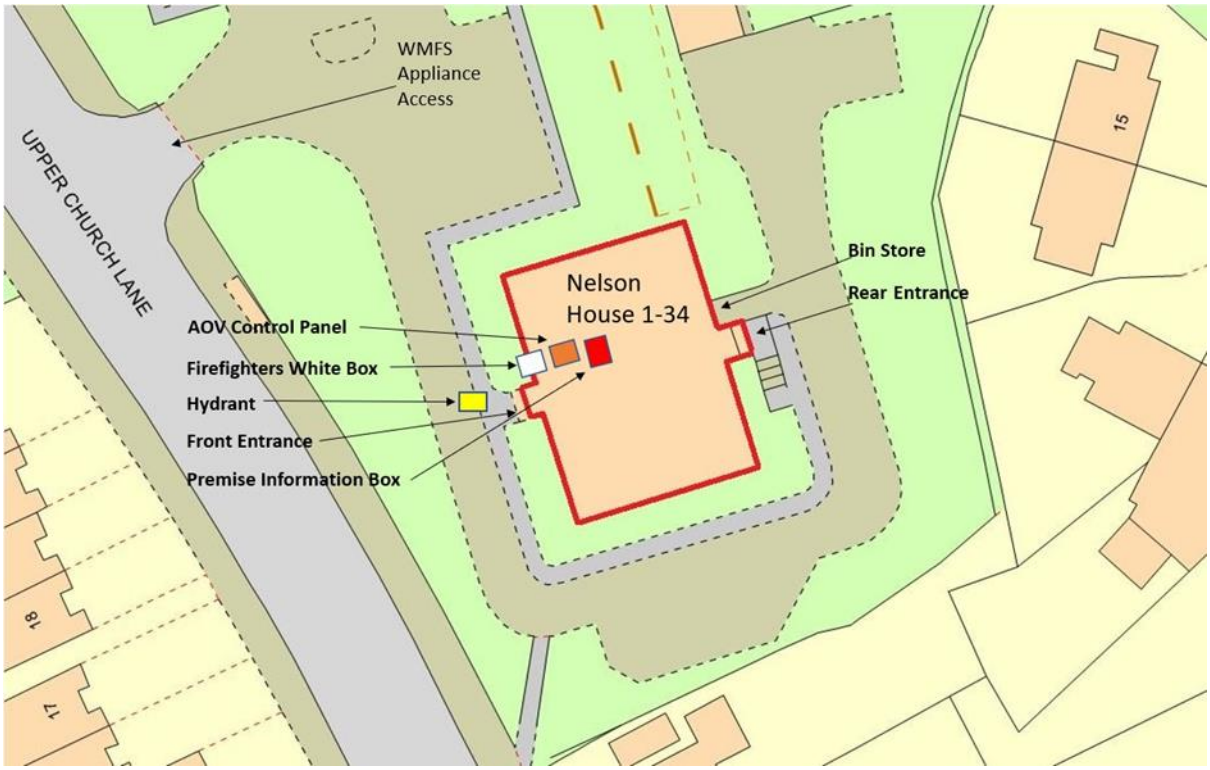
There is a Secure Information Box (SIB) located on the ground floor in the front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance. The SIB contains floor plans, vertical plans, orientation plans, information for WMFS and a plan to indicate the location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

On arrival Information (for WMFS)



Address: Nelson House Upper Church Ln, Tipton DY4 9PW	**Survey date:** 25/03/2023	**ON ARRIVAL INFORMATION**

BUILDING LAYOUT

Height	21.6m
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 Bauclad 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 54 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 54 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 fire hydrant located 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 54 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 lm 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

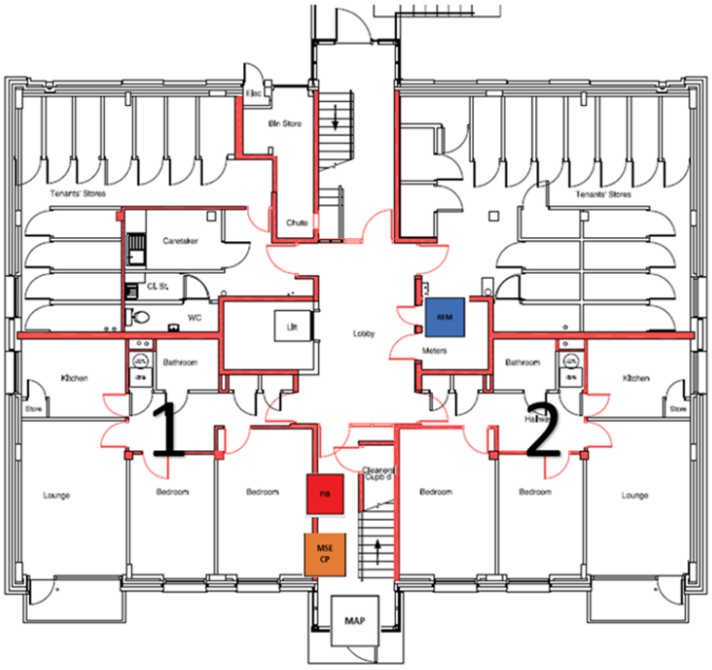
High/Low Rise	High
Number of Floors	9
Date of Construction	1964
Construction Type	Concrete / Masonry
Last Refurbished	2017
External Cladding	Blockwork to 1st floor - Ibstock Staffordshire Smooth Blue / Cheddar Golden brick slips Above first floor, gable walls have insulated EWI mineral wool render (Fire 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, to stairwells.
Fire Alarm System	No communal area AFA
Refuse Chute	Yes – 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)	Solar PV System

