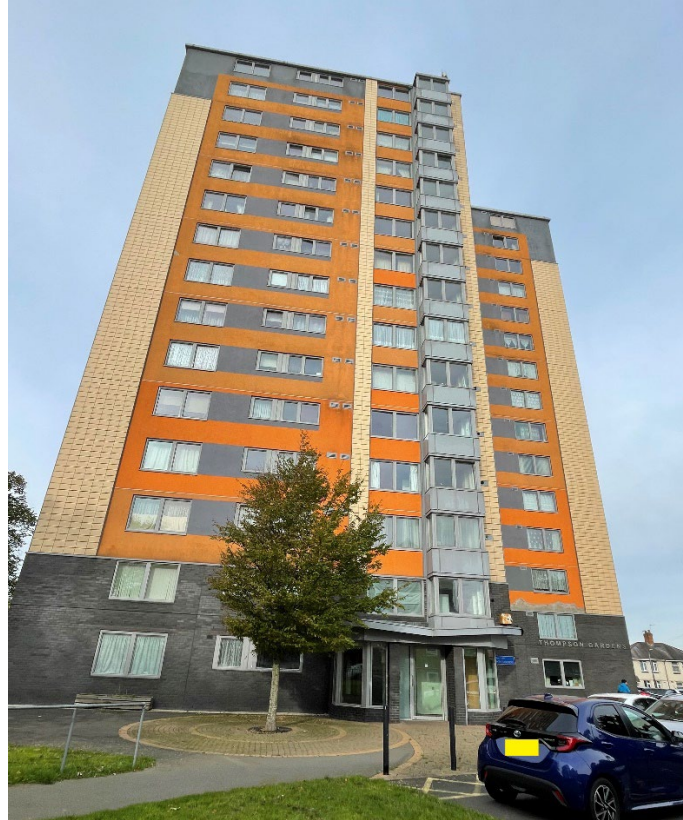


Fire Risk Assessment

Thompson Gardens



**1-89, Hales lane,
Smethwick, B67 6RX**

Date Completed: 16/10/2023

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”*.

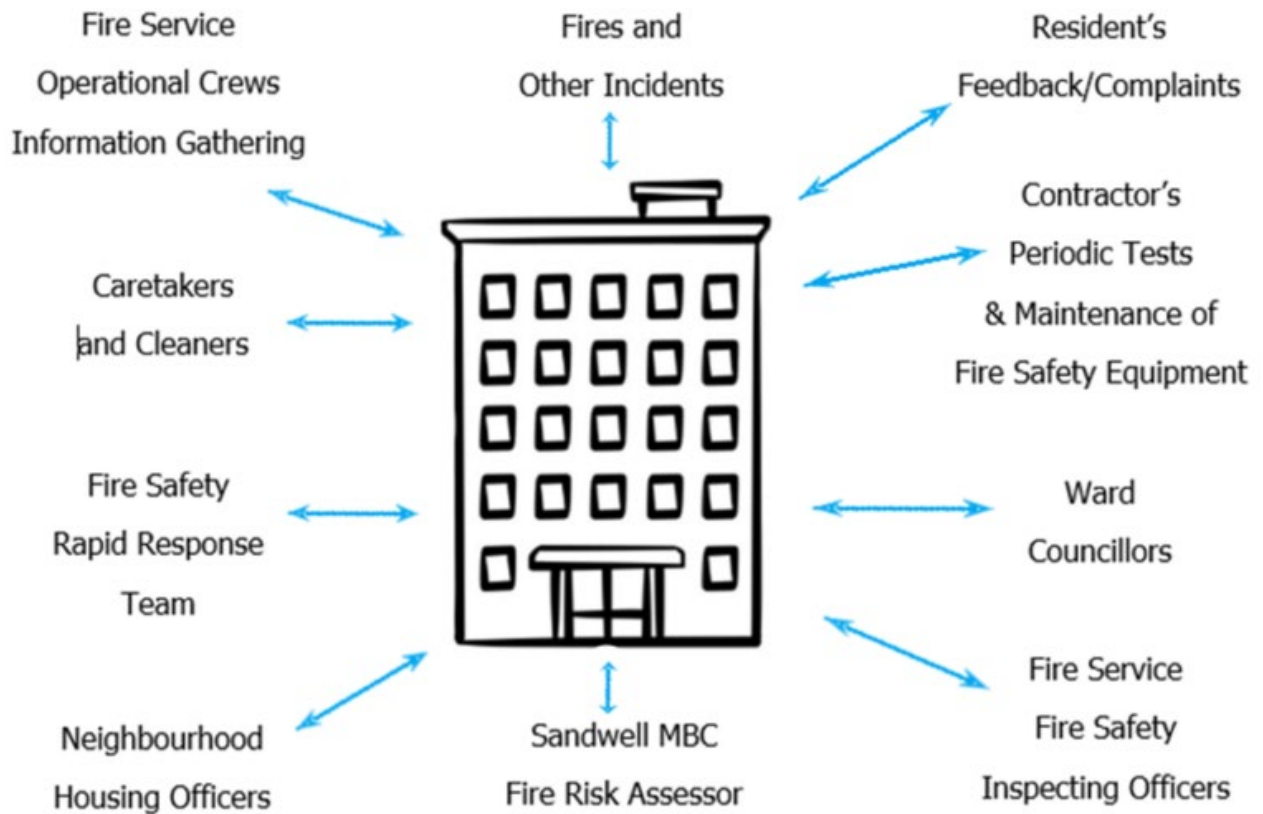
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>.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

