Fire Risk Assessment

104-104a
Tower Road,
Oldbury,
B69 1PE

Date Completed: 02/03/2026

Review Period: 3 years

Officer: S Henley **Fire Risk Assessor.**
Checked By: J Blewitt **Team Lead Fire Safety & Facilities**

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".

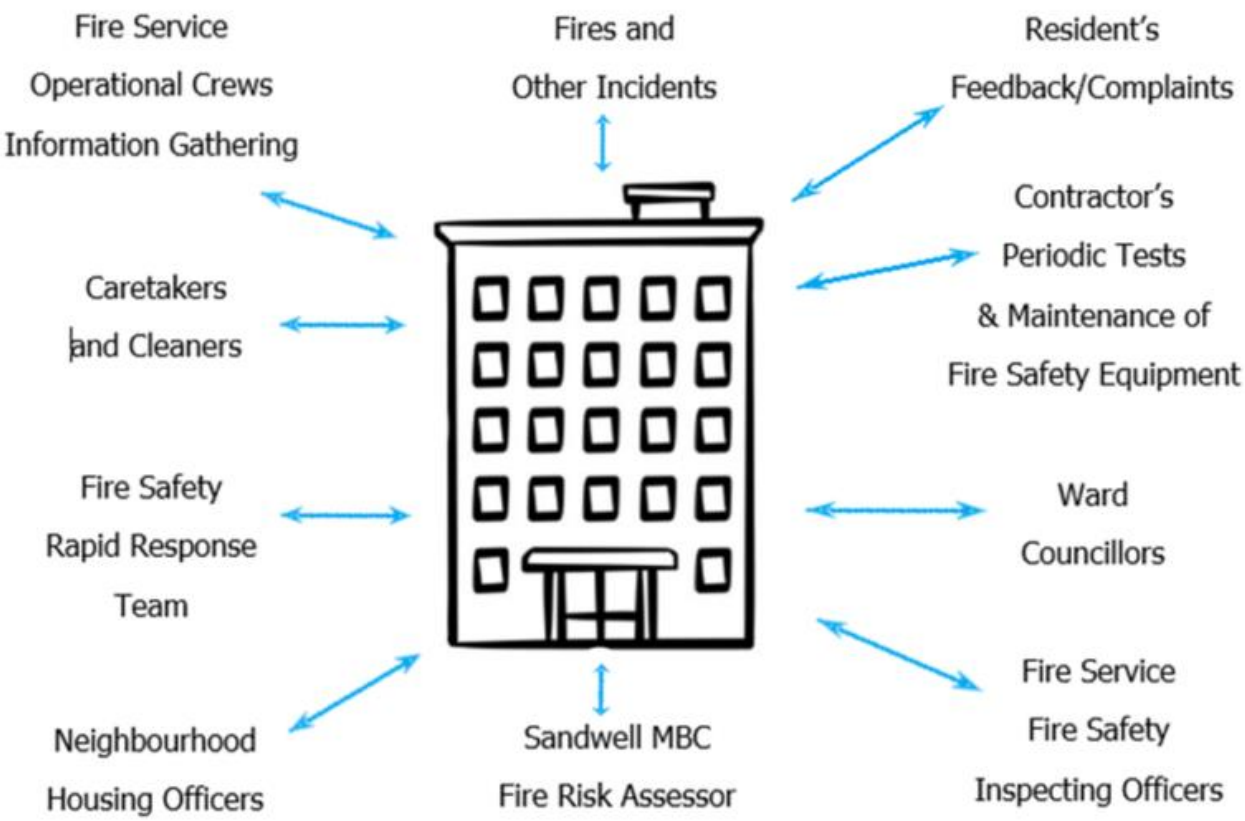
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety. 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, but the Council will as a minimum review:

- High Risk Residential Buildings annually
- Other Buildings every 3 years

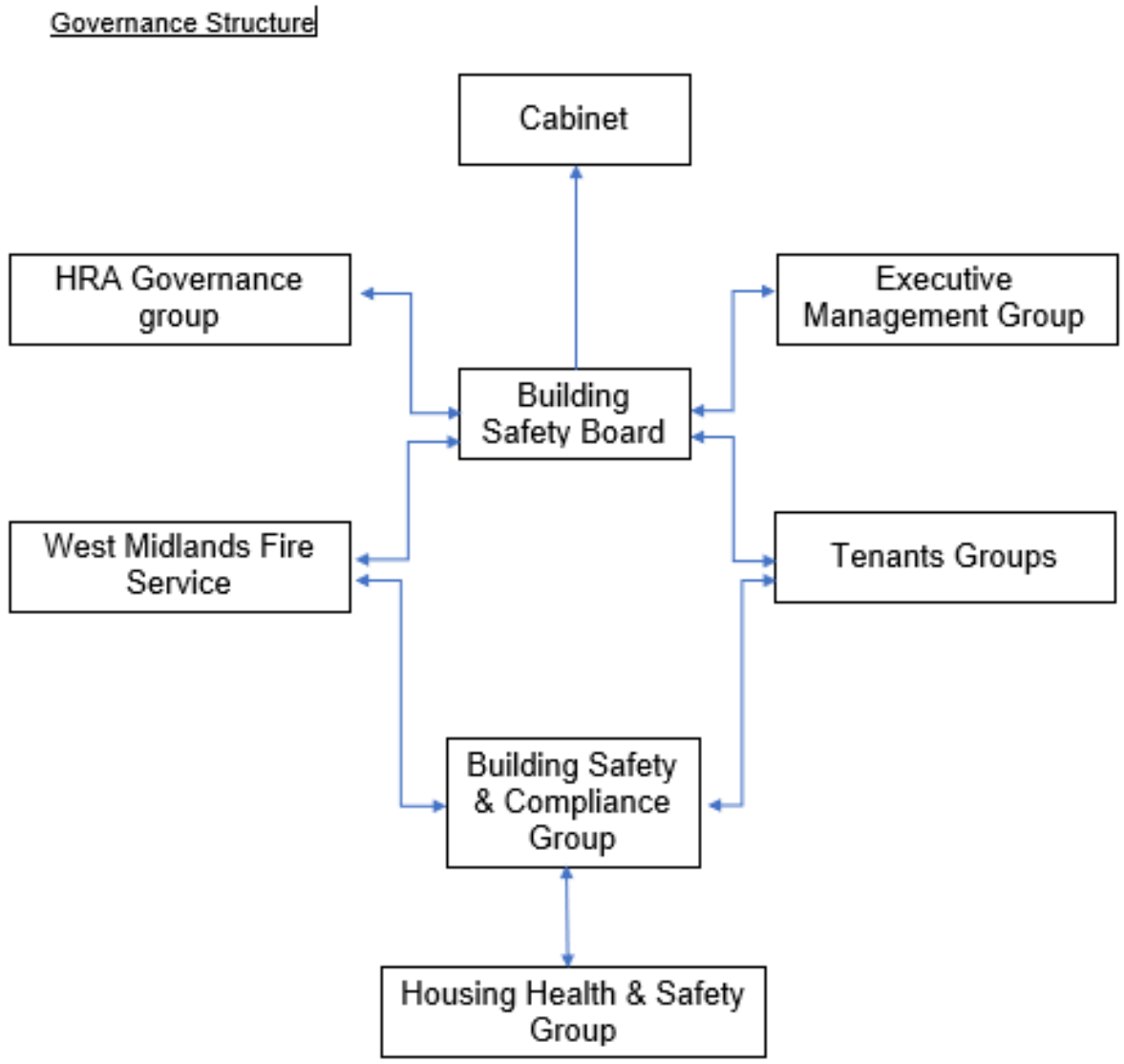
The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and 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, 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.



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, smoke or you have been advised by the emergency services to leave.

Section number	Section Area	Individual Risk Level
Section 6	**External Envelope** The block is of cavity wall construction with a pitched roof (internal roof access via loft hatch in 2nd floor landing ceiling). Individual flat windows are UPVC double glazed units. Balconies are situated on the first and second floor on the front facing section of the block. There is timber cladding to the front elevation below the 1st and 2nd floor landing windows.	Trivial

Section 7	**Means of Escape from Fire** There is a single staircase within the block offering adequate means of escape, includes 2 final exits to fresh air. Communal hallway floors and stairway are concrete construction. A sample of properties were visited at the time of the fire risk assessment. Door deficiencies are listed under section 7/6 Some compartmentation deficiencies require rectification that come on to the escape route, see section 10/6	Tolerable
Section 8	**Fire Detection and Alarm Systems** Each flat is equipped with a fire detection system that meets at least the LD3 standard. No detection in communal areas.	Trivial
Section 9	**Emergency Lighting** Emergency lighting is provided within the staircase, additional lighting is also provided by the means of communal windows and final exit doors and frames.	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. Flat & service cupboard doors are a minimum notional timber FD30 offering a minimum of 30 minutes fire resistance. See 10/6a, 10/6b & 10/7 for actions	Tolerable
Section 11	**Fire Fighting Equipment** No firefighting provisions are provided within the premise.	Trivial