Persons at Risk
Residents / Occupants 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)

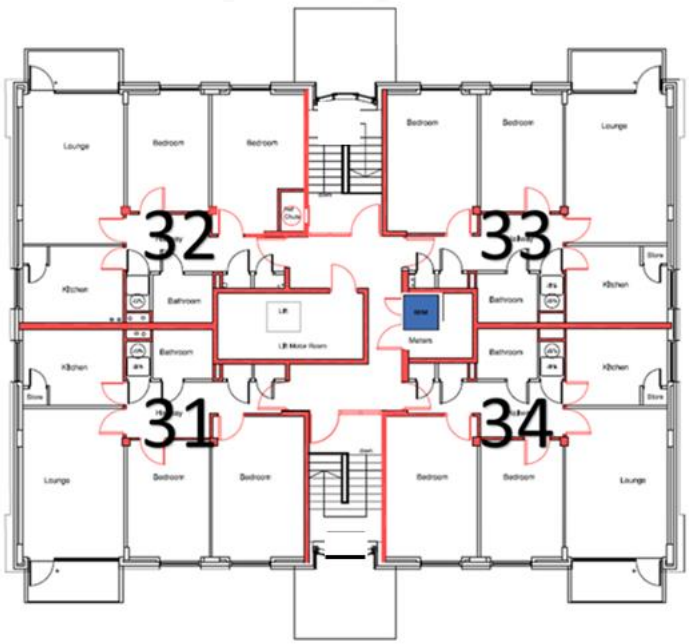
Section 5 Building Plan

A typical floor layout showing horizontal lines of compartmentation.