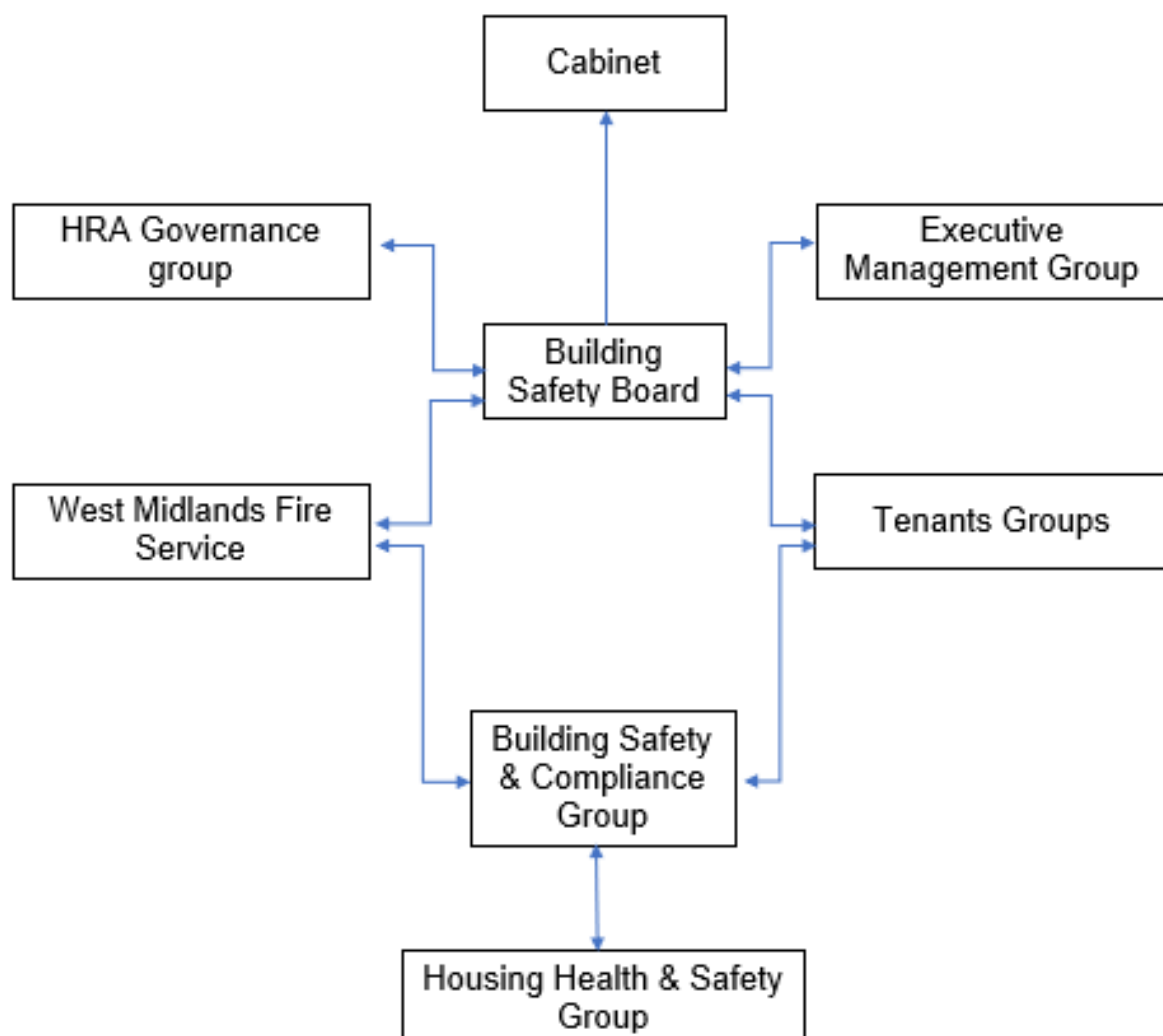
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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 Blockwork from ground to 1st floor.</p> <p>Wetherby EWI render system class A2 rated 2nd to 14th floor.</p> <p>Moeding Alphonon clay tiles class A1 rated 2nd to 14th.</p> <p>Alumet 3mm solid aluminium panels class A1 rated.</p> <p>Telecommunication equipment installed to roof.</p> | Trivial |

