

Fire Risk Assessment

Wyndmill Crescent (51-121)



**West Bromwich,
B71 3QZ.**

Date Completed: 04/03/2025

Review Period: 12 months

Officer: Louis Conway Building Safety Manager

Checked By: Anthony Smith Team Lead Fire Safety

**Current Risk Rating =
Trivial**



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 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/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.

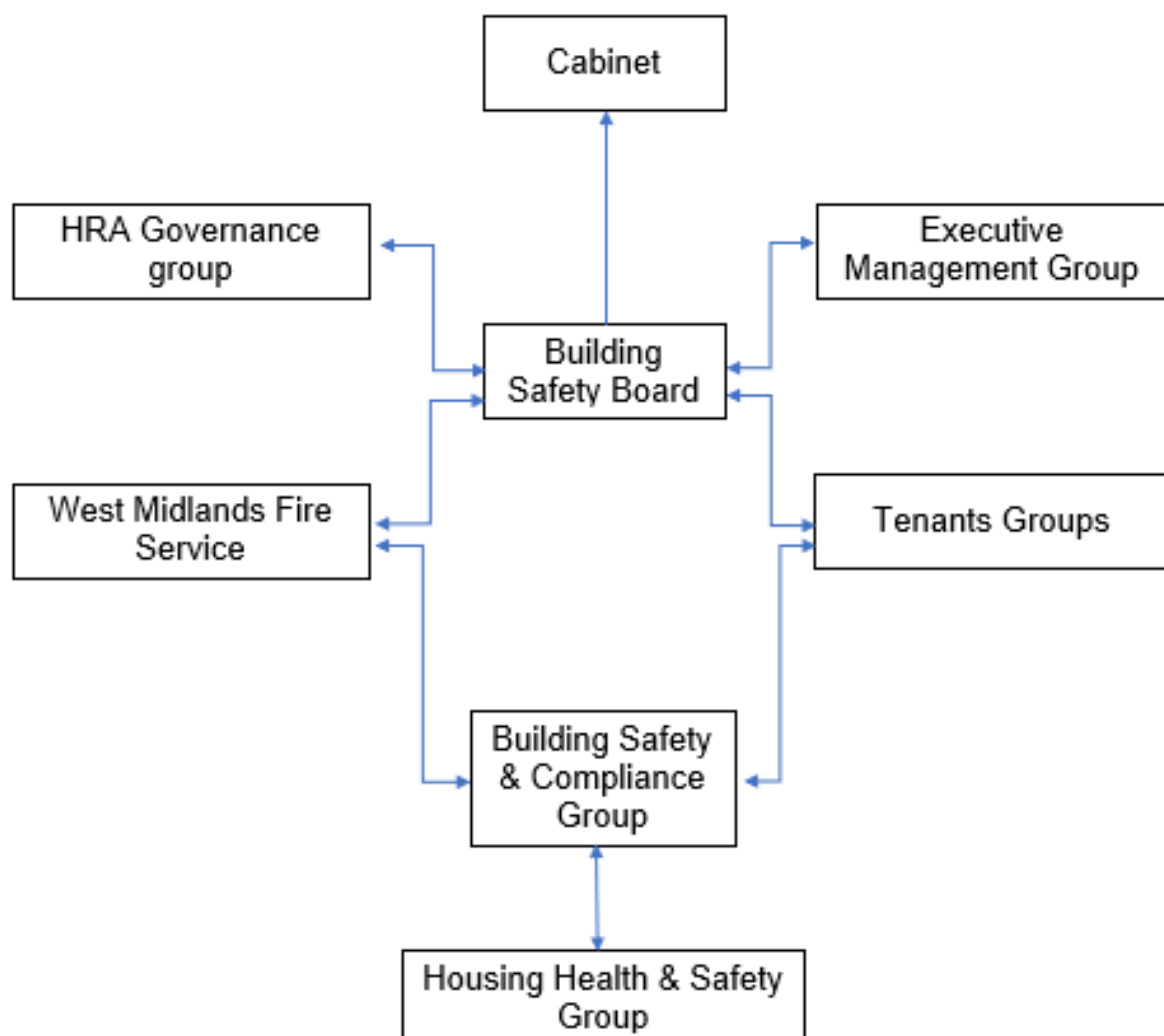
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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</p> <p>Brickwork from ground to 1ST floor. Fire classification A1.</p> <p>Rockwool Insulated render system 1st to 8th floor. Fire classification A2.</p> <p>Alphaton Tiles Fire classification A1.</p>	<p>Trivial</p>

