

Fire Risk Assessment

Moorlands Court



**Reservoir Road,
Rowley Regis B65 9PB**

Date Completed: 02/07/2026

Officer: A. Froggatt. Building Safety Manager

Checked By: A. Jones. Building Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

Contents

Section 0	Introduction	
Section 1	Significant Findings (executive summary)	
Section 2	People at Significant Risk of Fire	
Section 3	Contact Details	
Section 4	Description of Premises	
Section 5	Building Plan	
Section 6	External Envelope	
Section 7	Means of Escape from Fire	
Section 8	Fire Detection and Alarm Systems	
Section 9	Emergency Lighting	
Section 10	Compartmentation	
Section 11	Fire Fighting Equipment	
Section 12	Fire Signage	
Section 13	Employee Training	
Section 14	Sources of Ignition	
Section 15	Waste Control	
Section 16	Control and Supervision of Contractors and Visitors	
Section 17	Arson Prevention	
Section 18	Storage Arrangements	
Section 19	Additional Control Measures. Fire Risk Assessment – Action Plan	
Appendix 1	Significant Hazards on Site and Information to be provided for the Fire Service.	

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.

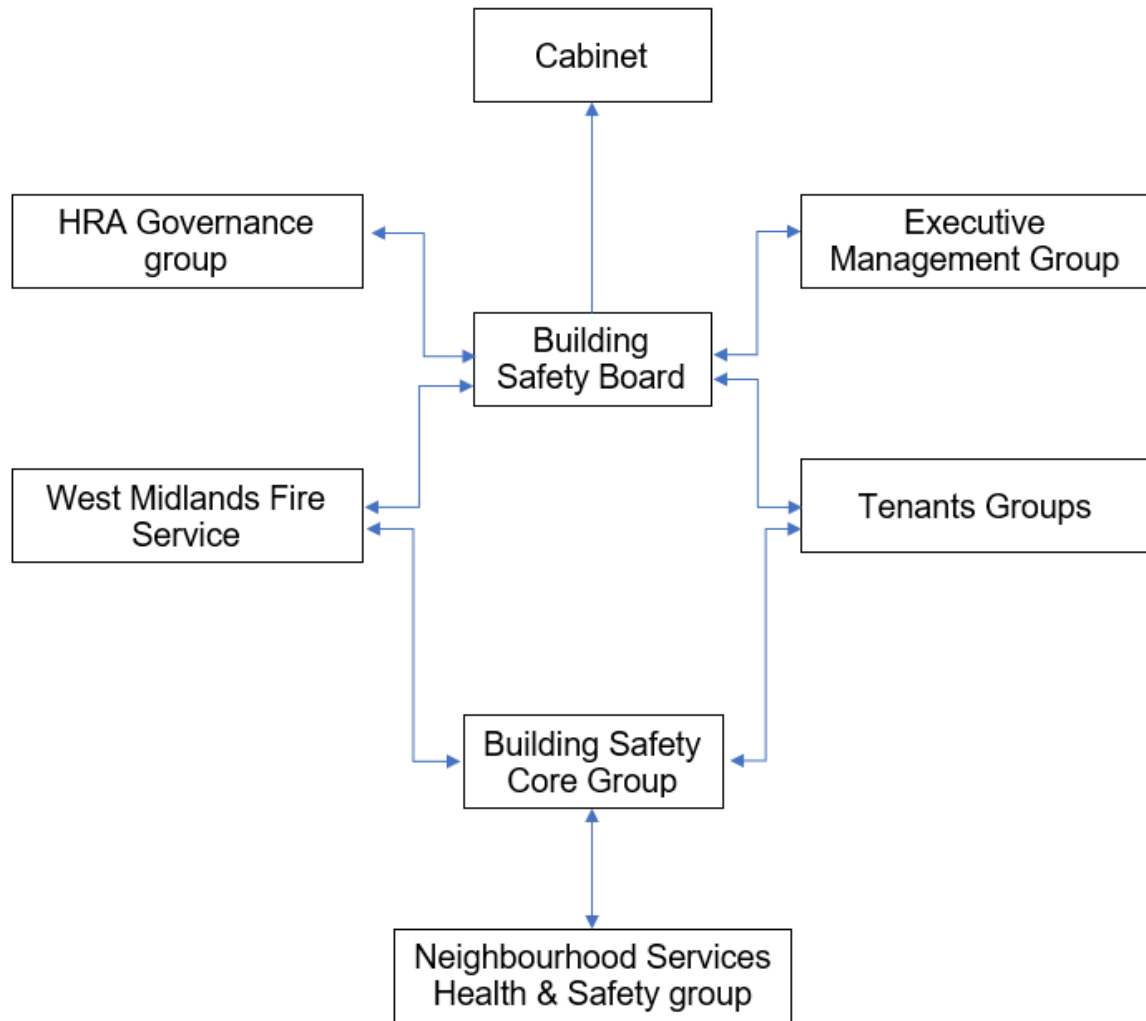
This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building 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 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 Each fascia of the building comprises of traditional brick masonry alongside a rendered finish. There is also ventilated blockwork to the rear elevation and powder coated aluminium louvred vents to the front elevation. All communal windows are powder coated aluminium with flat windows being UPVC double glazed units. Vertically aligned balconies to flats are constructed of concrete with steel & glazed railings.	Trivial
Section 7	Means of Escape from Fire The block has a single staircase that provides a sufficient means of escape with 2 final exit doors at ground level. A communal fire door requires adjustment. Paint in the common areas is flaking and detached.	Tolerable
Section 8	Fire Detection and Alarm Systems Smoke / Fire detection to individual flats is to LD2 standard. A deluge system is installed in the bin storage room.	Trivial

Section 9	Emergency Lighting The premise has sufficient emergency/escape lighting system in accordance with BS 5266. The centrally powered 24v units are provided to the communal landings, stairs, and lift motor room. Several light units in the basement are damaged.	Tolerable
Section 10	Compartmentation The block has sufficient compartmentation with all doors being FD30s rated fire doors within communal areas and individual flat entrances. Service & dry riser cupboard doors are 30-minute notional doors.	Trivial
Section 11	Fire Fighting Equipment The dry riser inlet is located within the ground floor main entrance lobby. Outlets are on all floors above. Maintenance contracts are in place to service the valves twice per year. A portable fire extinguisher (CO2) is located within the lift motor room and is serviced annually. Out of date extinguishers in the lower ground floor area are required to be removed.	Tolerable
Section 12	Fire Signage Sufficient signage is displayed throughout the building.	Trivial

Section 13	Employee Training All employees are encouraged to complete 'In the line of fire' training on an annual basis. Fire safety information has been provided to residents.	Trivial
Section 14	Sources of Ignition Smoking is prohibited within the communal areas. The fixed electric tests should be done every 5 years. No EICR available.	Tolerable
Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store at lower ground level. Several bin chute intake doors have been removed.	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 A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial

Section 18	Storage Arrangements There are no storage facilities available for residents within the communal areas. Residents instructed not to bring L.P.G cylinders into block. Electrical service cupboards on some floors have residents' belongings present.	Tolerable
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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 due to the normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm. This is due to there being sufficient compartmentation in the residential areas to include FD30s rated fire doors to flat entrances, FD30s communal fire doors, combined with suitable smoke detection to at least LD3 standard within flats and a Stay Put – Unless policy, do note, however the comments in the ‘Observations’ section below.

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

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

Risk level	Action and timescale
Trivial	No action is required; no detailed records need to 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. 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.

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), accessible by WMFS, for use 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 Prabha Patel		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	Fire Risk Assessors Mohammed Zafeer Stuart Henley	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya Hannah Russon

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

Section 4

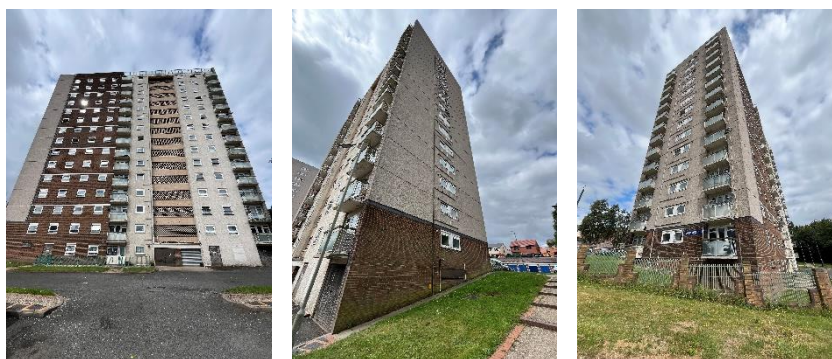
Description of Premises

Moorlands Court,
Reservoir Road,
Rowley Regis.
B65 9PB

Description of the Property.

This type 1 fire risk assessment encompasses Moorlands Court. The high-rise block was constructed in 1966. The block consists of 15 storeys (inclusive of the ground floor and lower ground floor).

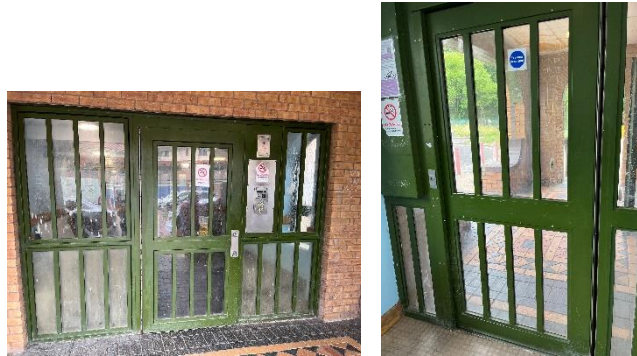
The height of the block is approximately 39 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level. The block is built into a slope, giving access to the main entrance on the ground floor at the front elevation and a lower ground floor, accessed from ground level at the rear elevation.



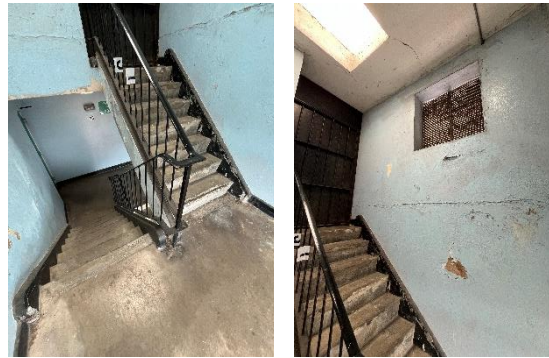
Each of the floors from the ground to 13th floors inclusive contain six dwellings (3 each side). Flat 1 is accessed at the rear (lower ground floor) of the block from open air.



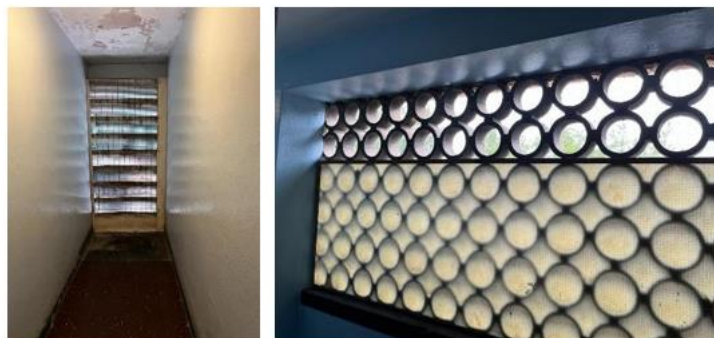
The block has a main entrance to the front elevation, and a further entrance / exit located to the right of the main entrance. The main entrance has a door entry system, and both entrances have a fob reader installed.



There is a single staircase which provides a sufficient means of escape. The stairwell is ventilated via louvre vents at the top of the stairwell.



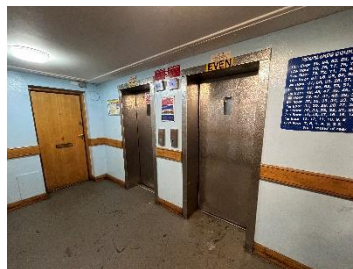
The communal corridors have natural ventilation by means of louvre vent adjacent the communal door to the stairwell. The bin chute area on each floor has natural ventilation by means of block work.



There are sealed cupboards in all bin chute lobbies, some with asbestos hazard signage. These cupboards are inaccessible and not included in this fire risk assessment.



There are two lift cars that serve alternate floors, the capacity for each lift is 8 persons or 600kg. The Firefighter control switch for each lift is located externally to the left-hand side of the main entrance.



The lift motor room is located on the roof. Access to the roof is via a full height steel gate secured with a padlock from the communal stairs / landing, the door to the motor room is secure by cylinder type lock, key stored in firefighter's white box.



The Firefighters white box is located on the front elevation right-hand side of the main block. The location of the fire hydrant and service isolation points for gas are detailed on a plan located within the firefighter's white box.



The lower ground floor is accessed from the rear of the block and contains the bin room, the control panel for the bin store deluge system, incoming electrical supply, the 24 volt centrally powered emergency lighting system and the main pump room. This area is not accessible to residents.



There is a secure information box (SIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The SIB contains operational information for the responding fire service.



The nearest fire hydrant is immediately outside the front entrance.



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



The dry riser outlets are in cupboards adjacent the chute rooms at the lift end of the communal corridor on each floor. Each cupboard is secured with a budget lock.



The electrical services to the flats are contained within the electrical riser cupboards, behind modified notional FD30s doors on each floor.



It is understood that that building will in time undergo significant refurbishment works, however the commencement date is unknown due to other projects that are yet to be completed.

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

High/Low Rise	High
Number of Floors	15
Date of Construction	1966
Construction Type	Wimpey
Last Refurbished	N/A
External Cladding	None
Number of Lifts	2
Number of Staircases	1
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	Not in common residential area.
Refuse Chute	Yes.
Access to Roof	Steel gate on 14th floor stairwell.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 85 flats,
Visitors,
Sandwell MBC employees,
Contractors,
Service providers (e.g. meter readers, delivery people etc)
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

On arrival Information for WMFS.

Address: Moorlands Court Reservoir Road B65 9PB		Survey date: 20/03/2026	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Height.	36 Metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.		
Construction	Wimpy construction/ traditional brick with rendered finish no external cladding to the block. Balconies constructed out of concrete slab with steel railings, ventilation panels to the front elevation via louvre vents with ventilated blockwork to the chute rooms at the rear elevation.		
Number of floors	15		
Layout	The block consists of 15 storeys inclusive of lower ground floor. The block has a main entrance to the front elevation and a further entrance / exit located to the right of the main entrance. Single protected staircase serves all floors within the block. Ground-13th floors contain 6 dwellings 3 each side of a corridor protected via FD30s timber doors. Flat 1 is accessed separately via the rear elevation to the block at lower ground floor level. There are two lift cars that serve alternate floors to the block. The pump room is in the lower ground floor. Lifts open into a lift lobby area where 3 dwellings are situated, the three other flats on each floor are located at the opposite end of a protected corridor nearest the protected staircase. The communal corridors have natural ventilation by means of louvred vents adjacent the communal door to the stairwell with the chute room area on each floor having natural ventilation by means of open block work.		
Lifts	There are two lift cars that serve alternate floors, the capacity for each lift is 8 persons or 600kg. The Firefighter control switch for each lift is located externally to the left-hand side of the main entrance.		
Types of entrance doors	Flat entrance doors are FD30s timber or composite doors sets manufactured by Permadoor, IG or nationwide. Except for some timber flush FD30s doors and Flat 1 which can only be accessed externally possessing a UPVC front door.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors.		
Common voids	No.		
Access to roof/ service rooms	The lift motor room is located on the roof and is accessed via a steel door secured with a mortice lock. Access to the roof is via a full height steel gate secured with a mortice lock from the communal stairs. The door to the motor room is secure by cylinder type lock.		
Occupants	Approx. (170) based on an average of 2 occupants per flats (85 flats)		
Evacuation strategy	Stay Put Unless- The escape strategy is 'Stay Put Unless'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke.		
Fire alarm/ evacuation alarm	There is no common area fire alarm. Early warning within residents' flats is limited to hard wired battery back-up smoke alarms.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building. There are no permanent staff in the block.		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant can be located at the front elevation to the building nearest the main access point this can also be seen on the orientation plan to the block.		
Dry riser	The dry riser inlet cabinet is located within the front main entrance.		
Firefighting shafts	None.		
Smoke control vents	There is no AOV within the block, natural ventilation is achieved via louver vents at the front elevation to the building and open block work to the rear elevation where the bin chute rooms are located.		
Sprinkler system	A drenching system is provided to the refuse chute bin store.		
DANGEROUS SUBSTANCES			
Location, type, and quantity	PIPE / STACK TO SIDE OF MOTOR ROOM BUILDING CEMENT PIPE - UNSEALED - PRESUMED - CHRY SOTILE MAIN ROOF - BITUMINOUS DRY RISER CUPBOARD TRANSOMS TO ALL FLOORS EXCEPT 13TH, 9TH, 8TH & GROUND - BOARD - PAINT - SEALED - AMO SITE FLOORS TO ALL LANDINGS EXCEPT GROUND FLOOR - THERMOPLASTIC TILE - SEALED - PRESUMED CHRY SOTILE TRANSOM TO OLD INCINERATOR CUPBOARD ADJACENT TO CHUTE HOPPER ON ALL FLOORS - BOARD - PAINT SEALED - AMO SITE GROUND FLOOR CLEANERS' CUPBOARD TRANSOM - BOARD - PAINT - SEALED - AMO SITE BOXING / DUCTING AT CEILING LEVEL IN BASEMENT ROOM - BOARD - UNSEALED - AMO SITE MAIN ROOF PARAPET CAVITY CLOSER - CEMENT - UNSEALED - CHRY SOTILE		
SERVICES			
Electricity	Electric meter cupboards located on each floor of the block.		
Gas	Gas isolation points located on the orientation plan.		

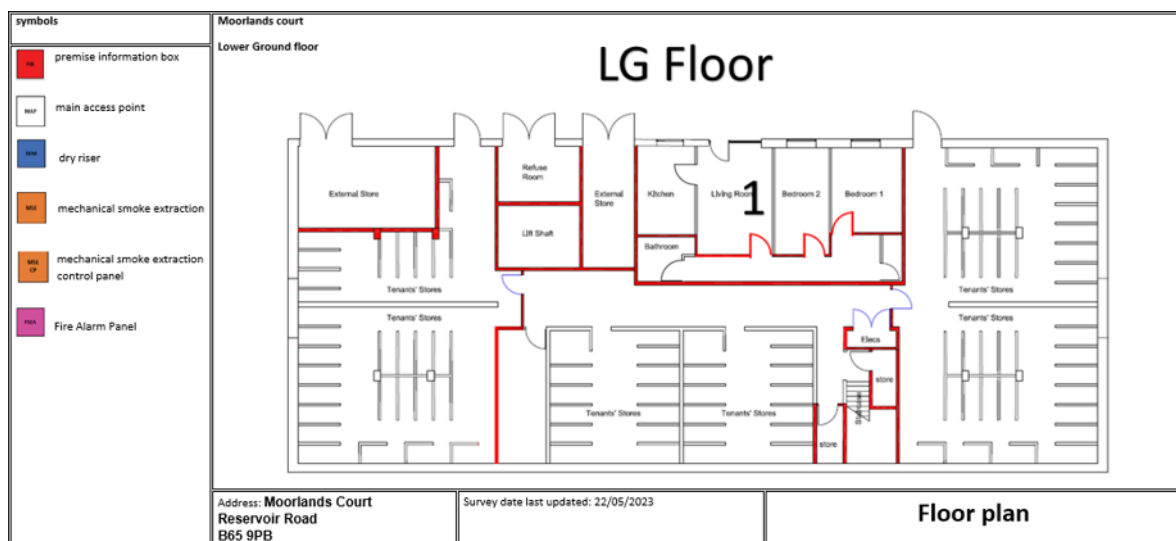
Section 5

Building Plan

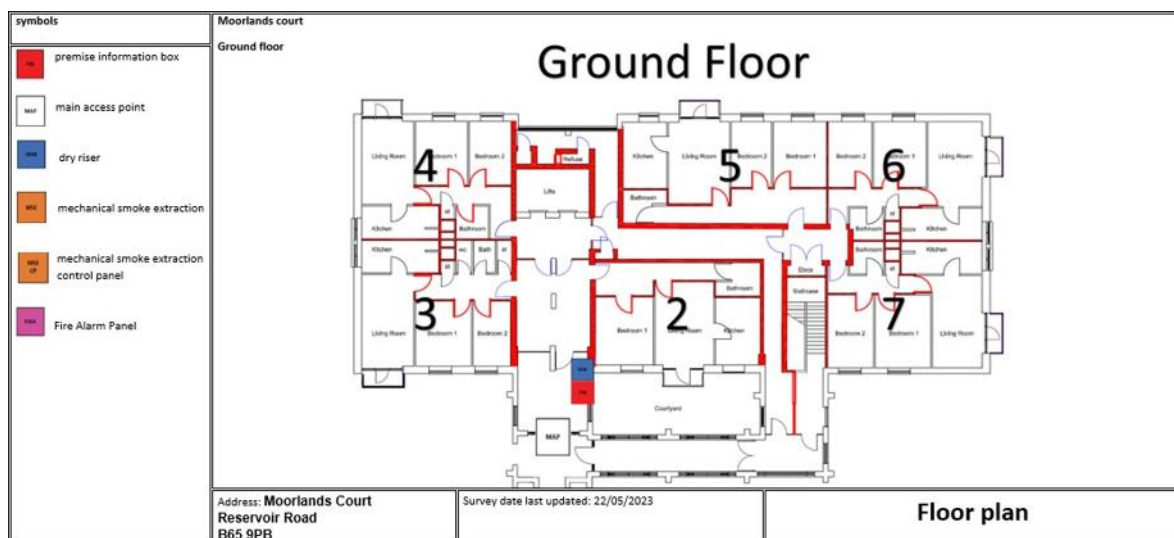
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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

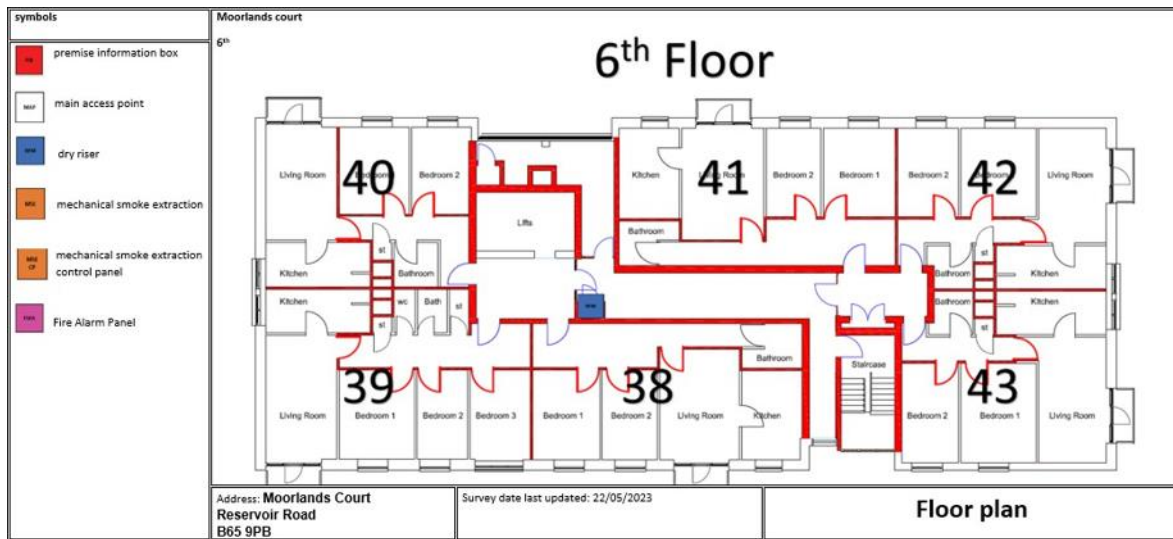
Lower Ground Floor.



Ground Floor.



Example of upper floor.



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.

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings. This FRAEW was undertaken by Firntec Building Compliance in November 2024. It is deemed that the combination and application of these materials present an acceptable level of fire risk.

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. All elevations consist of traditional brick alongside a rendered finish.



2. All flat windows and balcony doors are UPVC double glazed units.



3. All communal windows to the protected staircase and single storey final exit are powder coated aluminium single glazed units.



4. Individual flat balconies are constructed of a concrete slab with steel and glazed railings. Balconies are vertically aligned.



5. Ventilation panels to the front elevation consist of powder coated aluminium louvre vents.



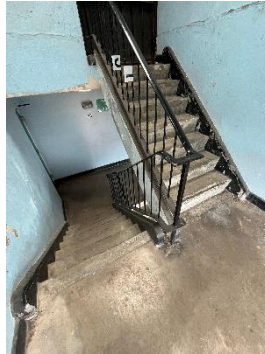
6. The ventilated block work to the chute rooms on the rear elevation have been externally covered with pest control netting. The netting will be permanently removed during significant refurbishment works that are anticipated in the future.



Section 7

Means of Escape from Fire

- 1) The block has a single protected staircase that provides a sufficient means of escape which is 1050mm in width from balustrade to wall.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) Corridors forming the means of escape from the 1st to the 13th floors provide a single direction of travel towards the protected stairwell. The maximum travel distance from the furthest flat is no more than 15 metres. Each flat on these floors is no more than 4.5 metres from a permanently ventilated corridor and an FD30s compartment door



- 4) None of the corridors that form part of the means of escape are dead ends.
 - 5) The means of escape in the residential areas are protected to prevent the spread of fire and smoke.
-

- 6) 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.



- 7) The communal landings and staircases are protected by use of notional FD30s fire doors with vision panels. It was noted that some communal doors have been replaced with nominal FD30s fire doors.



- 8) 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).
- 9) **The 5th floor bin chute door is fouling on the floor, preventing closure. Adjustment is required. See action 7/9.**



- 10) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 11) 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.



- 12) Ventilation of the communal stairwell is via two ventilation panels to the head of each side of the stairwell. The communal corridors have natural ventilation by means of louvre vent adjacent the communal door to the stairwell.



- 13) The refuse chute rooms are behind notional FD30s doors and are vented to open air via perforated concrete blockwork.



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



- 15) Electrical service cupboards have notional FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. It is recommended that all service cupboard doors are uprated to FD30s during future building refurbishment works.



- 16) The surface coatings to the communal areas are believed to be Class 0 rating (this rating has been superseded by Euro Class B-s3, d2.) The paint in the following common areas is flacking and detached from the building fabric. Affected areas are required to be repainted with a suitable Euro Class B-s3, d2 rated product.

- a) 13th floor, near flats 83-85. See action 7/16a.
- b) 4th floor, near flats 26-28. See action 7/16b.
- c) 3rd floor bin chute corridor. See action 7/16c.
- d) 2nd floor bin chute corridor. See action 7/16d.



- 17) Individual flat doors are FD30s rated timber flush fit or composite doors sets manufactured by: Permadoor, IG or Nationwide.



- 18) Flat front door inspections were not carried out by the fire risk assessor as the SMBC Fire rapid response team now undertake surveys of flat entrance doors.

Records are recorded electronically by SMBC. Access to individual flats was not sought for the purpose of fire door inspection, as the Fire Rapid Response Team is scheduled to undertake a full non-invasive Fire Door Inspection (FDI).

Accordingly, no internal assessment of flat entrance doors was completed during this FRA. However, the external leaf of each flat entrance door was visually reviewed to identify any obvious signs of damage or defect.

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

Flats; 10 LD2, 20 LD2, 25 LD2, 30 LD1, 40 LD3, 50 LD2, 55 LD2 & 61 LD3.

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 means for detecting an outbreak of fire in the communal areas. Automatic fire alarm systems are not usually required in the common areas of residential blocks as this can compromise the 'Stay Put' evacuation policy.
- 4) A deluge system is provided in the refuse chute bin store. The control panel is located within the lower ground floor. There is a warning beacon on the outside of the building, monitored by CCTV. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year.



Section 9

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266.



- 2) **Several emergency light fittings are damaged in the basement area, rectification is required. See action 9/2.**



- 3) Emergency lighting units are provided throughout the common areas of the building including those areas not accessible to the residents such as the lift motor room and roof voids. Emergency power is supplied by a central battery system which is located within the lower ground floor electricity cupboard.



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

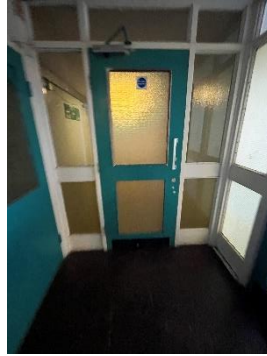
Section 10

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 minimum 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
 - 2) The premise has sufficient compartmentation in the residential areas to limit the travel and effect of smoke and flame in event of a fire in the residential areas. 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) 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).
 - 4) A variety of methods / materials have been used to achieve fire-stopping including Rockwool and intumescent pillows.
-

- 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). It is recommended that all service communal doors are uprated to modern FD30s during future building refurbishment works.



- 6) Service cupboards have FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. It is recommended that all service cupboard doors are uprated to FD30s during future building refurbishment works.

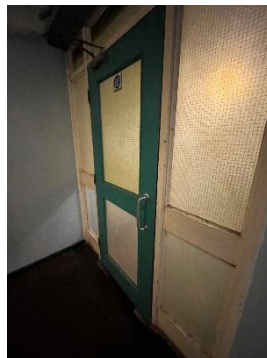


- 7) Individual flat doors are FD30s rated timber flush fit or composite doors sets manufactured by: Permadoor, IG or Nationwide.



- 8) The communal corridors, landings, and staircases are currently protected by notional 30-minute timber fire doors (44 mm, self-closing, with vision panels and 25 mm stops) and 30-minute hardwood fire screens fitted with GWPP glazing. Although these installations do not meet today's certified FD30s standard, they were compliant at the time of construction and remain acceptable provided they are undamaged and operate correctly.

Some landing and staircase doors have already been improved with combined intumescent strips and cold-smoke seals, reducing the gap between historic and modern standards. Where minor defects were previously identified, corrective actions—such as re-lipping doors with hardwood—have been completed.



- 9) All bin bin chute compartments are separated from the main corridors by a notional FD30 doors.



Section

11

Fire Fighting Equipment

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



- 2) The dry riser riser outlets are in cupboards adjacent the chute rooms at the lift end of the communal corridor on each floor. Each cupboard is secured with a budget lock. It was evident that telecommunication cabling within the riser cupboards does hang loose and is generally untidy. The cabling does not restrict the use of the riser outlets and will be made good as part of the significant building refurbishment works that are planned.



- 3) 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.
-

- 4) The frequency for the maintenance checks of fire extinguishers is once (October) each calendar year. A portable fire extinguisher is provided to the lift motor room (CO2).



- 5) **Two out of date fire extinguishers in the lower ground floor are required to be removed. See action 11/5.**



- 6) The bin store is protected by a fire suppression system and serviced 6-monthly. The control panel is located on the wall within the lower ground floor.



Section 12

Fire Signage

- 1) Fire doors display suitable signage where appropriate.



- 2) No smoking (Smoke Free England) signage is displayed throughout the premise.



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



- 4) Fire Action Notices are displayed throughout the building.



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



- 6) Photoluminescent wayfinding signage depicting floor levels and flat numbers has been installed. The signage meets the requirement the 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. There are no employees permanently based in the premise.
- 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 in high rise buildings are qualified to a 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 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) Residents are informed, via tenancy agreements, letters and notices, of the requirements to keep balconies free from fire hazards. Balconies must not be used for storage and should be kept clear to facilitate firefighter access. Smoking on balconies should be avoided; where smoking occurs, cigarette ends and smoking materials must be fully extinguished and disposed of safely.

The use of barbecues, fire pits, patio heaters, chimeneas, fireworks and sky lanterns is prohibited. Combustible, flammable or hazardous materials, including furniture, mattresses, white goods and other electrical appliances, must not be stored on balconies. Glass vessels, mirrors, or similar items capable of concentrating sunlight should not be kept on balconies. Residents must not modify balconies or install combustible screening, netting or coverings. Balcony furniture should be constructed from non-combustible or fire-resistant materials wherever practicable.



- 3) Hot works are not usually conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 4) **The electrical installation shall be tested every 5 years. No satisfactory EICR was available. See action 14/4.**
- 5) Electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. The Estate Services Manager holds this information.
- 6) The electrical service cupboards have FD30 rated doors, secured with a suited cylinder lock. Residents have been provided with a key for access to their electricity meters. It is recommended that all service cupboard doors are uprated to FD30s during future building refurbishment works.



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



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

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



Section 15

Waste Control

- 1) There is a regular cleaning service to the premises.
- 2) **Refuse chute hoppers are located within the chute rooms on each floor. At the time of the assessment, several hopper intake doors had been removed. Enquiries with the Caretaking Department confirmed that a fault affecting several hopper intake doors has prevented their reinstatement.**

All defective hopper intake doors should be repaired or replaced and securely refitted to ensure the refuse chute system remains fully operational and to prevent residents from removing the hopper doors. See action 15/2.



- 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) There is no current evidence of arson.
- 4) There has been one reported fire incident since the previous FRA, this was 1 minor incident involving a tumble dryer within a flat. The incident was investigated by SMBC. The common area was unaffected.

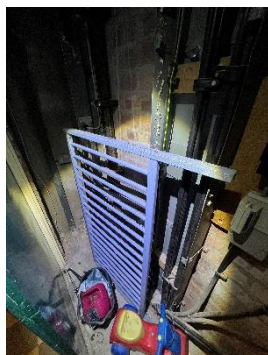
Section 18

Storage Arrangements

- 1) Residents are instructed not to bring L.P.G cylinders into the 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 are stored on site by Caretakers / cleaners.
- 4) There are no flammable liquids or gas cylinders stored on site.
- 5) **Electrical cupboards on the 6th and 8th floors are being used for the storage of residents' belongings. All unauthorised items should be removed, and electrical cupboards maintained in a sterile condition, free from storage and combustible materials at all times. See action 18/5.**



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:

Moorlands Court

Date of Action Plan:

15/07/2026

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/9	The 5 th floor bin chute door is fouling on the floor, preventing closure. Adjustment is required.		P2	Fire Rapid Response 1 – 3 months.	

Fire Risk Assessment

7/16a	The paint in the common area is detached from the building fabric on the 13 th floor, near flats 83-85.		P3	Repairs 3 – 6 months.	
7/16b	The paint in the common area is detached from the building fabric on the 4 th floor, near flats 26-28.		P3	Repairs 3 – 6 months.	
7/16c	The paint in the common area detached from the building fabric on the 3 rd floor bin chute corridor.		P3	Repairs 3 – 6 months.	

Fire Risk Assessment

7/16d	The paint in the common area is detached from the building fabric on the 2nd floor bin chute corridor.		P3	Repairs 3 – 6 months.	
9/2	Several emergency light fittings are damaged in the basement area. Rectification is required.		P3	Electrical 3 – 6 months.	
11/5	Two out of date fire extinguishers in the lower ground floor are required to be removed.		P3	Asset Management 3 – 6 months.	
14/4	No EICR was available. A satisfactory EICR is required.	No picture necessary.	P3	Electrical 3 – 6 months.	

Fire Risk Assessment

15/2	Several hopper intake doors had been removed. All defective hopper intake doors should be repaired or replaced and securely refitted to ensure the refuse chute system remains fully operational and to prevent residents from removing the hopper doors.		P3	Repairs 3 – 6 months.	
18/5	Electrical cupboards on the 6th and 8th floors are being used for the storage of residents' belongings. All unauthorised items should be removed, and electrical cupboards maintained in a sterile condition, free from storage and combustible materials.		P2	Caretaker 1 – 3 months.	

Fire Risk Assessment

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.

All notional communal landing doors show signs of wear and tear due to age. Consideration should be given to upgrade with certified FD30s door sets, combination frames / screens as part of any future refurbishment works.



Signed

	Building Safety Manager	Date: 10/07/2026.
 Adrian Jones	Quality Assurance Check	Date: 15/07/2026.

Appendix 1

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

Name of property: Moorlands Court.

Date: 23/03/2026

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](tel:01215695077)).



Report No.: J410657 V5
Nature of Work: Management Survey
Issue Date: 23/03/2026
Client Name: Sandwell MBC (formerly Homes)
Building Services, Direct 2 Trading Estate, Roway Lane,
Oldbury, West Midlands, B69 3ES
UPRN: BL41100MO09 13
Site Address: 1-85 Moorlands Court, Rowley Regis, B65 9PB



Order Placed By: Jon Hemming
Site Contact: Rebekah Fitzpatrick
Date(s) of Work: 17/03/2025 to 21/03/2025 & 28/01/2026
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor(s): Lewis Bladon

Lead Surveyor:

Authorised Signatory:

A handwritten signature in black ink, appearing to read "Daniel Rose".

Daniel Rose
Asbestos Surveyor

A handwritten signature in black ink, appearing to read "Joe Beddall".

Joe Beddall
Deputy Technical Manager
23/03/2026

Non-accredited activities are present within this report.

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Halesowen, West Midlands
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Email: sales@bradley-enviro.co.uk