| | | |
|----------------------------------|--|------------------|
| <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 with combined intumescent strips / cold smoke seals & vision panels.</p> <p>Flat 60 - requires new cold smoke seal.</p> <p>Flats 43 & 62 require adjustment to self-close correctly.</p> <p>Flat 52 requires self-closing device reinstating.</p> <p>Reinstate missing tiles to suspended ceilings in lobbies on P/14th, K/9th, D/3rd & C/2nd floors.</p> | <p>Tolerable</p> |
| <p>Section 8</p> | <p>Fire Detection and Alarm Systems</p> <p>Fire detection within the majority of flats is installed to LD2 standard with smoke detectors to the hall / lounge and a heat detector within the kitchen.</p> <p>Fire detection to flat 88 was LD1 with detectors in all rooms.</p> <p>Automatic opening vents are installed to the stairwells and on all floor lobbies.</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 communal & flat entrance doors are minimum 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> <p>All service / storage cupboard doors are minimum 44mm 30-minute fire doors. Majority are 54mm 1-hour fire doors.</p> <p>5 x communal doors are warped and require replacement under programmed works.</p> <p>3 x communal doors require attention to secure loose glazing.</p> <p>1 x communal door requires work to correct an excessive gap to head.</p> <p>1 x communal door requires adjustment to self-closing device.</p> <p>Enhanced firestopping required to cable penetrations in 3 x service cupboards.</p> <p>Damaged service panel adjacent flat 1 to be replaced.</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 from B to P (1-14).</p> | <p>Trivial</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> | |
| Section 12 | <p>Fire Signage</p> <p>Sufficient signage is displayed throughout the building.</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 electric tests should be done every 5 years, last test date: 21/01/2019 installation was confirmed as satisfactory.</p> | Trivial |
| 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>Discarded waste was removed by the caretaking team.</p> | Trivial |
| Section 16 | <p>Control and Supervision of Contractors and Visitors</p> | Trivial |

| | | |
|----------------------------|---|---------|
| | Contractors are controlled centrally, and hot works permits are required where necessary. | |
| Section 17 | Arson Prevention A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation. | Trivial |
| Section 18 | Storage Arrangements There are 3 x cleaner's store in located on the ground floor. Residents instructed not to bring L.P.G cylinders into block. | Trivial |

Risk Level Indicator

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

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

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

Low Medium High

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

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

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

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

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

Slight Harm Moderate Harm Extreme Harm

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

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

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

Trivial Tolerable Moderate Substantial Intolerable

Comments

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the potential fire hazards that have been highlighted within the risk assessment, including the enhancement of firestopping to cable penetrations within some service cupboards and the re-fitting of / or adjustment to the self-closing device to some 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 doors to flat entrances, notional 30-minute fire doors upgraded with intumescent strips / cold smoke seals to stairwell doors & nominal 60-minute fire doors to service cupboards also with intumescent strips and cold smoke seals, alongside suitable smoke detection to LD2 / LD1 standard within flats, automatic smoke ventilation system to each floor and a Stay Put – Unless policy.