<p>Section 7</p>	<p>Means of Escape from Fire</p> <p>There are two protected stairs that provide sufficient means of escape.</p> <p>Detection for AOV present in lobbies and front and rear stairwell landings.</p> <p>Emergency lighting is provided to communal corridors and stairs.</p> <p>The communal landings and stairs are protected by Nominal self-closing FD 30S doors.</p>	<p>Trivial</p>
<p>Section 8</p>	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within sampled flats is installed to a minimum of LD3 standard with flats sampled varying between LD1 and LD2. As confirmed by residents.</p> <p>Automatic opening vents are installed to the front and rear stairwells.</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 walls and floors are 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>Flat entrance doors are nominal 30-minute fire doors with intumescent strips & cold</p>	<p>Trivial</p>

	<p>smoke seals, including those in 1-hour rated walls.</p> <p>All service / storage cupboard doors are nominal 30-minute fire doors.</p> <p>All communal doors protecting the staircase are nominal 30-minute fire doors.</p>	
Section 11	<p>Fire Fighting Equipment</p> <p>The dry riser outlets serve all floors from 1st to 8th.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p> <p>Dry riser inlet located within ground floor dry riser cupboard.</p> <p>There is a deluge system in the bin store.</p>	Trivial
Section 12	<p>Fire Signage</p> <p>Escape signage is present.</p> <p>LPG cylinder warning signs displayed in lift.</p> <p>Wayfinding signage is present.</p>	Trivial
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	Trivial
Section 14	<p>Sources of Ignition</p> <p>The fixed electrical installation shall be tested every 5 years. Last inspection completed 28-Jan-2025.</p>	Trivial

Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation.	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
Section 17	Arson Prevention A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	Trivial
Section 18	Storage Arrangements Residents instructed not to bring L.P.G cylinders into block.	Trivial

Risk Level Indicator

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

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

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

Low Medium High

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

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

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

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

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

Slight Harm Moderate Harm Extreme Harm

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

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

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

This type 1 Fire Risk Assessment covers the external envelope, Flat entrance doors, communal areas.

The block consists of 9 stories inclusive of the ground floor with each floor containing 4 number dwellings coming off a lift lobby, Communal areas are well protected with the use of nominal FD30s fire doors with two ventilated protected staircases serving all floors of the block.

In conclusion, the likelihood of a fire is at a Low level of risk. There are no Actions required deriving from the FRA. There have been no reported fire incidents since the previous fire risk assessment.

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 a minimum of FD30s fire doors to flat entrances & Nominal doors to communal corridors / landings, and service cupboards alongside suitable smoke detection to a minimum of LD3 standard within flats, automatic smoke ventilation on the staircase and lobby areas accompanied with a stay put unless policy for the premise.

Overall, due to no further actions being required the level of risk at the time of this FRA is **Trivial**.

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.

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 of place

Alan Lunt

Assistant Director Building Compliance

Sarah Agar

Fire & Building Safety Manager

Tony Thompson

Team Lead Fire Safety

Jason Blewitt

Team Lead Building Safety

Anthony Smith

Building Safety Manager(s)

Carl Hill

Louis Conway

Adrian Jones

Resident Engagement Officer - Fire Safety

Abdul Monim Khan

Hannah Russon

Ethan Somaiya

Housing Office Manager

Lisa Ellis

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

Wyndmill Crescent (51-121)
Charlemont Farm
West Bromwich
B71 3QZ

Description of the Property

The high-rise block was constructed in 1963 out of a concrete brick construction and was last refurbished in 2011 with the installation of an external wall system. The block consists of 9 storeys (inclusive of the ground floor) with each of the floors containing 4 number dwellings coming off a lift lobby.



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



Both entrances utilise fob access in order to gain entry to the block with the main access point also having access to a firefighters override system in the form of a drop latch switch. Both entry/exit points use a push to exit button.

The fire fighters' white box is located above and to the left of the rear entrance. The location of service isolation points for gas, electricity and water are detailed on a plan located in the fire fighter's white box. The box will contain a drop latch key.



There is a Secure Premise Information Box (PIB) located in the 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. Keys for WMFS will also be held within the PIB.

The Block benefits from two protected staircases serving all floors of the block allowing for two-way directional travel from flats. Floor identification (wayfinding) signage on the wall of each floor and lift lobby areas are present. The staircase is protected using nominal 44mm FD30s doors with combined intumescent and smoke seals.

The block has lift access that serves from the ground to the 7th floor with the lift motor room being accessed on the 8th floor via a full height nominal timber 54mm FD60s door secured with lock. No access was gained at the time of the risk assessment.

Lift has a fire fighter control switch located on the ground floor near the lift cart in the form of a drop latch system.



Residents have access to a bin chute system that serves every floor of the block located in one of the staircases. The bin chute leads to a bin store located on the ground floor accessed externally.