Section 12	**Fire Signage** There is sufficient Fire door keep shut signs, No Smoking signage & electrical hazard signage in place.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electrical installation should be tested every 5 years. The date of the last 5-yearly electrical check was 09/02/2026. See section 14/7 for actions being actioned	Trivial
Section 15	**Waste Control** Regular cleaning services take place at the block and regular checks from caretakers help with waste control at the block. Refuse chute is in place on each floor ending within an external bin room Large waste bin and other materials require being relocated from the current location away from the building at the rear.	Tolerable
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** All access doors to the block are secured to prevent unauthorised entry. The front entrance is fitted with an electrical push button flat call point, fob access, and a fire-fighters' drop key facility, ensuring controlled access for both residents and emergency personnel. The rear entrance is restricted to fob access only, maintaining the same level of security across the premises.	Trivial
Section 18	**Storage Arrangements** Residents should not store fuel or LPG Cylinders in their home or storage facilities. This documented in the tenancy agreement.	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:

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.

A Type 1 Fire Risk Assessment of the premises at 144-156 Tower Road has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards.

Considering the use of the premises and the occupants within the block, the potential consequences for life safety in the event of a fire would be slight harm. This is because the flats are fitted with a minimum FD30 notional doors, smoke/heat detection systems installed to a minimum of LD3 in all flats, two final exit doors, and a stay-put strategy unless a fire strategy is in place.

Access was attempted to a sample some of the properties as part of the risk assessment. This was to ensure the doors have not been tampered with by residents.

Access was gained to flat 148, the flat door was missing its self-closer, also had artificial grass within the flat preventing the door from closing.

These flats are located above a few business premises; these businesses were visited at the time of the fire risk assessment to see if they have their own fire risk assessment in place. They did not have this information, and it was advised of how to go about getting one for their business and the requirement for having one.
Overall, the risk level at the time of this FRA is considered tolerable.

Once the recommended actions have been completed, the overall risk rating for the building will be reduced to trivial, subject to the implementation of the suggested measures outlined in this fire risk assessment.

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional fire precautions 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 takes the health, safety and wellbeing of its colleagues, contractors, residents, and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

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:

<table>
<tr><td colspan="3">Chief Executive
Shokat Lal</td></tr>
<tr><td colspan="3">Executive Director Asset Manager & Improvement
Alan Lunt</td></tr>
<tr><td colspan="3">Assistant Director Asset Manager & Improvement
Sarah Agar</td></tr>
<tr><td colspan="3">Fire Safety Manager
Tony Thompson</td></tr>
<tr><td colspan="3">Team Lead Fire Safety
Jason Blewitt</td></tr>
<tr><td colspan="3">Team Lead Building Safety
Anthony Smith</td></tr>
<tr><td colspan="3">Housing Office Manager
Prabha Patel</td></tr>
<tr><td>Building Safety Managers
Adrian Jones
Andrew Froggatt
Carl Hill
Louis Conway</td><td>Fire Risk Assessors
Mohammed Zafeer
Stuart Henley
Craig Hudson</td><td>Resident Engagement Officers – Fire Safety
Abdulmonim Khan
Ethan Somaiya
Hannah Russon</td></tr>
</table>

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

144-156
Tower Road
Oldbury
B69 1PE.

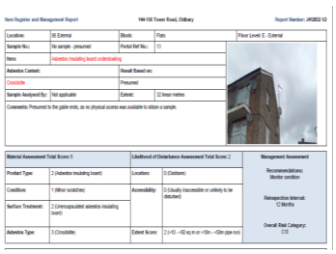


A Type 1 Fire Risk Assessment of the premises at 144-156 Tower Road has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed medium prior to the implementation of the action plan, due to the identified normal fire hazards.

The low-rise, three-storey block (inclusive of the ground floor which consists of 3 businesses) was constructed in 1964 using traditional brick cavity and concrete construction. The roofs are pitched and finished with concrete interlocking tiles. Around the roof line uPVC facia boards are fitted with asbestos cement underclocking soffit boards. There is timber cladding to the front elevation below the 1st and 2nd floor landing windows.



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

Safety/security light installed next to the front entrance and rear door, with additional lighting units along the rear of the property.

There is a small bin room to the rear that serves the bin chute from the first and second floors.

The flats and communal areas are fitted with uPVC double-glazed window frames. Each flat also benefits from a front balcony constructed with a concrete floor and ironwork railings. Access to the balcony is provided through a uPVC assembly comprising a single door, an adjoining window unit, and a spandrel panel positioned at the base of the installation.

Commercial Premises within this block of maisonettes

Towers kebab and pizza, 144 Tower Rd, Tividale, Oldbury B69 1PE.
No Fire Risk Assessment in place.

Next Tend, 146 Tower Rd, Tividale, Oldbury B69 1PE
No Fire Risk Assessment in Place.

PS Food and Wine, 156 Tower Rd, Tividale, Oldbury B69 1PE
No Fire Risk Assessment in Place.

Email sent to commercial property officer to assist businesses with getting a fire risk assessment to cover their business.

Types of fire risk assessments (FRAs) for multi-occupied buildings,

- Types of fire risk assessments (FRAs) for multi-occupied buildings,
- Type 1 is a basic, non-destructive check of common areas;
- Type 2 involves destructive sampling of common areas for serious flaws;
- Type 3 extends Type 1 to include individual flats non-destructively; and
- Type 4 is the most comprehensive, combining Type 3 with destructive inspection of common areas and flats for deep structural assessment

High/Low Rise	**Abridged**
Number of Floors	3
Date of Construction	1964
Construction Type	
Last Refurbished	Unknown
External Cladding	Timber cladding between communal the front windows
Number of Lifts	None
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof Void	Yes, via communal landing
Equipment on roof (e.g., mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 4 flats (2 per floor)
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g., meter readers, delivery people etc)
Statutory bodies (e.g., W.M.F.S, Police, and Ambulance)

Section 5

Building Plan

Section 6

External envelope

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

Below is a breakdown of the materials used within the external envelope, it is deemed that the combination and application of these materials present an acceptable level of fire risk.

1) The external surface of the building is predominantly brick structure with uPVC facia and asbestos cement undercloaking soffits. The roof is pitched and fitted with concrete interlocking roof tiles on the roof.



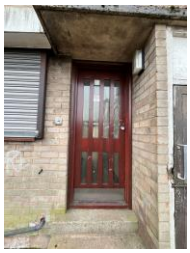

2) Front section of the building in between the communal windows there is timber cladding present.

3) On the first and second floors at the front of the building, there are balconies fitted with steel balustrades. Each balcony consists of a concrete base and is accessed directly from the individual flats.

a) The underside of the balconies is boarded over with Amosite panels. Several of these boards are in a deteriorated condition. This issue has been reported to the line manager for further action.


Asbestos Reference	BL48660TO01_Asbestos_3
Ended Date	25-Apr-2025
Location	Balcony. Insulating Board. (Room Floor 50)
Type	Amosite
Extent/Size	1
Surface	Unsealed laggings and sprays
Comments	soffit chipshop
Managers Priority	Low

4) uPVC double-glazed units have been installed in each flat and within the communal stairway. A security/safety light is fitted above next to the entrance door and one at the rear of the property. The entrance door is timber construction with glazed panels.





5) Access to the bin room is in the rear yard at ground floor level, this area was tidy at the time of the assessment.


Section 7

Means of Escape from Fire

1) Each property is fitted with a minimum of an LD3 detection system within the flat. See Section 8

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

3) Furthest distance to travel from a flat to the head of the staircase, this distance is approx. 5.14 metres (5144mm)

4) None of the corridors that form part of the means of escape are dead ends.

5) Four flats within the block, flat numbers 148, 150A, 152, 154A. These are a minimum of upgraded timber notional FD30s fire door sets.

Tower Road 144-156 (E&a	152 Tower Ro	148 Tower Road;Tividale;Oldbury;West Midlands;		Not Glazed
Tower Road 144-156 (E&a	**BL48660TO01**	148-152 Tower Road;Tividale;Oldbury;West Midlands;	Intentionally Blank	
Tower Road 144-156 (E&a	BL48660TO01	150b Tower Road;Tividale;Oldbury;West Midlands;	Composite	Not Glazed
Tower Road 144-156 (E&a	BL48660TO01	152 Tower Road;Tividale;Oldbury;West Midlands;	Timber Door FD30s	Glazed
Tower Road 144-156 (E&a	BL48660TO01	154a Tower Road;Tividale;Oldbury;West Midlands;	Timber Door FD30s	Glazed

6) Access was attempted to the properties as part of the risk assessment. This was to ensure the doors have not been tampered with by residents. Access was gained to the following

   a) **Flat 148: No self-closer was fitted. Damage on the inside of the door frame and around the thumb lock. The inside door handle is missing screws. Gaps in between the door and frame: Top of the door 5mm, slam side 6mm. Would recommend a new door set.**

   b) Flat 148: Artificial grass lay inside the property preventing the door from closing. This needs removing from within the doorway. *Email sent to housing manager 22/02/2026*

   c) Flat 150A: No Answer

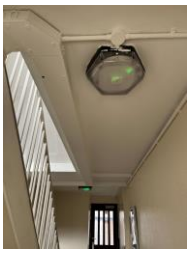
   d) Flat 152: No Answer

   e) Flat 154A: No Answer

7) Outside each flat entrance a door mat is present; the fire rating is not known of the door mats, whilst most mats are deemed to be low risk as in good condition, the one outside flat 148, this is a trip hazard and would need removing from the communal area. *Email sent to housing manager 22/02/2026*

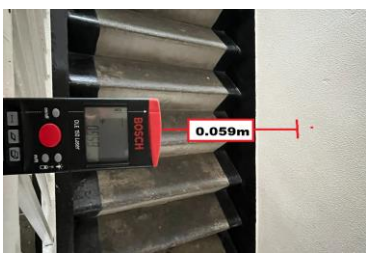
8) On the first and second floor you can find an Intake Hopper Door for residents to dispose of their refuse in to and down the chute, and into the waste bin.


9) Emergency lights are fitted upon each floor x2 per floor. This lighting helps illuminate the escape route along with the addition of communal uPVC windows sited on the first and second floor. The wiring for these units is secured within metal trunking.

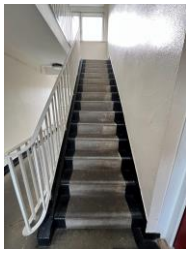



10) On the second floor is the access to the roof void. This is padlocked closed to allow access to council staff and contractors only. See sections 10 and 14 for findings within this area.

11) Within this block each floor is accessed via a single staircase that provides a means of escape and has a width of a minimum of 959mm between the handrails.



12) The flooring and stairway within this property are concrete construction.



13) Automatic smoke ventilation is not employed. Window at the top of each stairway is fitted with a manual opener; the window will assist in additional lighting and any ventilation required.

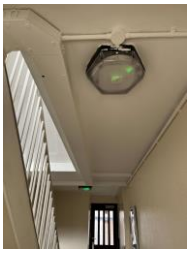


14) On the ground floor is an electrical service cupboard. This is always locked using a 138 key. See section 10 for actions.

15) The final exit doors are fitted with a push button to egress the building and are also 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). 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.


16) 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.


17) Emergency lighting is provided to communal landings and stairs. Additional lighting comes from communal windows and doors. The wiring for the lighting is protected within metal tubular trunking.


18). The building has sufficient passive controls that provide effective compartmentation to support a Stay Safe Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them

Definitions Fire Doors.

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

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

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

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

Section 8 Fire Detection and Alarm Systems

1) Early warning is limited to resident's flats with this being a hard wire or battery smoke alarm. The equipment is subjected to a cyclical test. Residents' flats are fitted to a minimum of an LD3 standard.

   Access was gained to a number of properties at the time of the Fire Risk Assessment, those unable to gain access information was gained from SMBC Job Manager.

   - Flat 148 has LD2 installed.
   - Flat 150B has LD2 installed (information gained from Job Manager).
   - Flat 152 has LD2 installed (information gained from Job Manager).
   - Flat 154A has LD2 installed (information gained from Job Manager).

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

2) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this is:

   I. Such systems may get vandalised.
   II. False alarms would occur.
   III. A Stay Put – Unless policy is in place

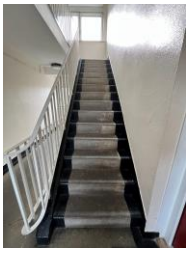
Section 9 Emergency Lighting

1) This premises has a sufficient emergency/escape lighting system in accordance with BS 5266. There are 2 units per floor identifeid by the green illuminating light.


2) The emergncey lighting is checked monthly by SMBC and annually by a dedicated contractor. The last annual test carried out at the time the fire risk assessment was carried out was 06/01/2026.


cityfire
CF009 - SMBC - Emergency Lighting
Certificate - Self-Contained Fittin
Job Details
System Details
Inspections and Tests
Sign Off Area
Photos

3) There is borrowed lighting coming into the communal area via the communal landing windows and final exit doors.



Section 10 Compartmentation

This section should be read in conjunction with Section 4

1) A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, 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.

2) The building is designed to provide as a minimum 1-hour vertical and vertical fire resistance.

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

4) The majority of current fire-stopping measures remain suitable, supported by a cyclical inspection programme that checks for any third-party interference and identifies opportunities for enhancement. Any locations where fire-stopping has been compromised are detailed in this section of the fire risk assessment.

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

6) The electrical service cupboard on the ground floor in the communal area is fitted with a lockable 138-key lock and an upgraded notional FD30 timber door, complete with “Fire Door Keep Locked” and electrical hazard signage.


a) The framework surrounding the electrical service cupboard is in need of a repair because the deadlock is currently visible through the frame. The frame should be securely refixed to the wall, and the affected section filled.


b) The wall pillar inside the service cupboard that supports the hinged side of the door requires replastering, as its current condition reduces the fire resistance of the wall. Replastering is needed to restore the necessary level of fire protection.

7) **The left-hand wall beside the internal rear final exit door contains a hole that opens through to the bin room. This breach requires filling to maintain the fire resistance of the escape route.**

8) There is a mixture of notional timber, uPVC, and composite door sets. These should meet a minimum standard of notional timber FD30. Access to all properties was not possible at the time of the fire risk assessment. See section 7/5.

9) On the first and second floors, residents dispose of refuse via hopper openings connected to the main bin chute, which leads to the refuse container at ground level. These hoppers were inspected during the fire risk assessment and were found to be in full working order, with all seals intact and operating correctly. The integrity of these seals is essential, as they help prevent the spread of smoke and fire through the chute system. Continued routine inspection and maintenance of the hoppers and their seals are recommended to ensure they remain effective as part of the building's fire-resisting strategy.

10) Access to the roof void on the top floor is provided through a hard timber loft hatch. While the exact fire rating is not confirmed, the construction suggests it offers a degree of fire resistance. The hatch remains padlocked to restrict unauthorised entry. An inspection of the roof void was carried out during the fire risk assessment, and a number of actions were noted. These are detailed below.

a) Within the roof void, there is no compartmentation separating the areas above the flats from the communal spaces. This has been included as a recommendation for future refurbishment works, as compartment walls must extend through the roof void to separate flats from each other and from the common parts. This is essential to prevent a fire in one flat from spreading through the roof void and affecting neighbouring flats or communal areas. *Added to observations to be carried out in future refurbishment.*

b) Within the roof void light was visible from the flat below, indicating a breach in the compartment line. Remedial works have been scheduled to ensure the wiring is made safe and that appropriate compartmentation is reinstated. *Email on 26/02/2026 joint visit with our trade or supervisor as we require access equipment and torches, looking at the 12/03/2026 to carryout the inspection.*

Definitions Fire Doors.

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

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

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

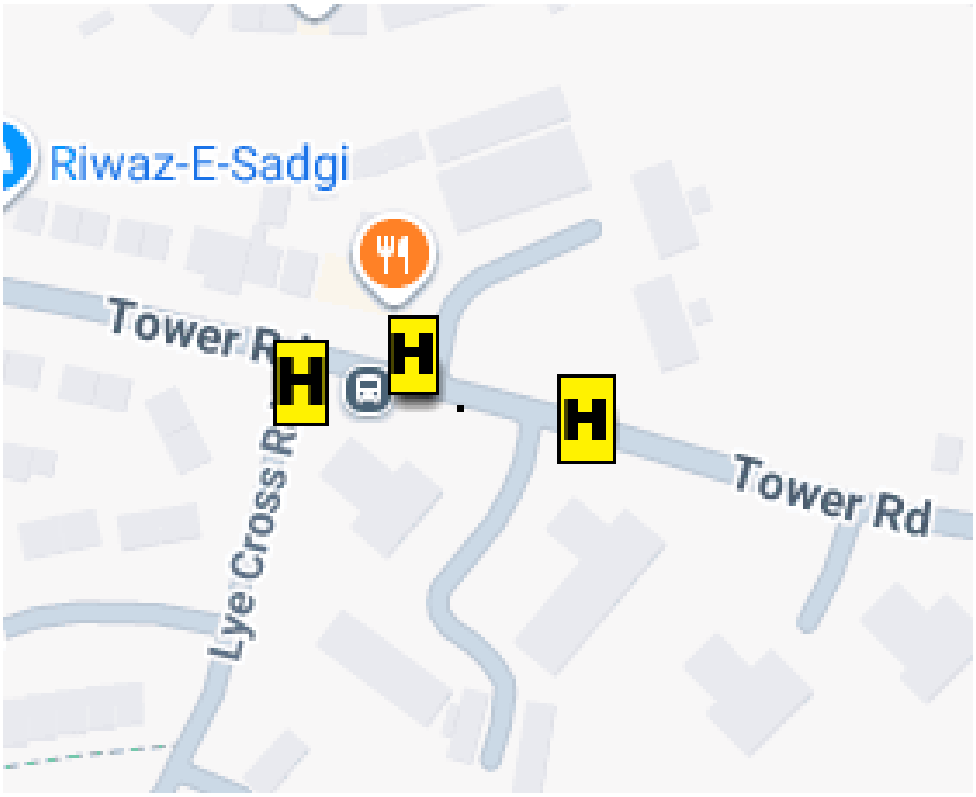
Certified fire door – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

Section 11

Fire Fighting Equipment

1) There is no firefighting equipment on this premises.

2) Nearest fire hydrant is indicated within the attached plan.
Information from https://dataservices.riscauthority.co.uk/map/index



Section 12

Fire Signage

1) The service cupboards should display “Fire Door Keep locked”, “Fire Door Keep Shut” Replacement signage has been ordered.

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

3) The service cupboard is marked with Electrical Hazard signage to warn of live equipment inside. This helps maintain safe movement through the area, especially during an evacuation or fire response. Access should only be made by authorised personnel, and the cupboard must never be used for storage.

4) Directional fire signage is not displayed throughout the building. The absence of such signage is not necessarily due to the building not having a complex layout.

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.

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

5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.

6) Fire safety information has been provided as part of tenancy pack. This includes information regarding Fire Doors & the Stay Put Unless fire evacuation strategy.

Section 14

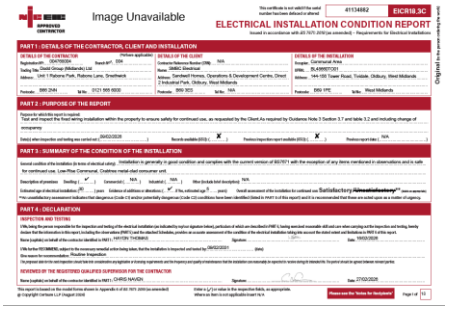
Sources of Ignition

1) Smoking is prohibited on entrance and 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 date of the last EICR was 09/02/2026.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ELECTRICAL INSTALLATION CONDITION REPORT

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

6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. There are external gas risers on the property.

7) A number of potential concerns were observed within the roof void during the assessment. Signs of historic burning were present around cable penetrations from the flats below, with corresponding marks on the insulation. A council electrician has inspected this area following the FRA visit and confirmed it to be safe. Additionally, cables from a flat had been brought into the roof void to supply a light fitting, connected using block connectors and electrical tape. Light was visible from the flat below, indicating a breach in the compartment line. Remedial works have been scheduled to ensure the wiring is made safe and that appropriate compartmentation is reinstated. *Email on 26/02/2026 joint visit with our trade or supervisor as we require access equipment and torches, looking at the 12/03/2026 to carry out the inspection.*


Section 15

Waste Control

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

2) The refuse bin is located to the rear of the main building, within a purpose-built brick/concrete room. Rubbish is disposed of via a bin chute.


3) Within the bin room is a is a closure plate to close the chute from the bin room.

4) Regular checks are carried out by Caretakers to minimise risk of waste accumulation.


5) ‘Out of Hours’ service is in place to remove bulk items.

6) **At the rear of the premises, a large waste bin and other discarded materials are currently sited within 2.3 metres from the building. Property Services has been contacted to work with the shop owner to relocate them to a safer location. Under CFPA-E Guideline No. 7:2022 F, plastic waste containers must be stored at least 4 metres away to limit the risk of fire exposure to the building. Maintaining this clearance also supports good housekeeping and reduces potential ignition sources.**


Section 16 Control and Supervision of Contractors and Visitors

1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.

2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.

3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing office. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.

4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -

    a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
    - Health and Safety.
    - Site Security.
    - Safety of working and impact on children/school business.
    - Fire risk, if any.
    - Site Emergency Plan.

    b) Monthly Site Meetings – 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

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 key and door entry system to the front and the rear.

3) There is no current evidence of arson.

4) 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) Residents should not store flammable liquids or gas cylinders on site.

4) No Flammable liquids stored on site by Caretakers / Cleaners.

Section 19 Additional Control Measures. Fire Risk Assessment - Level 2 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: Tower Road 144-156, Tividale

Date of Action Plan: 06/03/2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/6a	**Flat 148:** Replace flat entrance fire door set		P3	3-6 Months Fire Door Contract	

10/6a	**Service Cupboard:** Ground floor electric service cupboard door frame requires repair / splice. Large gap within frame showing the deadlock, and frame coming away from the wall.	 	P3	3-6 Months Fire Rapid Response	
10/6b	**Service Cupboard:** The wall pillar inside the service cupboard that supports the hinged side of the door requires replastering		P3	3-6 Months Repairs Plastering	
10/7	Interior wall next to the rear final exit requires a repair due to a hole that goes through into the bin room. Plaster the hole fully through the wall.	 	P3	3-6 Months Repairs Plastering	

15/6	Large waste bin, oil drums and other items at the rear of the premises need to be relocated away from the premises. The bin should be a minimum of 4 metres away and locked up to a unmovable item.	 	P2	1-3 Months Commercial Property Officer	

Observations

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).

- Within the roof void, there is no compartmentation separating the areas above the flats from the communal spaces. This has been included as a recommendation for future refurbishment works, as compartment walls must extend through the roof void to separate flats from each other and from the common parts. This is essential to prevent a fire in one flat from spreading through the roof void and affecting neighbouring flats or communal areas.

Signed

	Fire Risk Assessor	Date: 06/03/2026
	Team Lead Fire Safety	Date: 06/03/2026

Appendix 1

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

Name of property: Tower Road 144-156, Tividale.

Updated:

Premise Manager: Prabha Patel **Tel. No.: 0121 569 2975**

Hazard	Location	Information/Comments
An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Tel:- 0121 569 5077).		

Report No.:	J412832 V2
Nature of Work:	Management Survey
Issue Date:	30/04/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL48660TO01 2
Site Address:	144-156 Tower Road, Oldbury, B69 1PE

Order Placed By:	Dean Harding
Site Contact:	Communal
Date(s) of Work:	21/02/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack France
Asbestos Surveyor

Authorised Signatory:

Ryan Fagan CoC Asbestos
Senior Technical Manager
30/04/2025

Non-accredited activities are present within this report.

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

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA PROFESSIONAL MEMBER atac

Item Register and Management Report | 144-156 Tower Road, Oldbury | Report Number: J412832 V2

Location:	06 External	**Block:**	Flats	**Floor Level:** E - External
Sample No.:	No sample - presumed	**Portal Ref No.:**	14	
Item:	Asbestos Insulating board soffits			
Asbestos Content:		**Result Based on:**		
Crocidolite		Presumed		
Sample Analysed By:	Not applicable	**Extent:**	80 linear metres	
Comments: Presumed to be present beyond the fixed uPVC fascias and soffits, as no physical access was available to obtain a sample due to being above 4m.				

Material Assessment Total Score: 7		**Likelihood of Disturbance Assessment Total Score:** 3		**Management Assessment**
Product Type:	2 (Asbestos insulating board)	**Location:**	0 (Outdoors)	**Recommendations:** Monitor condition
Condition:	1 (Minor scratches)	**Accessibility:**	0 (Usually inaccessible or unlikely to be disturbed)	**Reinspection Interval:** 12 Months
Surface Treatment:	1 (Enclosed asbestos insulating board)			
Asbestos Type:	3 (Crocidolite)	**Extent Score:**	3 (>50 sq m or >50m pipe run)	**Overall Risk Category:** C10

Management Detail

Item Register and Management Report | 144-156 Tower Road, Oldbury | Report Number: J412832 V2

Location:	06 External	**Block:**	Flats	**Floor Level:** E - External
Sample No.:	No sample - presumed	**Portal Ref No.:**	13	
Item:	Asbestos Insulating board undercloaking			
Asbestos Content:		**Result Based on:**		
Crocidolite		Presumed		
Sample Analysed By:	Not applicable	**Extent:**	32 linear metres	
Comments: Presumed to the gable ends, as no physical access was available to obtain a sample.				

Material Assessment Total Score: 8		**Likelihood of Disturbance Assessment Total Score:** 2		**Management Assessment**
Product Type:	2 (Asbestos insulating board)	**Location:**	0 (Outdoors)	**Recommendations:** Monitor condition
Condition:	1 (Minor scratches)	**Accessibility:**	0 (Usually inaccessible or unlikely to be disturbed)	**Reinspection Interval:** 12 Months
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			
Asbestos Type:	3 (Crocidolite)	**Extent Score:**	2 (>10 - <50 sq m or >10m - <50m pipe run)	**Overall Risk Category:** C10

Management Detail