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

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

| Risk level | Action and timescale |
|--------------------|--|
| Trivial | No action is required, 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 |
|-------------|---------------|----------------|-------------|-------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

Susan Geddes

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

1-89 Thompson Gardens
Hales Lane
Smethwick
B67 6RX

Description of the Property

This high-rise block was constructed in 1961 of Waites concrete / brick construction with a flat roof construction. The external wall system to all elevations includes blockwork to 1st floor level, Alumet 3mm solid aluminium panels (class A1) from ground to 14th floors and a combination of Wetherby insulated EWI render system (class A2), with Moeding Alphonat clay tiles (class A1) from 2nd to 14th floor levels. The current external wall system to all elevations was insulated with Rockwool (class A) when installed during refurbishment works in 2009.



The block consists of 15 storeys (inclusive of the ground floor) with 5 number dwellings to the ground floor and 6 to each floor above. Each floor is identified by letters A – P. Following the previous fire risk assessment in 2021 floors above ground can also be identified by numbers 1 – 14.

| THOMPSON GARDENS | |
|------------------|-----------|
| FLOOR | FLAT Nos. |
| P | 84-89 |
| O | 78-83 |
| N | 72-77 |
| M | 66-71 |
| L | 60-65 |
| K | 54-59 |
| J | 48-53 |
| H | 42-47 |
| G | 36-41 |
| F | 30-35 |
| E | 24-29 |
| D | 18-23 |
| C | 12-17 |
| B | 6-11 |
| A | 1-5 |



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



The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front entrance only, has a firefighter override by use of a drop latch key.

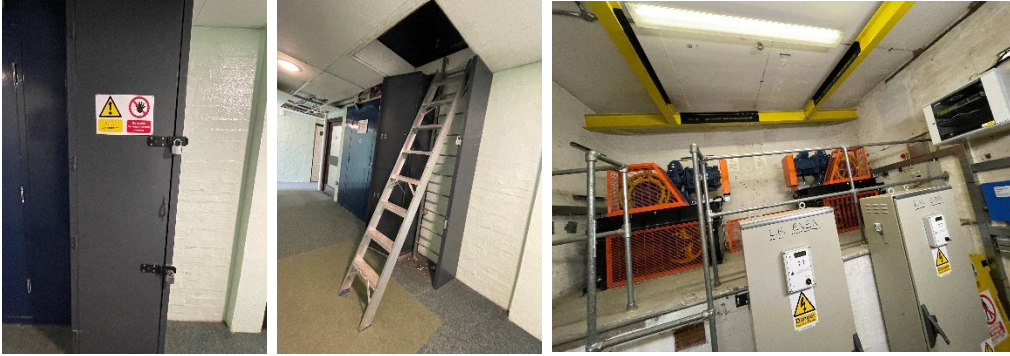


All floors are served with one of two lift cars and two centrally located staircases. The lift motor room is within brick masonry construction on the roof of the building.



Access to the lift motor room is obtained via a ceiling hatch from 14th floor lobby. The hatch & ladder are accessed via a suited key for 3 x padlocks. The key is stored within the firefighter's white box.

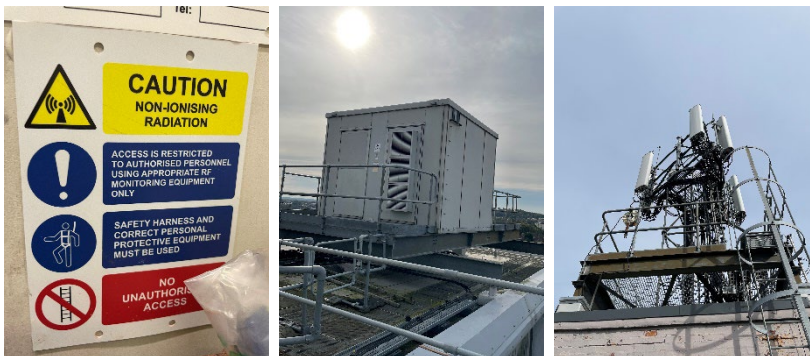
Fire Risk Assessment



Access to the exposed roof area is gained via doors from the lift motor room.