There is a dry riser that serves all floors of the block with a dry riser inlet cupboard located on the ground floor with a door that is adequately signed and secured, each floor of the block contains a dry riser protected via nominal 44mm FD30s doors with combined intumescent strip and smoke seals.








Surrounding the block is a car park located to the side of the block with garage spaces, and bollards protecting the block. Several high-rise accommodations are also nearby on the same road.

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.

Orientation Plan

The location of service isolation points for gas, electricity and water are detailed on a plan located in the PIB.

<p>Symbols</p> <ul style="list-style-type: none">  Fire Hydrant  Gas Stop Valve  Main Access Point  Premise Information Box  Firefighters White Box  Dry Riser Inlet 			
<p>Orientation Plan</p>	<p>51 – 121 Wyndmill Crescent, West Bromwich, B71 3QZ</p>	<p>Survey date last updated: 08/02/2023</p>	<p>UPRN – 000032134036 BSR Registration Number - HRB04531Y6V6</p>

On arrival Information (for WMFS)

Address: Block 51 – 121 Wyndmill Crescent 871 3QZ		Survey date: 08/02/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, breadth and height			
Construction	Concrete construction, Brick to 1 st floor level then all elevations have tiles installed with an insulated Rockwool render		
Number of floors	9 floors inclusive of the ground floor		
Layout	<p>The block has a main entrance/ exit to the front of the building and a further entrance/ exit to the rear of the building</p> <p>The block consists of 9 floors (inclusive of the ground floor with each floor containing 4 dwellings.</p> <p>The block has 2 sets of staircases providing access to each floor located at the front and rear entrances of the building.</p> <p>One lift car giving access to 7 floors access to the 8th floor via staircase with the lift motor room located on the 8th floor and also access to the roof through this area.</p>		
Lifts	1		
Types of entrance doors	flat doors are FD30s rated Perma-door of composite construction. With doors within the communal landing being timber FD30s doors.		
Rubbish chutes/ bin rooms	4x secured behind FD30s rated timber fire doors		
Common voids	No		
Access to roof/ service rooms	access is obtained via full height timber door on the 8 th floor with a fixed steel ladder providing access to the upper level. Then a further fixed vertical steel ladder provides access up to a further upper level through a timber door leading in-to the roof space. There is a vertical ladder and sky light leading out on the roof.		
Occupants	Approx. 72 based on 2 occupants per flat (36 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 achieved via a hard wire or battery smoke alarms within each of the resident's flats. Each of the flats has a heat detector with a sounder / hush button installed which is located by the front door. No communal fire alarms.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building		
FIRE FIGHTING SYSTEMS			
Water supplies	Fire hydrant is located from the front 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 ground floor and can also be found on the floor plans.		
Fire mains	There is a dry riser that serves the building. The outlets are contained within the dry riser cupboard that is secured with a type 54 suited mortice lock. The door has signage depicting dry riser.		
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 floors 2, 5 and 7 There is a master reset switch located within the lobby nearest the main access point to the building on the wall.		
Sprinkler system	A water suppression system is provided to the refuse chute bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	PANEL ABOVE ROOF ACCESS DOOR INSIDE LIFT MOTOR ROOM, CEMENT, PAINT SEALED, CHRYSOTILE, LABELED		
SERVICES			
Electricity	Electric cupboards are FD30s rated, secured with type 138 suited mortice locks. Residents have been provided with a key for access to their electricity meters		
Gas	4 gas risers Gas isolation points located on the orientation plan		

High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1963
Construction Type	Wates
Last Refurbished	2011
External Cladding	Brick to 1 st floor level (Fire classification A1) then all elevations have tiles (Fire classification A1) and an insulated Rockwool render (Fire classification A2).
Number of Lifts	One
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	Yes, both staircases' floors 2, 5 and 7.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access to motor room via full height door from 8 th floor landing, with a further fixed steel ladder through a half size timber door leading into the enclosed roof space. There is a vertical ladder and sky light leading out on the roof.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 36 number of flats.