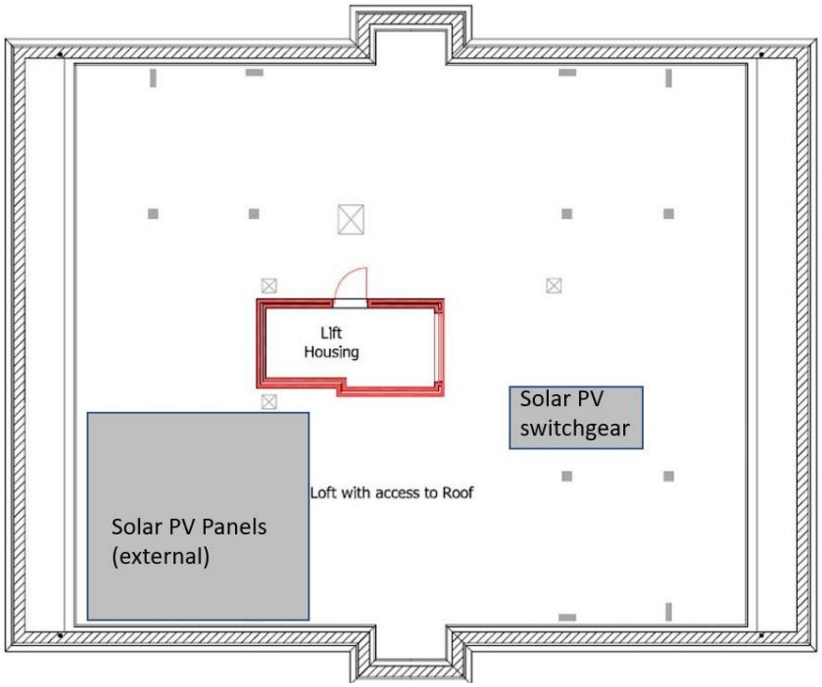
Ground Floor



Typical Upper Floor



Roof


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

Section 6

External envelope

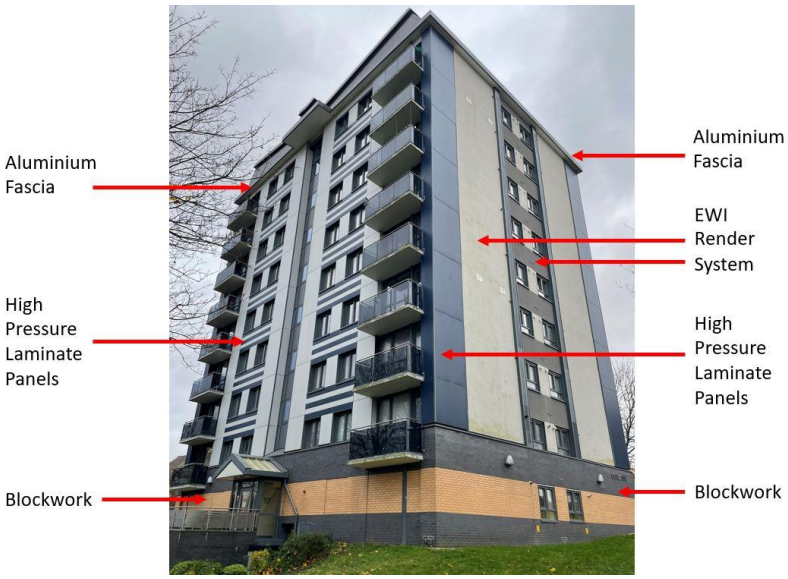
Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors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

SMBC have procured the services of an approved contractor to conduct an intrusive external wall survey of the building, this will be conducted following PAS9980 Steps 1 & Steps 2-5 where necessary.

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) 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 fasciae.

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

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

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

5) Windows to individual flats and communal storage areas are powder coated aluminium externally and timber internally.

6) Each flat within the block has access to an individual balcony. The balconies are constructed utilising cantilevered concrete with a steel and glass balustrade.

Section 7

Means of Escape from Fire

1) The site has a single staircase that provides a means of escape and is 1000mm in width.


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. Overall travel distance is approx. 3 metres. However, two dead end corridors exist within the two residents' storage cupboard areas on the ground floor. See observations below.

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

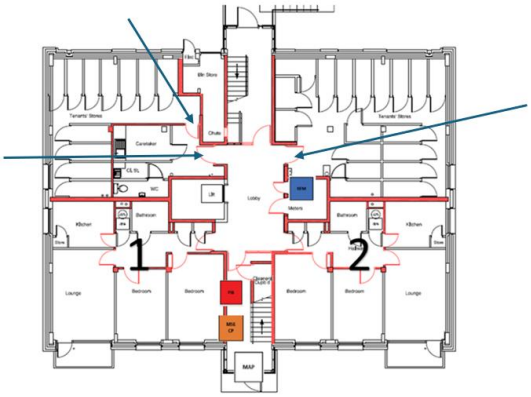
5) The communal landing / staircases are protected by use of FD30s timber doors with vison panels & combination frames. All doors were installed during the 2017 refurbishment.


6) 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).

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

8) 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.

9) The fire exit doors from the two residents' storage shed areas require the internal key locks to be replaced with thumb twist locks. This will prevent the chance of persons becoming accidentally locked in these corridors in the event of an emergency. A total of three locks require changing, two in the righthand side and one in the lefthand side. See Action 7/9



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

10) Automatic opening vents have been installed to both stairwells. The information panel and firefighter override switch are in the entrance of the ground floor lobby.


11) Communal windows to each staircase are openable.

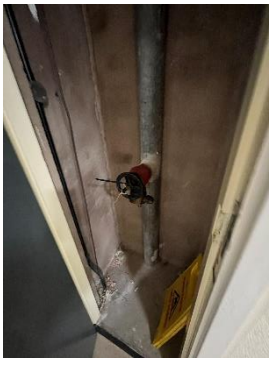
12) The refuse chute hoppers are fitted with intumescent strips and smoke seals. All hoppers are in the rear stairwell.

13) 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.

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


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

16) Dry riser inlet / 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.

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

18) The surface coatings to the communal areas are Euro Class B-s3, d2 rated.

19) 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.

20) Individual flat doors are non-glazed FD30s composite doors, manufactured by IG Doors.

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

21) Access was gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.

a) Flat 23 - Door is correct.

b) Flat 26 - Door is correct.

c) Flat 22 - Door is correct.

d) Flat 19 - Door is correct.

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) Based on the sample of properties assessed during the fire risk assessment, the assessor confirmed that smoke alarms are installed to an LD1 and LD2 Standard. Flats assessed were: -

Flats; 23 LD1, 26 LD2, 22 LD2, 19 LD2.



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

3) There is no effective means for detecting an outbreak of fire to the 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) Smoke detectors linked to the Automatic Opening Vents have been installed. The vents will automatically open when smoke has been detected.

5) Smoke detection is present in the ground floor welfare room and residents' storage cupboard corridor, presumably to warn an occupant of the corridor that there is a fire in the welfare room.