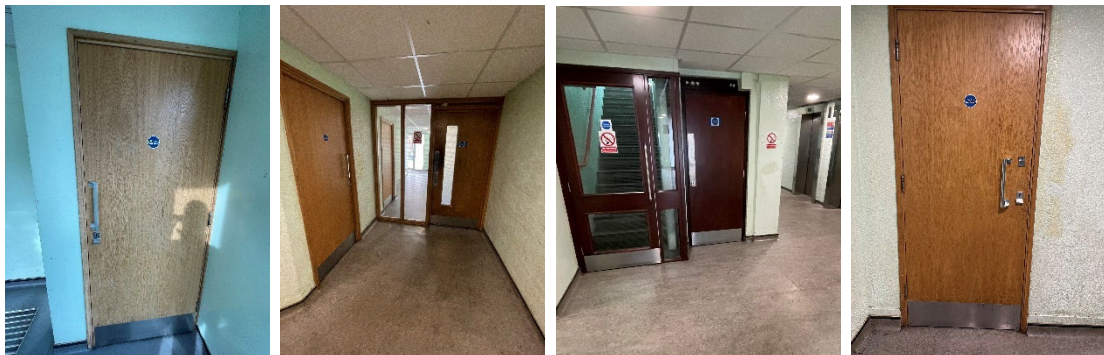
Telecommunication devices have been installed throughout the exposed flat roof area.



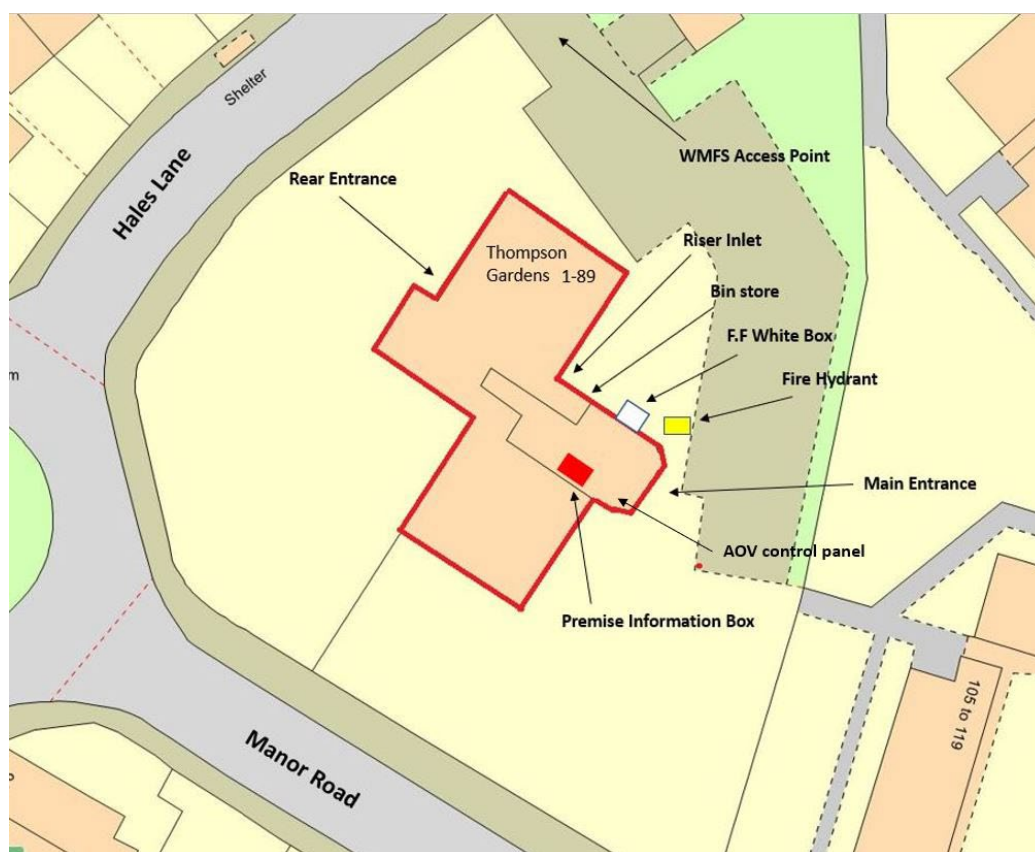
There is also a pump room located on the ground floor lobby adjacent the Premise Information Box. The key to this door is a suited 54 key and is kept in the firefighter's white box.



There are 3 cleaner's store cupboards & and a WC located on the ground floor lobby. One cupboard is to the right-hand side of the main entrance, another is adjacent the pump room and the third is adjacent the door to the stairwell. The WC is off the lift lobby All doors are secured with a suited 54 mortice lock.