Visitors,

Sandwell MBC employees,

Contractors,

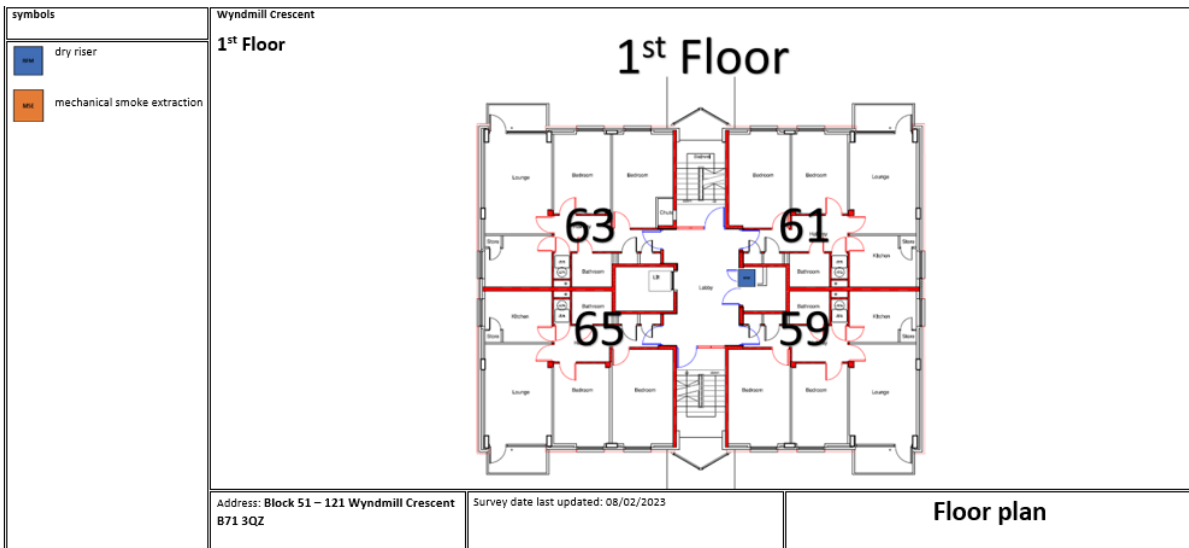
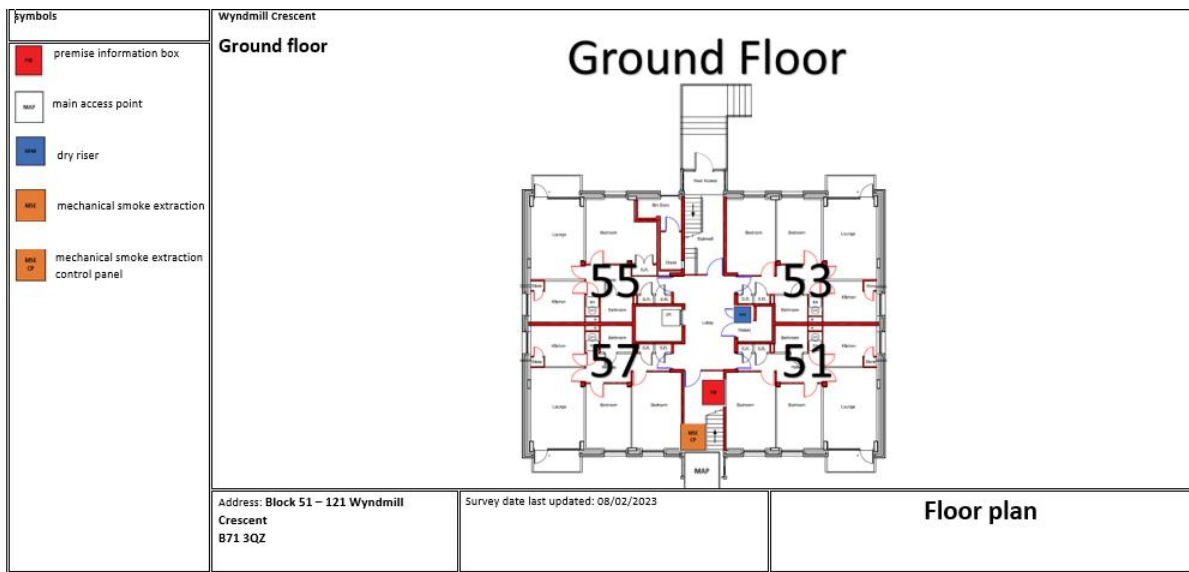
Service providers (e.g. meter readers, delivery people etc)

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

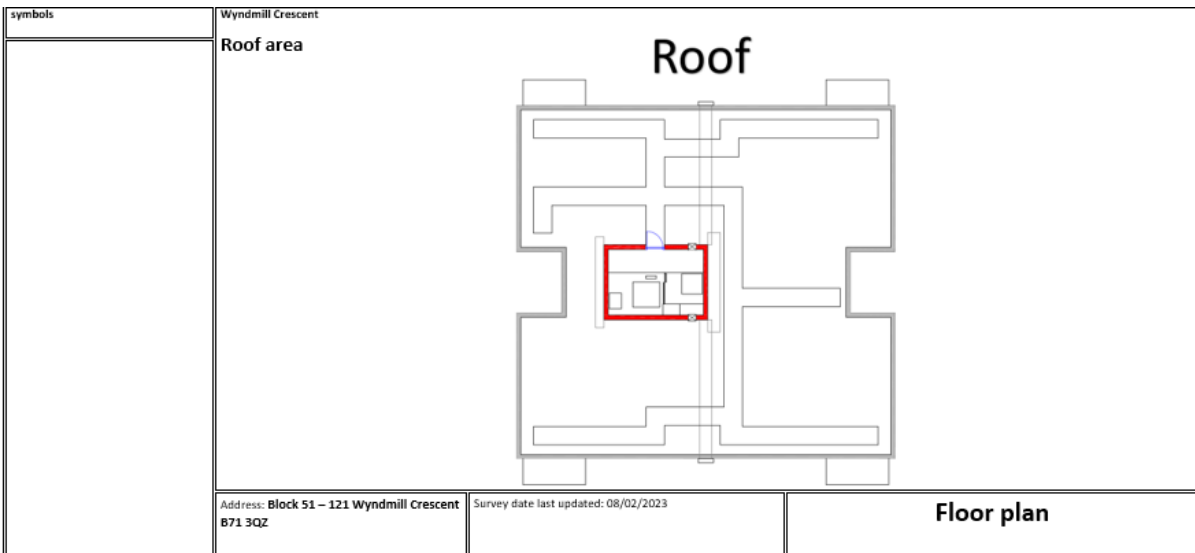
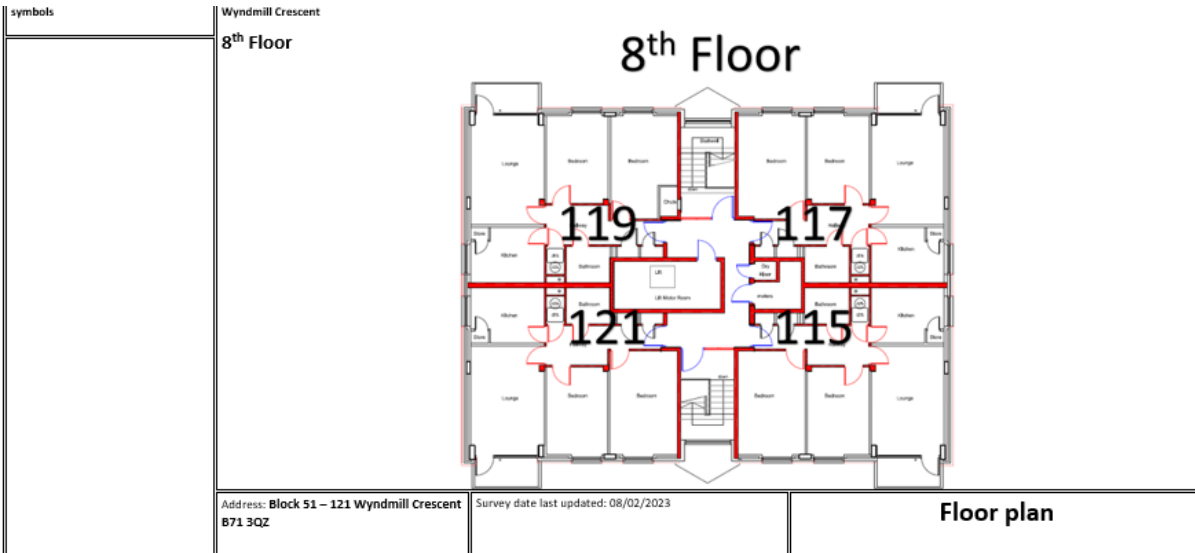
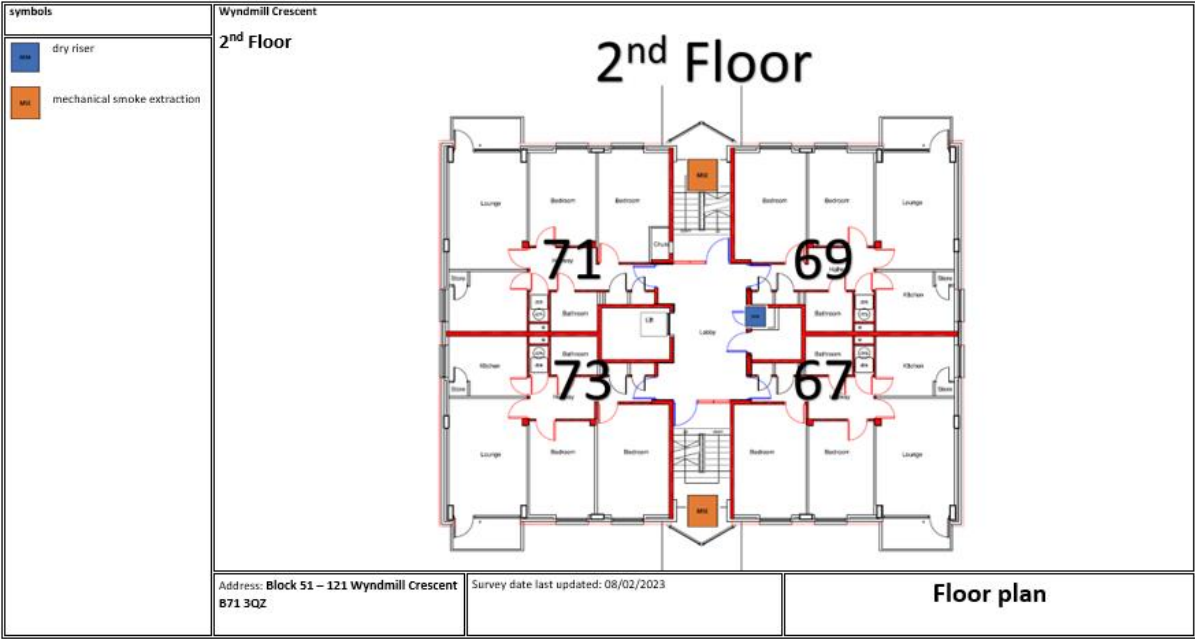
Section 5

Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc. The plans have been shared with WMFS electronically via their portal.



Fire Risk Assessment



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.

Regarding the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A third party approved contractor has been appointed to carry out External Wall Assessments of Sandwell Metropolitan Borough Councils Higher Risk Buildings.

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system It is deemed that the combination and application of these materials present an **acceptable** level of fire risk.

Rockwool insulated
render. Fire
classification A2

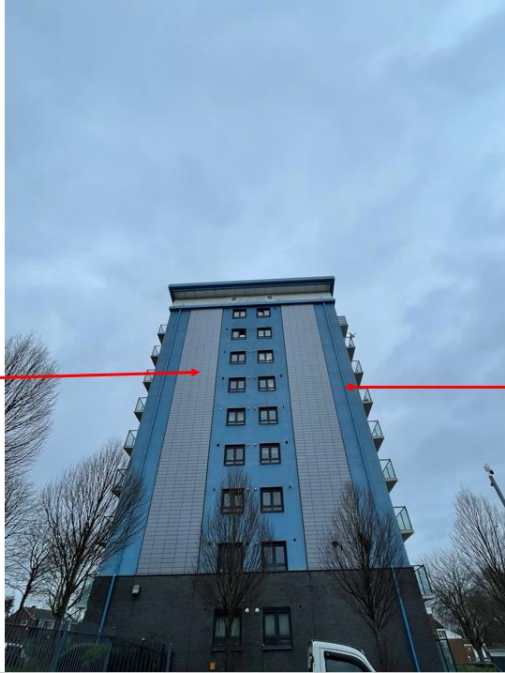
Tiles . Fire
Classification A1



Brickwork. Fire
classification A1.

Fire Risk Assessment

Tiles . Fire classification A1.



Insulated Rockwool render. Fire classification A2.

Section 7

Means of Escape from Fire

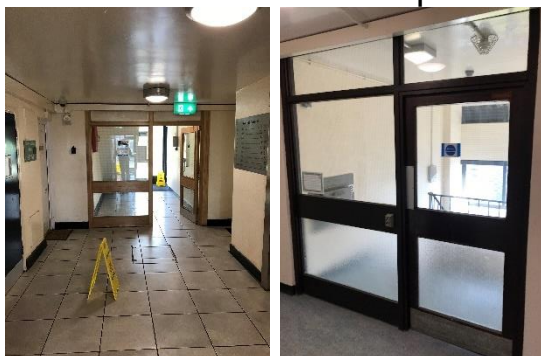
- 1) The means of escape within the building are appropriately protected to prevent the spread of fire and smoke. This is achieved through the installation of FD30s fire door sets (flat entrance), as well as nominal FD30s doors, all within walls and floors that provide a minimum of 1-hour fire resistance. These measures include compartmentation from individual flats and the communal areas creating a protected staircase.

The building is equipped with sufficient passive fire protection measures to ensure effective compartmentation, supporting a 'Stay Put-Unless' policy. Under this policy, residents are advised to remain in their flats unless the fire directly affects them. In the event that evacuation is required, the means of escape are deemed suitable and sufficient to facilitate a safe and efficient exit from the flats to a relative/ ultimate place of safety

- 2) Individual flat doors are predominantly 44mm FD30s composite fire door sets with intumescent strips and cold smoke seals manufactured by Permadoor.

SMBC have commissioned a survey of all fire doors to flat entrances, this survey had been carried out prior to the FRA and results stored on SMBC database.

- 3) The communal landing / staircases are protected by use of Nominal FD30s fire doors with vision panels. These doors have been upgraded with a combined strip consisting of a cold smoke seal and intumescent strip.



- 4) 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). at the time of the fire risk assessment the ground floor communal doors had been propped open by the cleaning team while carrying out works.
 - 5) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum. None of the corridors that form part of the means of escape are dead ends.
 - 6) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
 - 7) The site has two staircases that provides a means of escape leading to a final exit on the ground floor at the front and rear of the building.
 - 8) Automatic smoke ventilation is employed to the front and rear staircase on floors: 2, 5 and 7. 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. With a master reset switch.
 - 9) Communal windows can only be opened by operating the automatic smoke vents.
 - 10) Communal areas should be 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
 - 11) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.
 - 12) 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.
-

- 13) Glazing noted within 1.8m of staircase. Sprinkler roll out programme should therefore consider these apartments.



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 samples taken, information collated from in house teams (JM) and previous risk assessments the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

Flat 85- Detectors in Hall, Kitchen and Living Room.

Flat 93- Detectors in Hall, Kitchen and Living Room.

Flat 111- Detectors in Hall and Kitchen.

For information

LD1 all rooms except wet rooms

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

LD3 Hallway only

- 3) There is no effective means for detecting an outbreak of fire to 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 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.



Section

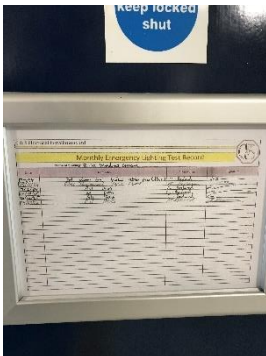
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Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The 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.

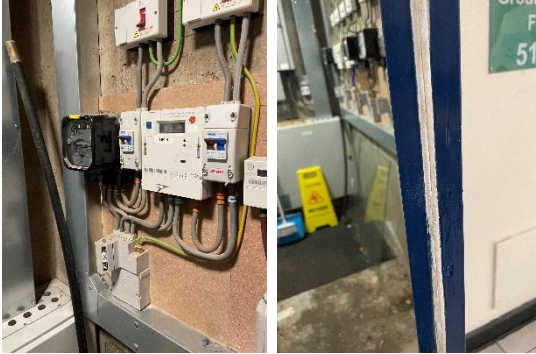


Section 10

Compartmentation

- 1) The walls and floors are 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 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) 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 lockable. Keys are held centrally unless containing resident's meters
 - 6) A variety of methods / materials have been used to achieve fire-stopping.
 - 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) Service cupboard doors are Nominal FD30S rated, secured with type 138 suited mortice locks. Residents have been provided with a key for access to their electricity meters.



- 10) The corridors/staircases are protected by the use of Nominal fire doors with vision panels. These doors have combined strips consisting of a cold smoke seal and intumescent strip.



- 11) Dry riser cupboard doors are nominal FD30s rated, kept locked / secured with type 54 suited mortice lock(s).

- 12) Access panels to stop taps are fixed to masonry and bedded on Intumescent foam.



13) Individual flat entrance doors are predominantly FD 30S rated Permadoor of composite construction.

Refer to door sheet below

Wyndmill Crescent 51-121 (O)	51-121 Wyndmill Crescent;Charlemont Farm Estate;West Bromwich;West Midlands;	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	51 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	53 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	55 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	57 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	59 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	61 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	63 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	65 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	67 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	69 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	71 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	73 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	75 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	77 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	79 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	81 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	83 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	85 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	87 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	89 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	91 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	93 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	95 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	97 Wyndmill Crescent;Charlemont Farm Estate;West I	Hurst	Not glazed
Wyndmill Crescent 51-121 (O)	99 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	101 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	103 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	105 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	107 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	109 Wyndmill Crescent;Charlemont Farm Estate;West I	Nationwide	Not glazed
Wyndmill Crescent 51-121 (O)	111 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	113 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	115 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	117 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	119 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	121 Wyndmill Crescent;Charlemont Farm Estate;West I	Permadoor	Not glazed

It is accepted that, in older blocks, fire doors, particularly flat entrance doors, do not meet current test standards for FD30S doors. However, these doors may still be acceptable if the doors remain in good condition, and they met the relevant standards at the time of construction of the block

Definitions Fire Doors.

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

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

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

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

Section

11

Fire Fighting Equipment

- 1) There is a dry riser that serves the building. The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock. The doors have signage depicting dry riser.



- 2) The dry riser is checked regularly as part of the Caretakers duties.
- 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) 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.
- 5) Bin room is protected by Deluge/sprinkler system and serviced 6-monthly. Due to poor access no visual of smoke detection.

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) Wayfinding Signage depicting floor level and flat numbers are fitted to the wall adjacent to lift. They meet the requirements set out in the Fire Safety (England) Regulations 2022. Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



- 5) Wayfinding Signage depicting floor level and flat numbers are fitted to wall of each floor on the communal staircase(s). They meet the requirements set out in the Fire Safety (England) Regulations 2022. Floor indicator numbers are fitted to the wall of each floor on the communal staircase(s).



Section 13

Employee & Resident Training/Provision of Information





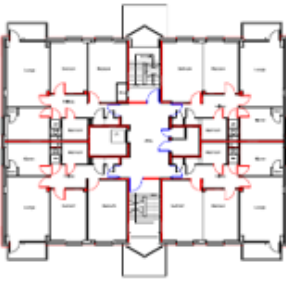














- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers located within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Building safety and evacuation notices are displayed in common areas and lift cars.
- 8) Information regarding use of fire doors is provided to residents



- 9) Information regarding the Stay Put unless fire evacuation strategy is provided to residents



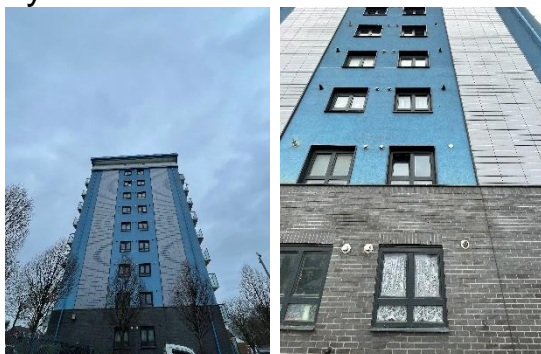
- 10) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION	 WYNDMILL CRESCENT	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 ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE	 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 must 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 checks 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.		 Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
 The external façade is (Block brickwork, mineral wool insulated render (Class A1), Modelling Alphonat) ceramic tiles (Class A1).		 Bin rooms have sprinkler protection activated by smoke alarms
 Fire safety advice	Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee_mills@sandwell.gov.uk abdulmonim.khan@sandwell.gov.uk	 Sandwell FRAs

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. Last inspection completed 28-Jan-2025.
- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal FD30S door.
- 6) There is lightning 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. The gas supply is internal.



Section
15

Waste Control

- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse containers 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 CCTV system in place that covers the external perimeter, ground floor and lift.
 - 4) There is no current evidence of arson.
 - 5) The perimeter of the premises is well illuminated.
 - 6) There have been no reported fire incidents since the last FRA.
-

Section 18

Storage Arrangements

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



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

Wyndmill Crescent 51-121

Date of Action Plan:

17/03/2025

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
No Actions					



Observations

When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Due to proximity of flat glazing to staircase glazing a sprinkler installation should be considered, to the flats, as part of a future works programme.



Signed

	Building Safety Manager	Date: 17/03/2025
	Quality Assurance Check	Date: 25/03/2025

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

Name of property: Wyndmill Crescent

Updated: 07/06/2022

Premise Tony Thompson:

Tel. No.: 0121 569 2975

Hazard	Information/Comments
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>

Sample Locations		Property Address 51-121 Wyndmill Crescent, West Bromwich, B71 3QZ						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
8 th FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	DS 8138 / 002	NONE DETECTED	NO	NO	
6 th FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	DS 8138 / 003	NONE DETECTED	NO	NO	
3 rd FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	DS 8138/ 004	NONE DETECTED	NO	NO	
GROUND FLOOR COMMUNAL WALLS	TEXTURED COATING	-	PAINT SEALED	DS 8138 / 005	NONE DETECTED	NO	NO	
D.P.C. TO ROOF ACCESS DOOR	BITUMEN	-	SEALED	DW 5 / 001	NONE DETECTED	NO	NO	
PANEL ABOVE ROOF ACCESS DOOR INSIDE LIFT MOTOR ROOM	CEMENT	-	PAINT SEALED	JD 302 / 001	CHRYSOTILE	NO	YES	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
LIFT MOTOR ROOM ROOF COVERING	MINERAL FELT	BOXING TO SIDE OF GROUND FLOOR RUBBISH CHUTE	M.D.F.					
LIFT MOTOR ROOM WINDOW OVERBOARDING	SUPALUX	GROUND FLOOR STAIRWELL COMBINATION FRAME TRANSOMS	MAN MADE MINERAL FIBRE					
NEW MAIN PITCHED ROOF	STEEL							
ENTRANCE CANOPY ROOFS	STEEL							
LANDING STOP TAP DUCT COVERS	SUPALUX							
ELECTRIC METER CUPBOARD WALLS & CEILING PANELS	SUPALUX							