6) A sprinkler or deluge system is provided to 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 in the caretaker's area which is off the ground floor lift lobby.

Section 9

Emergency Lighting

1) The premises has 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, lift motor room and ancillary areas. Emergency power is supplied by a central battery which is located on the ground floor.

3) All installed equipment is checked and tested monthly by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.

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 (however note the action below in 4). 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) **The electrical intake cupboard, accessed from the rear of the block, requires fire stopping to be installed around cable penetrations. It was not possible to view these cable penetrations from the above floor slab. See Action 10/4.**



5) 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).

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

7) **The cleaner's cupboard door under the stairwell in the entrance foyer requires a repair to its door handle. See Action 10/7.**

8) Individual flat doors are FD30s rated composite doors sets manufactured by IG doors.

9) 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.

Section 11

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

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

5) A portable fire extinguisher (CO2) is provided in the lift motor room. Maintenance contracts are in place for servicing the extinguisher. The frequency for the maintenance checks is once (October) of each calendar year. At the time of the assessment, this extinguisher had no ‘how to use’ signage. An email has been sent to the Team Leader Fire Safety and Facilities to request suitable signage.

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

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 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 rise buildings are qualified to Level 4 Diploma in Fire Risk Assessment.

6) Fire safety has been provided 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.

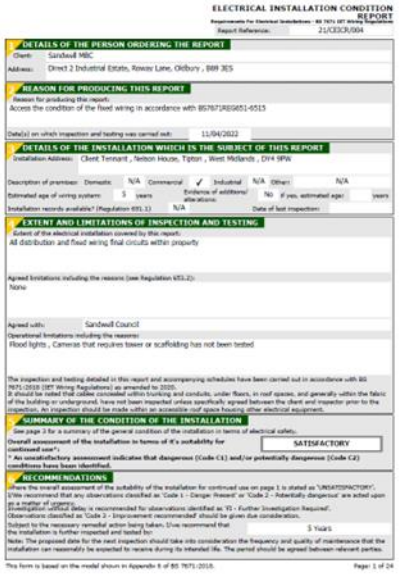
Section 14

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 11/04/22 and marked as Satisfactory.


ELECTRICAL INSTALLATION CONDITION REPORT

DETAILS OF THE PERSON ORDERING THE REPORT

REASON FOR PRODUCING THIS REPORT

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

SUMMARY OF THE CONDITION OF THE INSTALLATION

SATISFACTORY

RECOMMENDATIONS

4) 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. A sampled appliance had an expired test label. An email to the Estate Services Manager was sent requesting a new test.

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

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

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

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

9) **There are no service records available for the servicing and maintenance of Solar PV Equipment provided for this building. See Action 14/9.**

This testing falls under several British Standards. For example: -

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

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

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

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. All refuse containers are emptied regularly.

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

4) 'Out of Hours' service 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 – 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

Arson Prevention

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

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

3) CCTV has been installed. 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 premises is well illuminated.

6) There have been no reported fire incidents since the previous FRA October 2024.

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.

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
Date of Action Plan:	01/10/2025
Review Date:	

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/9	The fire exit doors from the two residents' storage shed areas required the internal key locks to be replaced with thumb twist locks (on the inside). A total of three locks require changing, two in the righthand side and one in the lefthand side.		P2	Fire Rapid Response 1 – 3 months.	
10/4	The electrical intake cupboard accessed from the rear of the block requires fire stopping to be installed around cable penetrations. It was not possible to view these cable penetrations from the above floor slab.		P3	Fire Rapid Response 3 – 6 months.	

10/7	The cleaner's cupboard door under the stairwell in the entrance foyer requires a repair to its door handle.		P3	Fire Rapid Response 3 – 6 months.	
14/08	There are no service records available for the servicing and maintenance of the Solar PV Equipment provided for this building. A robust servicing and maintenance programme should be put in place for this equipment.		P4	Programmed Work Electrical Compliance Manager.	

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	
Two dead end corridors exist within the two residents' storage cupboard areas on the ground floor. The lefthand corridor is covered by smoke detection and approximately 13m long. The righthand corridor is approximately 10m long. These areas are ancillary areas of the block with no accommodation and are only used briefly for persons to store belongings. The resident's agreement forbids explosive, flammable or dangerous material in the property and as a result these corridors are seen as low risk. Should this risk increase, it may be possible to fit a secondary escape by replacing the existing windows at the ends of these corridors with escape windows.	

Signed

	Building Safety Manager	Date: 01.10.2025.
	Quality Assurance Check	Date: 03.10.2025

Appendix 1

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

Name of property: Nelson House

Updated: 13.05.25.

Premise Manager: Tony Thompson **Tel. No.: 0121 569 2975**

An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division Tel:- 0121 569 5077.

bradley ENVIRONMENTAL

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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Email: sales@bradley-enviro.co.uk

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac