

Fire Risk Assessment

1-32 Horton St



Tipton, DY4 7JN

Date Completed: 06/10/2023

Review Period: 12 months

Officer: C. Hill Fire Risk Assessor

Checked By: J Blewitt Team Lead Fire Safety & Facilities

Current Risk Rating = Tolerable

Subsequent reviews

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

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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”*.

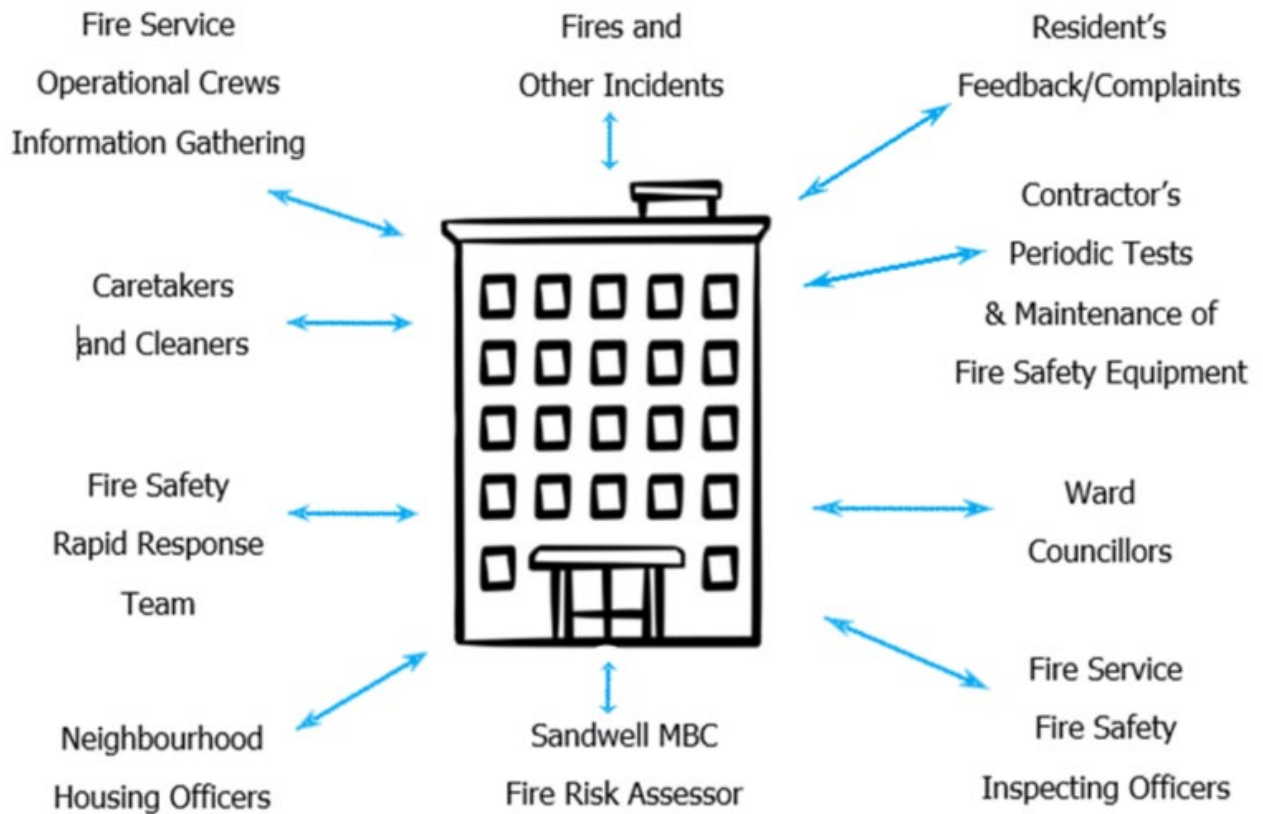
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. 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/feedb ack_and_complaints](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.

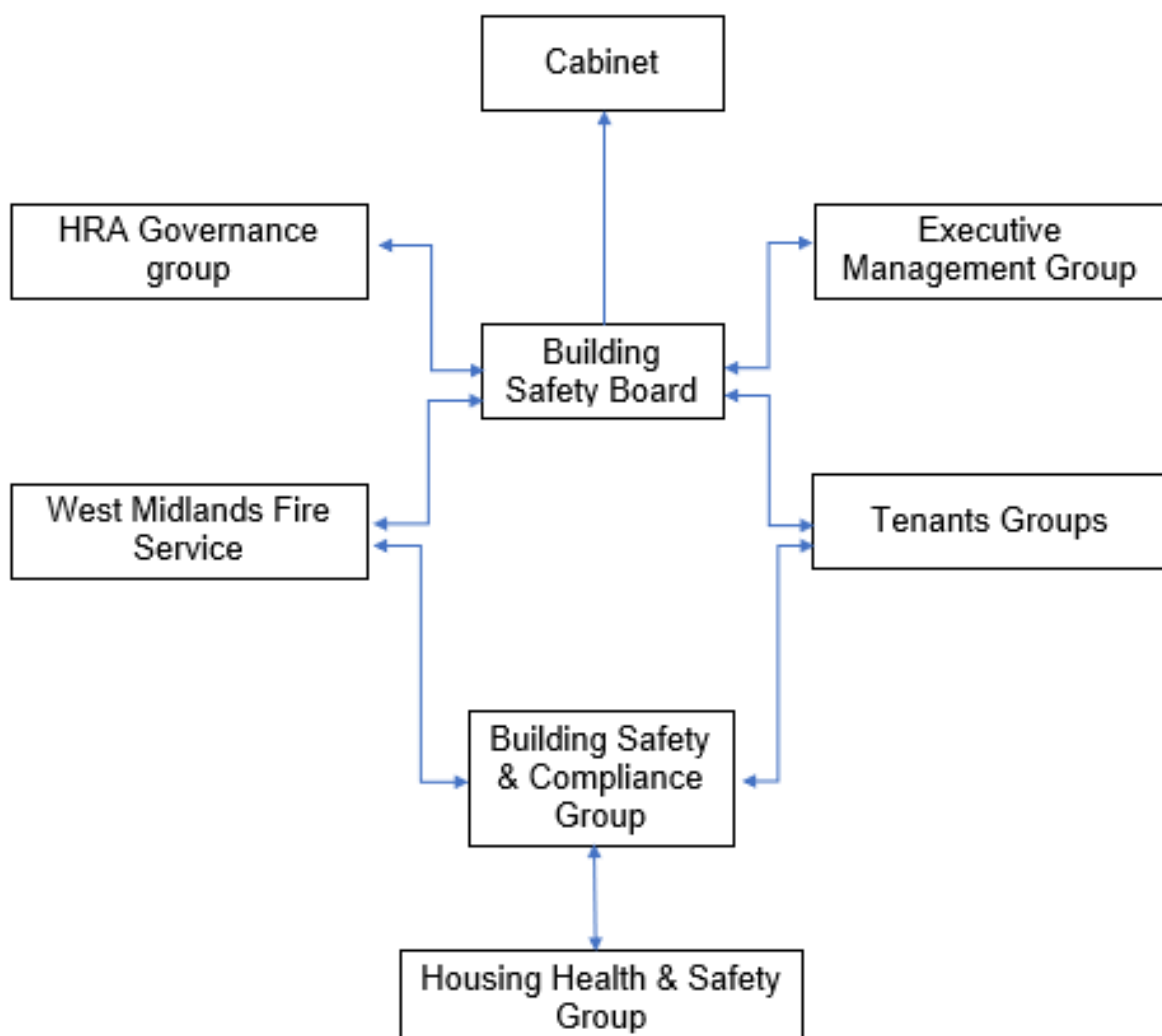
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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.

Governance Structure



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in [section 1](#). Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

Section

1

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	<p>External Envelope Side elevations have Wetherby mineral wool silicone render system – A2 fire classification.</p> <p>Masonry finish to the front and rear.</p> <p>Individual balconies to flats are cantilevered concrete with a steel and glass balustrade. Exterior window frames are powdered coated aluminium.</p> <p>Flats 3, 6, 8, 16, 18, 19, 24, 32, have installed combustible items to be removed from balcony.</p>	Tolerable

<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There are 2 protected staircase's that provide a sufficient means of escape.</p> <p>All communal doors along the means of escape are self-closing notional fire doors upgraded with combined intumescent strips / cold smoke seals.</p> <p>There are 2 final exit doors.</p> <p>Flat 32 requires adjustment to self-closer.</p> <p>Flats 18 requires adjustment to self-closer & possibly lock.</p> <p>Loose glazing to landing door – 1st floor.</p> <p>Refit missing section to cable trunking.</p>	<p>Tolerable</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within flats is installed to LD2 standard.</p> <p>Automatic opening vents are installed to the rear stairwell on the 7th floor only.</p> <p>Louvre vents provide natural ventilation to all landings of the front staircase.</p> <p>A deluge system is provided to the bin store.</p>	<p>Trivial.</p>
<p>Section 9</p>	<p>Emergency Lighting</p> <p>The premises have a sufficient emergency / escape lighting system.</p>	<p>Trivial</p>

<p>Section 10</p>	<p>Compartmentation</p> <p>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.</p> <p>All doors are FD30s doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> <p>Most service cupboard slave doors across all floors require cold smoke seal to head.</p>	<p>Tolerable</p>
<p>Section 11</p>	<p>Fire Fighting Equipment</p> <p>There is a fire hydrant adjacent the front main entrance.</p> <p>The dry riser serves all floors.</p> <p>There is a C02 fire extinguisher within the lift motor room.</p> <p>There is a deluge system in the bin store.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p>	<p>Trivial</p>
<p>Section 12</p>	<p>Fire Signage</p> <p>Sufficient signage is displayed throughout the building.</p>	<p>Trivial</p>
<p>Section 13</p>	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>

Section 14	<p>Sources of Ignition</p> <p>The fixed electric tests should be done every 5 years. The last test date was 27/08/20</p>	<p>Trivial</p>
Section 15	<p>Waste Control</p> <p>Regular checks by Caretakers minimise risk of waste accumulation.</p> <p>Refuse containers are secured within the bin store.</p>	<p>Trivial</p>
Section 16	<p>Control and Supervision of Contractors and Visitors</p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
Section 17	<p>Arson Prevention</p> <p>A door entry system prevents unauthorised access.</p> <p>Perimeter lighting is in place.</p>	<p>Trivial</p>
Section 18	<p>Storage Arrangements</p> <p>There are no storage facilities for residents within the communal areas.</p> <p>Residents instructed not to bring L.P.G cylinders into block.</p>	<p>Trivial</p>

Risk Level Indicator

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

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

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

Low Medium High

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

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

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

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

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

Slight Harm Moderate Harm Extreme Harm

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

Slight harm Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm Significant potential for serious injury or death of one or more occupants.

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment, including the installation of combustible screening to some balcony's and the requirement for adjustment to 2 self-closing devices to 2 flat entrance doors.

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 to include FD30s composite doors to flat entrances, notional 30 minute fire doors upgraded with intumescent strips and cold smoke seals to communal doors and service cupboards, combined with suitable smoke detection to LD2 & LD3 standard within flats, 2 protected staircases, automatic smoke ventilation, and a Stay Put – Unless policy.

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

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

Risk level	Action and timescale
Trivial	No action is required, 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.

Property No	Referral date	Date completed	Review date	Additional observations
15	06/10/2023	Pending		LD1 detector upgrade requested 06/10/23

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

Interim Director of Housing

Dean Epton

Assistant Director Building Compliance

Phil Deery

Fire Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Fire Risk Assessor(s)

Carl Hill

Louis Conway (Trainee)

Anthony Smith

Resident Engagement Officer - Fire Safety

Lee Mlilo

Abdul Monim Khan

Housing Office Manager

Rushpal Dhaliwal

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

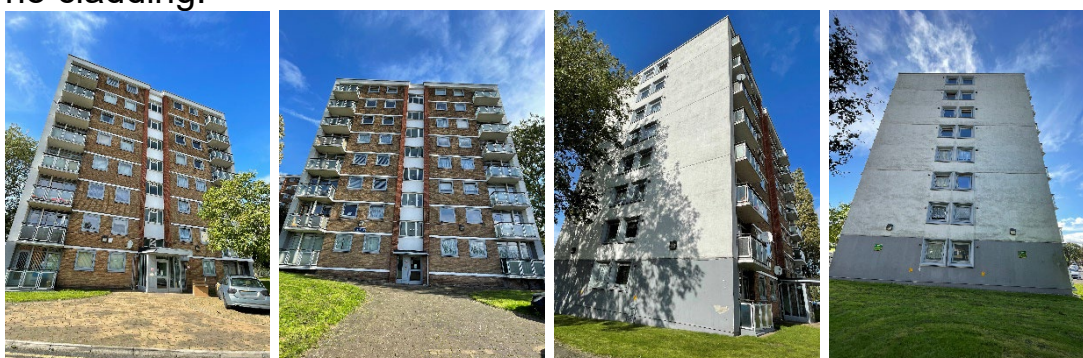
Section 4

Description of Premises

1-32 Horton Street
Tipton
West Midlands
DY4 7JW

Description of the Property

This high-rise block was built in approximately 1960 of Waites concrete / brick construction. The side elevations were clad with a Wetherby mineral wool, silicon render system, fire classification A2 during a 2009 refurbishment. The front and rear elevations are traditional masonry with no cladding.



The block consists of 8 storeys (inclusive of the ground floor) with 4 number dwellings to each floor.



The block has a main entrance/exit to the front elevation and a further entrance/exit located on the rear elevation.



Both entrances have a door entry system with a fob reader installed. The front entrance only, has a firefighter door override switch by use of a drop latch key.



There are two protected staircases and a single lift car that serve all floors.

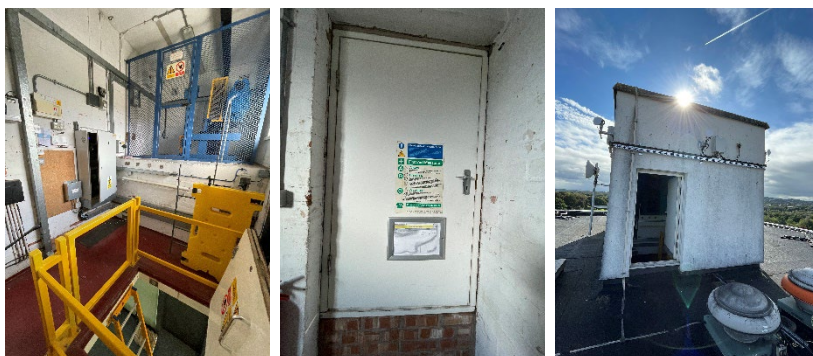


Access to the lift motor room is obtained via a ceiling hatch from the 7th floor lobby. The access ladder is stored within the 7th floor riser cupboard. Keys to the riser cupboard & the padlocks on the ceiling hatch are in the firefighter's white box.

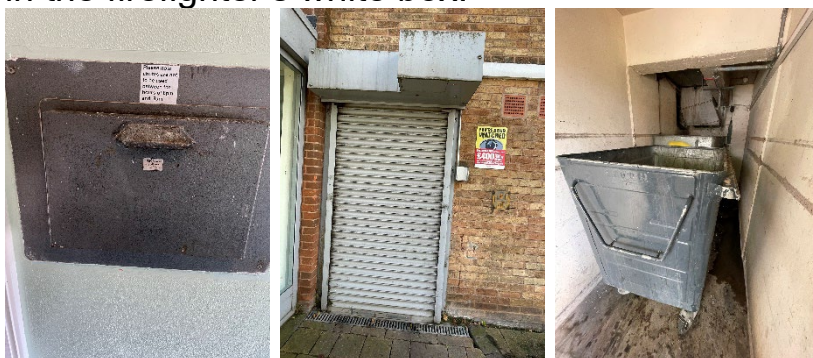
Fire Risk Assessment



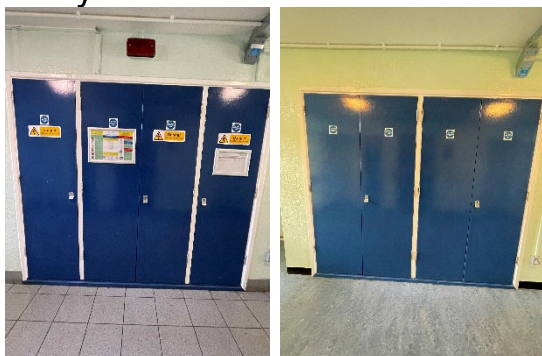
Access to the flat roof is via a door within the lift motor room.



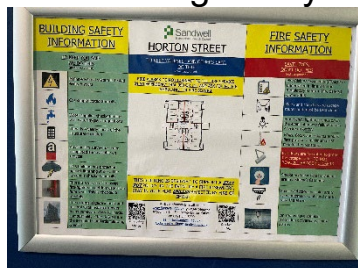
There is a single waste disposal chute accessed on all floors within the front staircase. The bin store is right of the main entrance. Key is stored in the fireighter's white box.



Service cupboards containing resident's electricity meters are in each lift lobby.



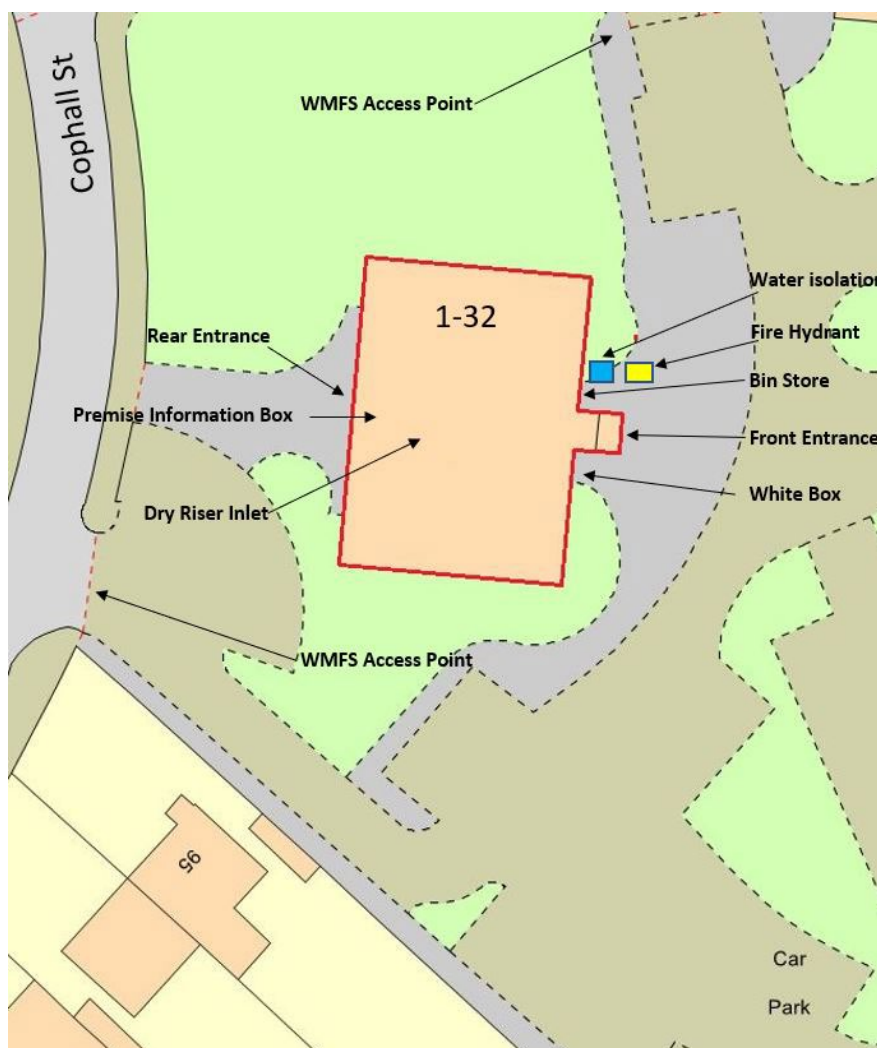
The building safety notice is displayed in the ground floor lobby.



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

The enforcing authority is West Midlands Fire Service.

On arrival Information (for WMFS)



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



Access is gained via the firefighter's door override switch utilising the drop latch key in the white box.



There is a Secure Premise Information Box (PIB) located in the ground floor rear entrance lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and documents for those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).

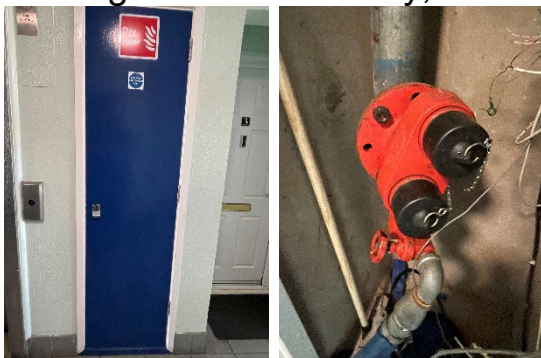


There is a firefighter's lift override switch to the right-hand side of the lift car. This is operated by the drop latch key.

Fire Risk Assessment



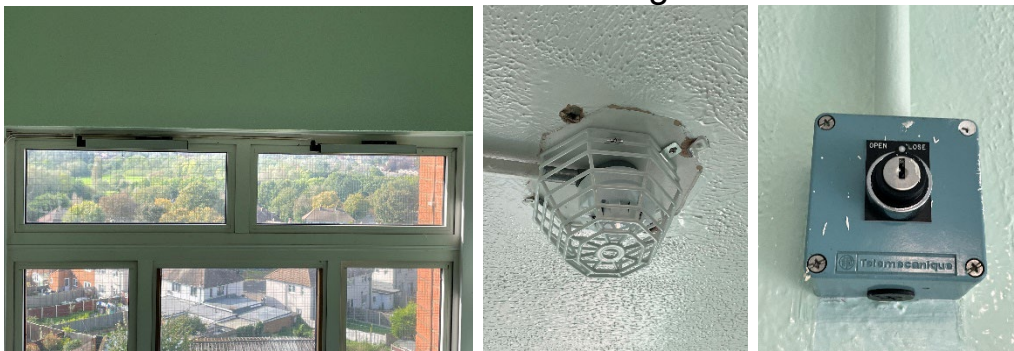
The dry riser inlet is next to the ground floor lift car. Access is gained utilising the suited 54 key, also contained in the white box.



Dry riser outlets are available on each floor within the secured cupboards next to the lift car. Each outlet is secured in the off position by cable tie.



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



Fire Risk Assessment

Natural ventilation is employed to the front staircase via a louvred vents on all floor landings.



Address: Block 1- 32 Horton Street DY4 7LA		Survey date: 23/03/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, breadth and height			
Construction	Wates, concrete brick		
Number of floors	8 including ground floor		
Layout	<p>The block consists of 8 storeys (inclusive of the ground floor). Each of the floors contains 4 number dwellings, Lift granting access up to the 8th floor, aluminium ladders stored in the 8th floor storage cupboard grants access to the lift motor room via a trap door. A full height door then grants access to the main roof.</p> <p>2 sets of staircases granting access to all 8 floors of the block located at the front and rear of the block.</p> <p>Corridors and stairs are protected by FD30s doors.</p> <p>2 sets of ingress / egress points to the block with the override switch, FWB and fire hydrant located nearest the MAP (main access point)</p>		
Lifts	1		
Types of entrance doors	Individual flat doors are predominantly FD30s rated Premdors of composite construction. Communal doors within the block are timber FD30s		
Rubbish chutes/ bin rooms	Yes		
Common voids	No		
Access to roof/ service rooms	Aluminium ladder (stored in dry riser) gives access into motor room through a trap (top floor landing). A full height door then allows access onto the main roof.		
Occupants	Approx. 68 based on an average of 2 occupants per flats (32 flats)		
Evacuation strategy	Stay Put Unless- The escape strategy is 'Stay Put Unless'. This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire or smoke		
Fire alarm/ evacuation alarm	Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant is located at the entrance of the building, fire hydrant location/ water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans.		
Fire mains	The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock.		
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift A Firefighter control switch is located within the ground floor lobby		
Smoke control vents	Automatic smoke ventilation is employed to the head of the rear staircase. There is master reset key switch located on the top floor, The front staircase top floor window is naturally ventilated using louvres, Communal windows (other than smoke vents) can be opened without the need for a key		
Sprinkler system	A water suppression system is provided to the refuse chute bin store		

Fire Risk Assessment

DANGEROUS SUBSTANCES	
Location, type, and quantity	ALL BALCONIES – RAINWATER PIPE – CEMENT- SEALED – PRESUMED – CHRYSOTILE FLAT ROOF MINERAL FELT TO LIFT MOTOR-FRONT AND REAR ENTRANCES – BITUMINOUS
SERVICES	
Electricity	Electric meter cupboards located on each floor of the block
Gas	Gas isolation within individual flats.

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

Persons at Risk

Residents / Occupants of 32 flats,

Visitors,

Sandwell MBC employees,

Contractors,

Service providers (e.g. meter readers, delivery people etc)

Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)




Section 5

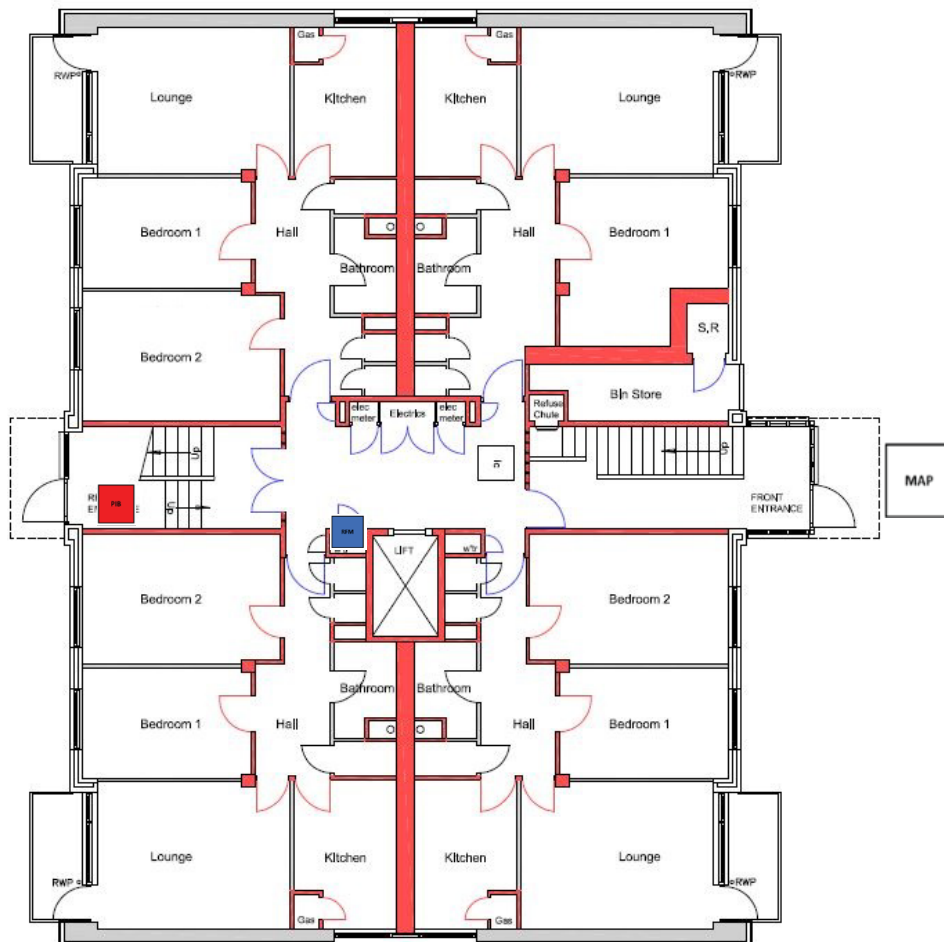
Building Plan

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

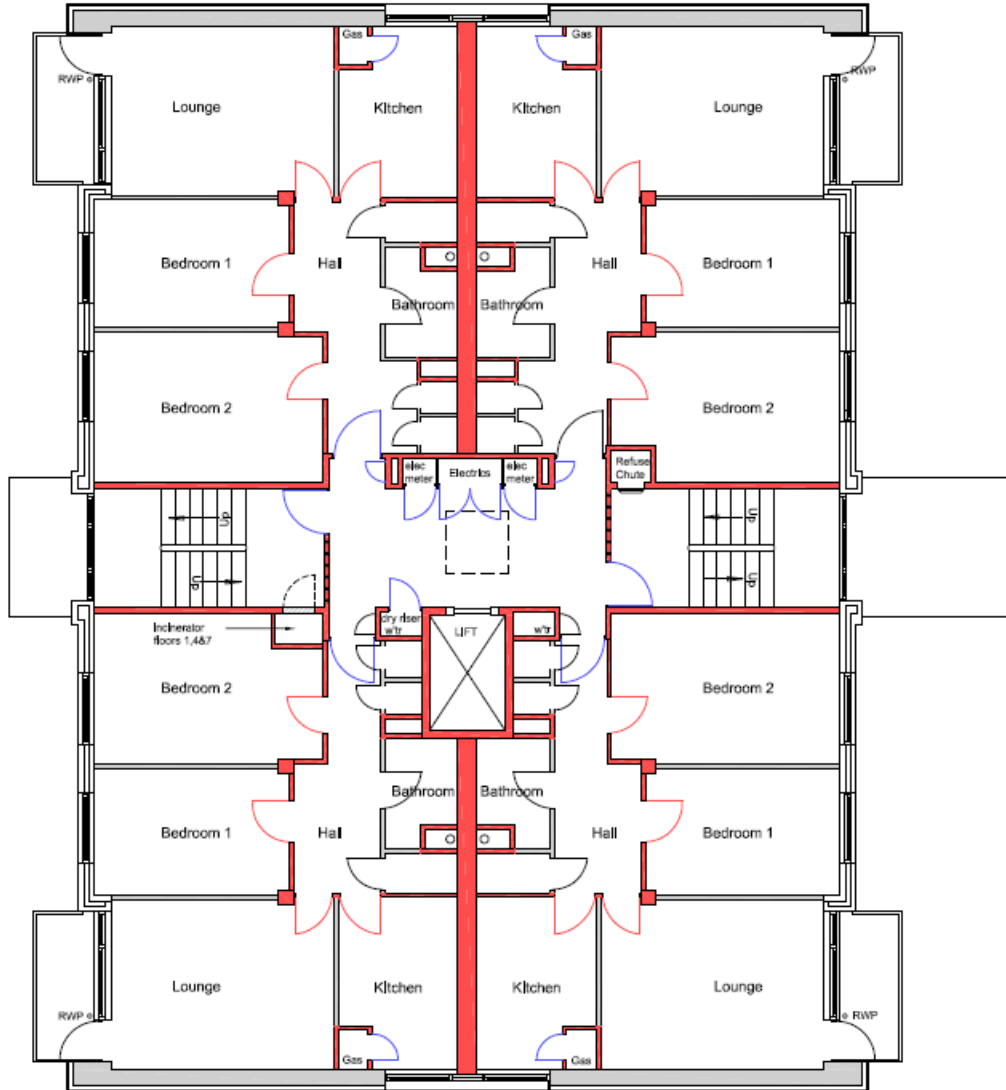
The plans have been shared with WMFS electronically via their portal.

Ground floor

-  premise information box
-  main access point
-  dry riser

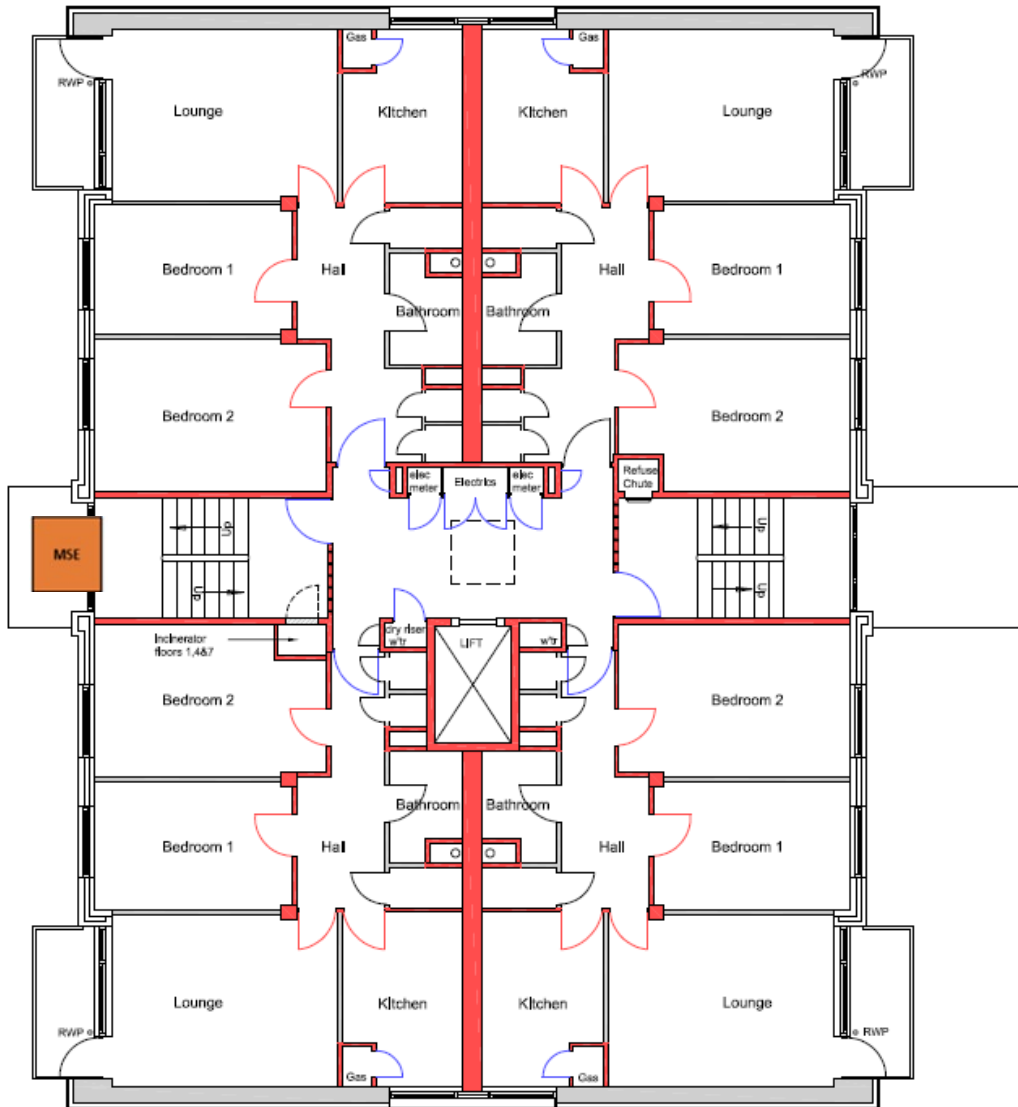


Floors 1-6

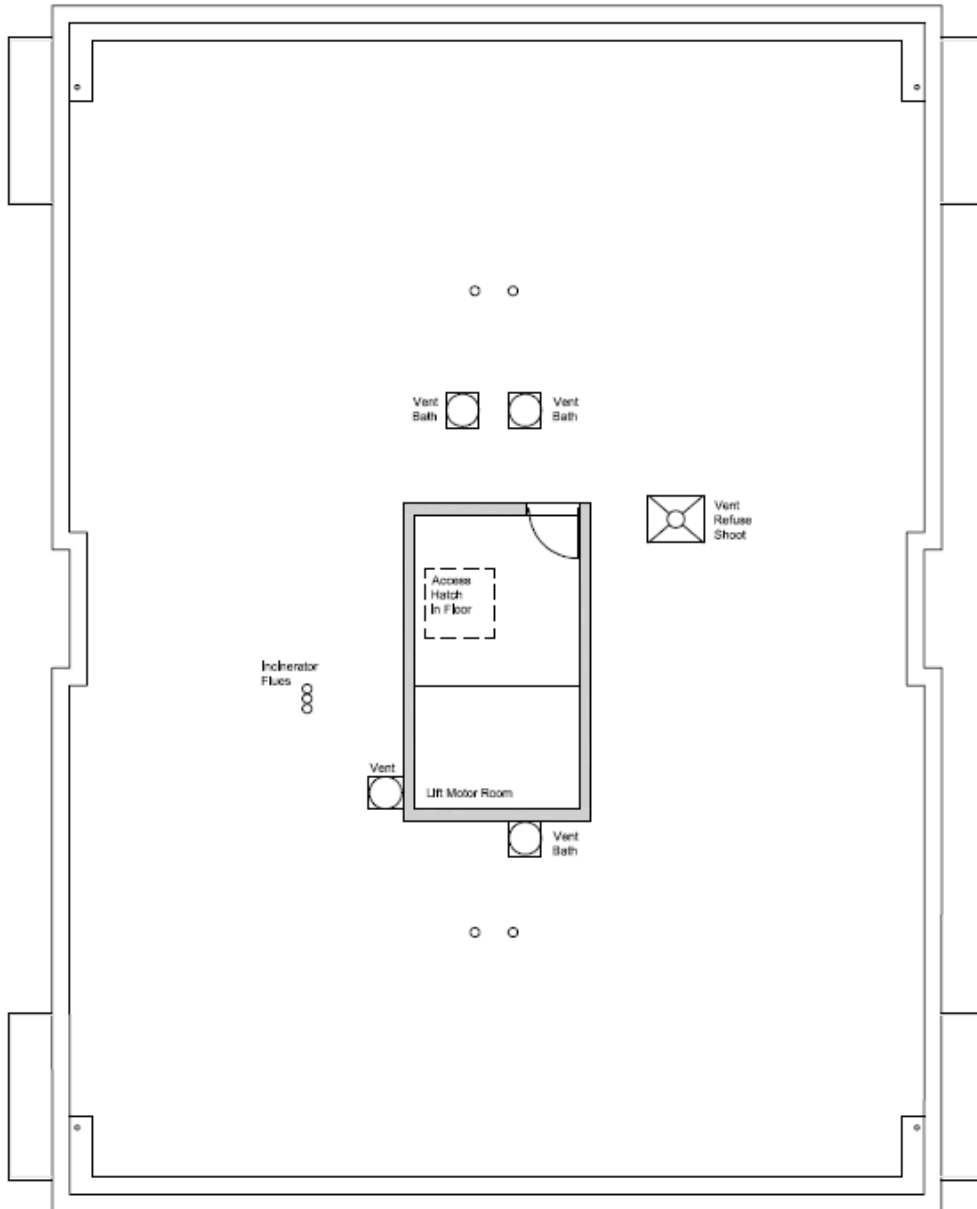


Floor 7

MSE mechanical smoke extraction



Roof



Section 6

External envelope

Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This 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 external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022

A breakdown of the materials used and whether these or their combination or application present an acceptable level of fire risk has been recorded below.

The addition of combustible screening / netting to some balconies could potentially support the surface spread of flame in that area which is an unnecessary risk. Once this is removed the level of risk presented by materials present to the external envelope of this building would become acceptable.

- 1) The front and rear elevations are traditional masonry.



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



- 3) Each flat within the block has access to an individual balcony. These are cantilevered concrete with a steel and glass balustrade.

- a) Flat 8 decorative screening installed to balcony.**



- b) Flat 16 screening installed to balcony.**



- c) Flat 24 screening installed to balcony.**



d) Flat 32 screening installed to balcony.



e) Flat 3 screening and netting installed to balcony.



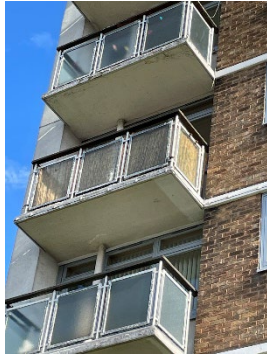
f) Flat 19 screening installed to balcony.



g) Flat 6 screening and parasol installed to balcony.



h) Flat 18 screening installed to balcony.



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



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



Section 7

Means of Escape from Fire

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



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 3) None of the corridors that form part of the means of escape are dead ends
- 4) The means of escape are protected to prevent the spread of fire and smoke.
- 5) The communal landing / staircases are protected by use of notional & nominal self-closing 44mm 30-minute timber fire doors with vision panels. All doors have been upgraded with intumescent strips / cold smoke seals. [Refer to section 10/11](#)



- 6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 7) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.



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



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



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



12) Communal windows are lockable however, all windows were unlocked and openable.

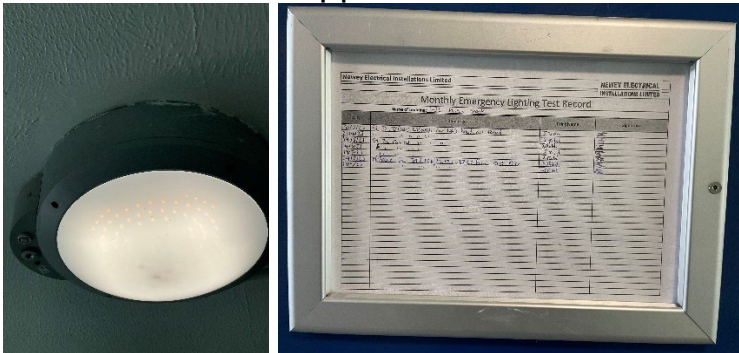


13) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.

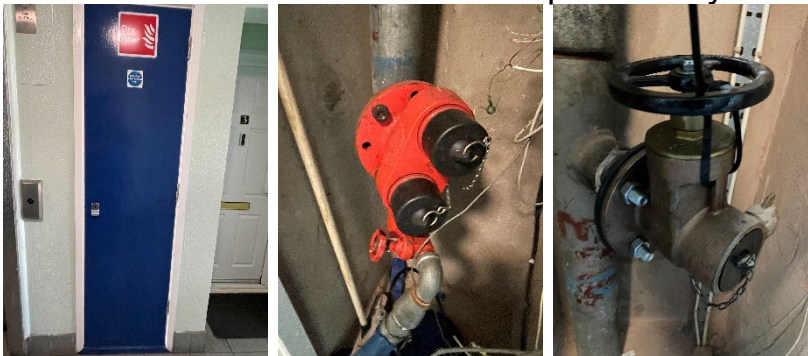
14) Individual floor mats were noted outside some flats. Fire rating of the mats is unknown but deemed to be of low risk.



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



- 16) Dry riser inlet / outlets on lobbies are housed in cupboards with FD30s doors and secured by suited 54 key mortice locks. All outlet valves are secured in the closed position by cable tie.



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



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

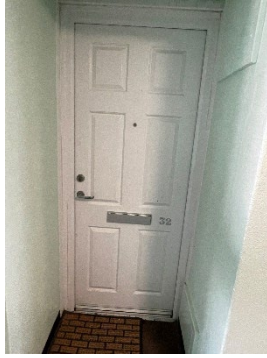
19) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them, or they are asked to leave by the emergency services.

20) Individual flat doors are FD30s composite doors with the majority being manufactured by Permadoor. Flats 12 & 28 have nominal timber flush fire doors with intumescent letterbox liners however, access was not gained for further inspection.



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

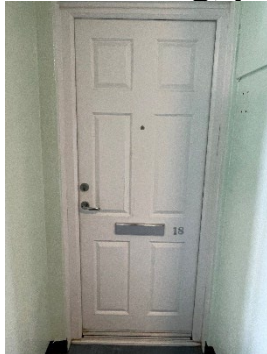
a) Flat 32 – Entrance door fails to overcome the latch when self-closing.



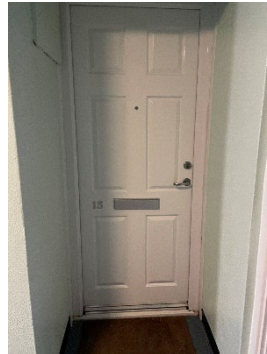
b) Flat 30 – Entrance door was correct.



c) Flat 18 - Entrance door fails to overcome the latch when self-closing, possible issue with locking mechanism.



d) Flat 15 – Entrance door was correct.



- 22) 1st floor landing door by flat 8 – glazing to upper panel rattles requires re-beading.



- 23) All trunking for power cables in communal areas are of metal construction and contain intumescent pads or pillows.



- 24) 1st floor cable trunking above flat 7 entrance door has a section missing that requires re-fixing. Missing section has been placed on top.



- 25) Tradespersons tools and consumables were temporary present to the 7th floor communal lobby during the inspection. It was also noted that a vehicle parked in close proximity to the front of the building also belonged to the tradesperson. All items and the vehicle were moved following the completion of the works to flat 32.
-



Section 8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to LD2 & LD3 Standard.

Flat 32 – LD3 hall only.

Flat 30 – LD2 hall, lounge & kitchen.

Flat 18 – LD3 hall only.

Flat 15 – LD3 hall only.

LD1 all rooms except wet rooms

LD2 all-risk rooms e.g. Living Room, Kitchens and Hallway.

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to communal areas. The reason for this are:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place
-

- 4) A sprinkler or deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks are twice per year (April and October) of each calendar year. The control panel for the system is located in the ground floor lobby service cupboard.



Section

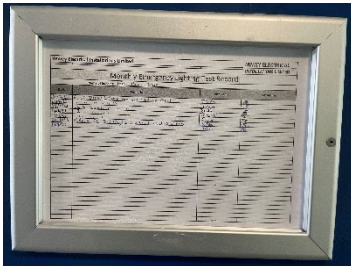
9

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to the communal landings, stairs and lift motor room.



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

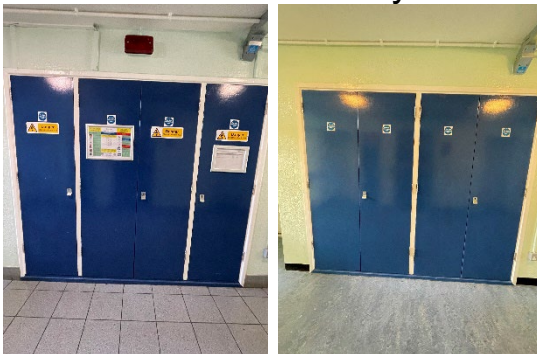


Section 10

Compartmentation

This section should be read in conjunction with Section 4

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping has 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) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 5) All service cupboards to communal landings are locked with suited 138 mortice locks. Residents have been provided with a key for access to their electricity metres.



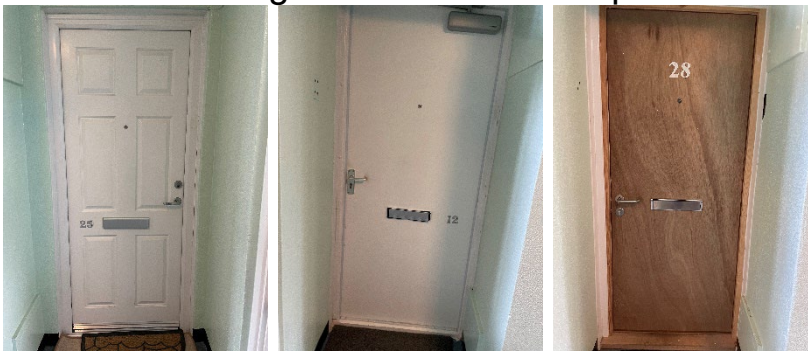
- 6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.



- 7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
- 9) Access panels to stop taps are fixed to masonry and bedded on Intumescent material.



- 10) Individual flat doors are FD30s composite doors with the majority being manufactured by Permadoor. Flats 12 & 28 have nominal timber flush fire doors with intumescent letterbox liners, however access was not gained for further inspection.



1-32 Horton Street;Tipton;West Midlands;;		
1 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
2 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
3 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
4 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
5 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
6 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
7 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
8 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
9 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
10 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
11 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
12 Horton Street;Tipton;West Midlands;;	Timber Door	Not glazed
13 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
14 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
15 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
16 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
17 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
18 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
19 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
20 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
21 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
22 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
23 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
24 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
25 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
26 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
27 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
28 Horton Street;Tipton;West Midlands;;	Timber Door	Not glazed
29 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
30 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
31 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed
32 Horton Street;Tipton;West Midlands;;	Permadoor	Not glazed

- 11) The communal landing & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels & 25mm stops. It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door install however, because they were installed at the time of the buildings construction and to the standard of that time they are deemed as acceptable so long as the doors are free of damage and function as they were intended to do so. It has been recognised that all of the landing / staircase notional doors in this block have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design and minimise departures from today's standards. Where minor shortcomings have been identified actions have been created for corrective works.



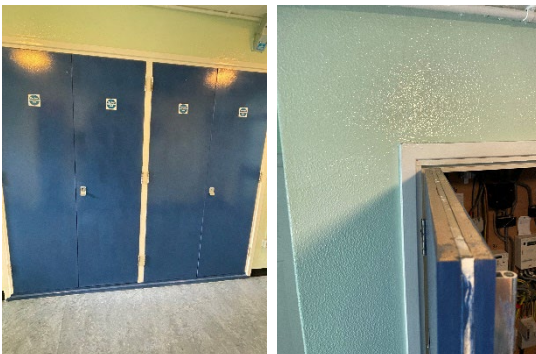
12) It was noted that the double communal doors to the ground floor lobby are replacement 30-minute nominal fire doors.



13) The hatch to the lift motor room is a 54mm 60-minute nominal fire door with combined intumescent strips & cold smoke seals.



14) All floors - The majority of slave doors to service cupboards are without cold smoke seals to head.



Section

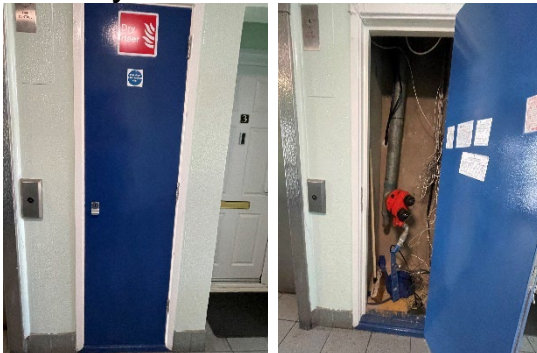
11

Fire Fighting Equipment

- 1) There is a fire hydrant adjacent the front main entrance.



- 2) The dry riser inlet is located in the ground floor lift lobby.

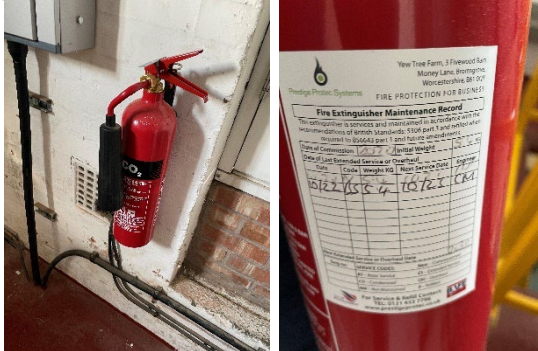


- 3) There is a dry riser outlet on each floor above to the right hand side of the lift car.



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

- 5) 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.
- 6) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year.



- 7) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly. The control panel is in the ground floor lift lobby service cupboard.



Section 12

Fire Signage

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



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



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



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



- 5) Floor indicator numbers are fitted to the wall of each floor on the communal staircase.



- 6) Signage depicting floor level and flat numbers are fitted to the wall of each floor lobby.



- 7) Directional escape signage has been installed throughout the building.

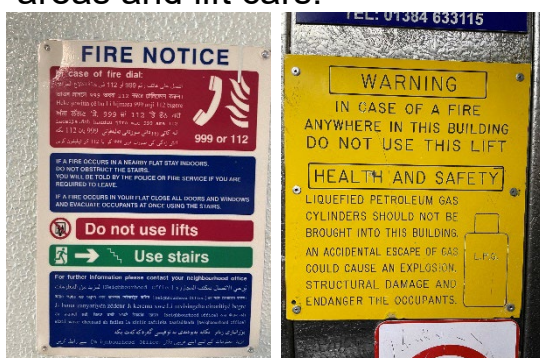


Please note that the Wayfinding signage will be replaced with Photoluminescent signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022. The provision for the signage has been procured and we are awaiting delivery of the signage).

Section 13

Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers located are within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Building safety and evacuation notices are displayed in common areas and lift cars.























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



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



- 9) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high rise blocks.

BUILDING SAFETY INFORMATION		 HORTON STREET		FIRE SAFETY INFORMATION		
TO KEEP YOU SAFE WE DO THIS <small>(green background)</small>		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS <small>(blue background)</small>		SAVE LIVES, DON'T DO THIS <small>(red background)</small>		
	Mains electrical system is tested every 5 years				Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005	
	Gas supply tested annually				Stairs and corridors are escape routes and <u>must</u> be kept clear	
	Water supplies checked in line with water hygiene regulations				Emergency lighting comes on in the event of power failure and is checked monthly	
	There is 4 yearly check of the structural condition				Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance	
	An asbestos survey has been completed and available on request				Flat doors are fire rated to protect the escape route. DO NOT REMOVE THE DOOR CLOSERS	
	This building has protection against lightning strikes. The system is checked annually				Smoke and heat detector/alarms are in resident's flats only	
	There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.			THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <i>UNLESS</i> AFFECTED BY FIRE OR SMOKE.		
	The external façade is brick and mineral wool insulated render. All materials are class A1 limited combustibility. Class A & A1 are the accepted standards following Grenfell.		Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_milto@sandwell.gov.uk Abdulmonim_Khan@sandwell.gov.uk			Bin rooms have sprinkler protection activated by smoke alarms
		<small>Fire safety advice</small>		<small>Sandwell FRAs</small>		

**Section
14**

Sources of Ignition

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



- 2) Hot 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 Bryan Low.
- 4) The fixed electrical installation shall be tested every 5 years. The date of the most recent inspection is 27th August 2020 where the install was deemed as satisfactory.

ELECTRICAL INSTALLATION CONDITION REPORT

202001 - Manor

HEWLEY ELECTRICAL INSTALLATIONS LIMITED

A. Details of the Client/Property/Location, the Report Client: Sandwell Metropolitan Borough Council Address: Direct 2 Industrial Park, Polesley Lane, Oldbury, W99 8ES		B. Details of the Report Purpose of this report: Assess the condition of the fixed wiring in accordance with BS7671. Date of inspection and testing was carried out: 27/08/2020	
C. Details of the installation which is the Subject of this Report Installation: 1-32 Hoxton Street Location: N/A Address: N/A Particular of installation: N/A (Records held by: N/A)		Description of premises: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> N/A Description of system: <input checked="" type="checkbox"/> Cables <input type="checkbox"/> N/A Estimated age of wiring system: <input type="checkbox"/> 15 yrs <input type="checkbox"/> 5 yrs Date of alterations or additions: <input checked="" type="checkbox"/> None <input type="checkbox"/> Not known	
D. Details of previous inspections and Testing All distribution and fixed wiring final circuits within the property - See Additional Pages - Operations conditions including the reasons (See page 10): N/A		Agreed (including the reasons (See regulation 612.2)) 25% accessories removed 100% tested	
This inspection and being detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended by the 18th Amendment and BS7671:2018 (IET Wiring Regulations) as amended by the 17th Amendment. The inspection and testing was carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended by the 18th Amendment and BS7671:2018 (IET Wiring Regulations) as amended by the 17th Amendment. The inspection and testing was carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended by the 18th Amendment and BS7671:2018 (IET Wiring Regulations) as amended by the 17th Amendment.			
E. Summary of the Condition of the Installation (General condition of the installation in terms of electrical safety) High risk fault, installation is pyrometall circuit all accessories are class one/2; remedial works carried out on this visit. Overall assessment of the installation: Satisfactory. No unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.			
Where the overall assessment of the suitability of the installation for continued use above is stated as 'SATISFACTORY', it is assumed that any operations caused by a danger present (code C1) or potentially dangerous (code C2) are dealt with as a matter of urgency. The inspection and testing was carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended by the 18th Amendment and BS7671:2018 (IET Wiring Regulations) as amended by the 17th Amendment. The inspection and testing was carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended by the 18th Amendment and BS7671:2018 (IET Wiring Regulations) as amended by the 17th Amendment.			
F. Recommendations Where the premises inspected by the inspector are deemed to be in a satisfactory condition, the inspector is further requested and invited by 27/08/2020 to carry out a further inspection and testing of the installation in accordance with BS7671:2018 (IET Wiring Regulations) as amended by the 18th Amendment and BS7671:2018 (IET Wiring Regulations) as amended by the 17th Amendment.			
Hewley Electrical Installations Limited 10-12 Hoxton Street, Oldbury, W99 8ES		Other Registration Number: 0148480	

Inspected and tested by:

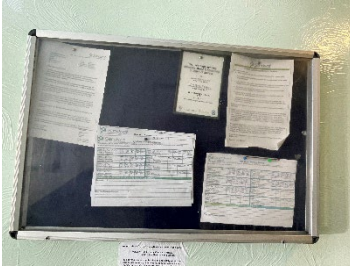
- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of nominal 44mm timber fire doors with intumescent strip & cold smoke seals.
- 6) There is lightening protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply pipework is internal to the building.



Section 15

Waste Control

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



- 2) Refuse containers are located in the bin store which is to the right-hand side of the main entrance. Access is via a motorised roller shutter, key is stored in the firefighter's white box. All refuse containers are emptied regularly.



- 3) Regular checks by Caretakers minimise risk of waste accumulation.
 - 4) 'Out of Hours' service in place to remove bulk items.
-

**Section
16**

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 3) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 4) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings – 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 door entry system.



- 3) There is no current evidence of arson.
- 4) The perimeter of the premises is well illuminated.



- 5) There have been no reported fire incidents at 33-64 Horton Street since that date of the last Fire Risk assessment (April 2020).
-

Section 18

Storage Arrangements

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



- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) All store cupboards are kept locked.
 - 5) There are no flammable liquids or gas cylinders stored on site.
-

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 Level 2 Action Plan



Name of Premises or Location:

1-32 Horton St

Date of Action Plan:

12/10/23

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
6/3a	Flat 8 remove combustible screening from balcony.		P2	Within 1-3 months. Housing Manager	



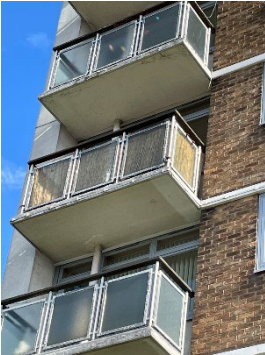
Fire Risk Assessment

6/3b	Flat 16 remove combustible screening from balcony.		P2	Within 1-3 months. Housing Manager	
6/3c	Flat 24 remove combustible screening from balcony.		P2	Within 1-3 months. Housing Manager	
6/3d	Flat 32 remove combustible screening from balcony.		P2	Within 1-3 months. Housing Manager	




Fire Risk Assessment

6/3e	Flat 3 remove combustible screening from balcony.		P2	Within 1-3 months. Housing Manager	
6/3f	Flat 19 remove combustible screening from balcony.		P2	Within 1-3 months. Housing Manager	
6/3g	Flat 6 remove combustible screening & parasol from balcony.		P2	Within 1-3 months. Housing Manager	

Fire Risk Assessment



6/3h	Flat 18 remove combustible screening & parasol from balcony.		P2	Within 1-3 months. Housing Manager	
7/21a	Flat 32 / 7 th floor – Adjust self closer on entrance door. Not over coming latch		P2	Within 1-3 months. Fire Rapid Response JM:12143411	03/11/2023
7/21c	Flat 18 / 4 th floor – entrance door requires attention to self closer & possibly lock. Not fully self closing.		P2	Within 1-3 months. Fire Rapid Response JM:12146880	03/11/2023

Fire Risk Assessment



<p>7/22</p>	<p>1st floor landing door by flat 8. Beading requires attention to secure glazing to upper panel, on intumescent glazing tape</p>		<p>P2</p>	<p>Within 1-3 months. Repairs Glazing</p>	
<p>7/24</p>	<p>1st floor by flat 7 door - Refit missing section to trunking. (missing piece is there)</p>		<p>P2</p>	<p>Within 1-3 months. Electrical Compliance Manager</p>	
<p>10/14</p>	<p>All floors – install cold smoke seals to head of service cupboards slave doors.</p>		<p>P2</p>	<p>Within 1-3 months. Fire Rapid Response JM:12143777</p>	<p>02/11/2023</p>

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	
Some 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.	
Consideration should be given to install FD30s certified composite door set to flats 12 & 28 as part of a future door programme.	

Signed

	Fire Risk Assessor	Date: 12/10/2023
	Quality Assurance Check	Date: 25/10/2023

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


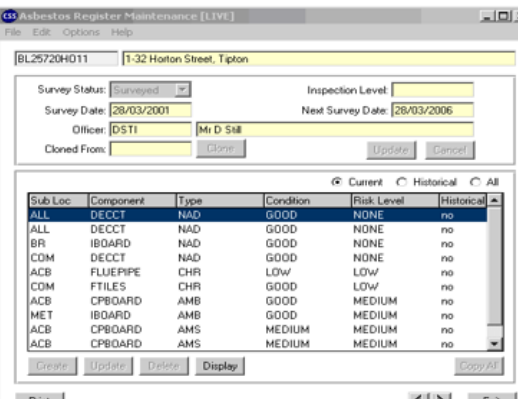
Name of property: 1-32 Horton St

Updated: 04/08/2023

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
PEEPS	Referral generated for flat 15 Refer to Secure Premise Information Box
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077). <i>Include survey</i>

Asbestos Survey		Property Address		1-32 Horton Street, Horton Street, Great Bridge, Tipton, DY4 7JW		✓ Office use	
Prepared by	Wayne Colbourne Danny Hulse	Date	05/07/2011	Checked by	Derek Still		
Sampled by		Date		Date	09/11/11		
Type of Work to be undertaken		HSG 264 - Survey Report Type		Property Description			
For Purpose of Lift Maintenance Contract	<input checked="" type="checkbox"/>	Refurbishment Survey		8 Storey High Rise Block			
		Management Survey	<input checked="" type="checkbox"/>				
Void Property		SHAPE Interrogated?	<input checked="" type="checkbox"/>				
R & M Property							
SHAPE – ASBESTOS REGISTER EXTRACT				YEAR BUILT	1946		
				Notes Full Refurbishment in 2009			
				Building Surveyors 0121 569 5077		Asset Team – Investment Division 5 – 14 South Road Smethwick B67 7BN	
				