On arrival Information (for WMFS)



There is a firefighter's white box externally to the right-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 from the white box.



There is a Secure Premise Information Box (PIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance. 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 for each lift between the ground floor lift cars. They are operated by the drop latch key.



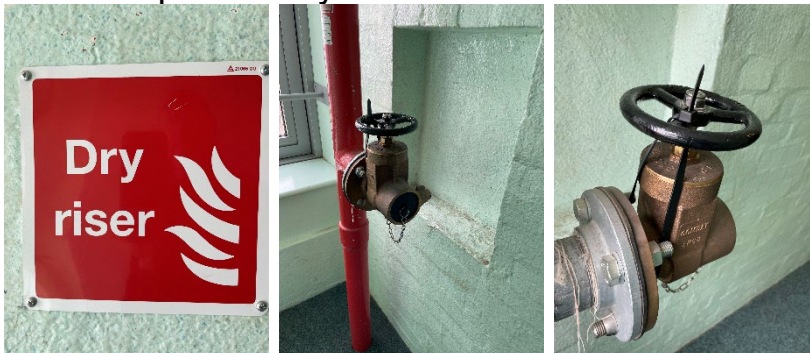
The fire hydrant is adjacent the main entrance, right-hand side.



The dry riser inlet is external and to the right-hand side of the bin store. It is accessed utilising the key contained in the white box.

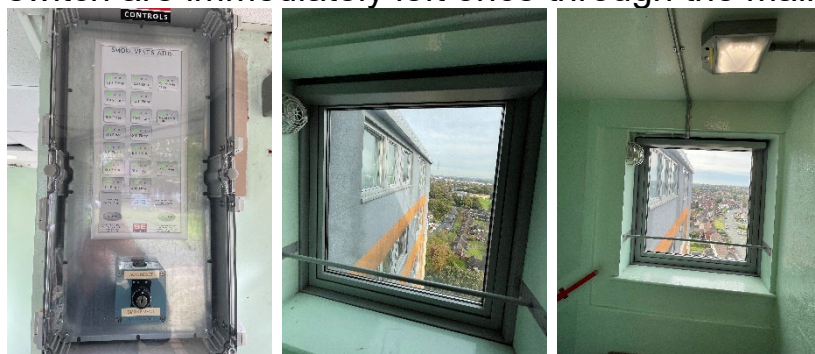


Dry riser outlets are available on each floor lobby. Each outlet is secured in the off position by cable tie.



Fire Risk Assessment

Automatic opening vents are installed to the staircases and to each floor lobby adjacent the dry riser outlet. The information panel & override switch are immediately left once through the main entrance.



| | | | |
|--|---|-------------------------|------------------------|
| Address: Thompson Gardens Hales Lane B67 6RX | | Survey date: 24/04/2023 | ON ARRIVAL INFORMATION |
| BUILDING LAYOUT | | | |
| Size: Width, breadth and height | | | |
| Construction | Wattles. Concrete/ Brick. The façade to all elevations consists of block work to first floor level. There is a mixture of clay tiles with Rockwool insulation and an insulated render system. In addition, the areas around the windows (former balconies) to the front and rear elevations have aluminium panels | | |
| Number of floors | 15 including ground floor | | |
| Layout | <p>The block consists of 15 storeys (inclusive of the ground floor) Each of the floors contains 6 number dwellings except the ground floor which consists of 5.</p> <p>The ground floor consists of an entrance lobby, 5 flats accommodation, water booster pump room, toilet, and caretaker's cupboard / storage room.</p> <p>The block has 2 exits. Main access point at the front elevation and a further entrance/ exit to the rear elevation</p> <p>There are two lift cars that serve alternate floors Lift A terminates at floor P and lift B terminates at floor O.</p> <p>2 staircases that serve all floors located centrally within the building; Stairwell is protected with good compartmentation.</p> <p>3 dwellings each side of the lift lobby area</p> | | |
| Lifts | 2 lifts that serve alternating floors. Both lifts can be accessed from the ground floor lift lobby. | | |
| Types of entrance doors | Flat entrance doors are predominantly FD30s Permadoor construction. | | |
| Rubbish chutes/ bin rooms | Yes, secured behind FD30s timber doors | | |
| Common voids | No | | |
| Access to roof/ service rooms | The lift motor room is located on the roof and access is via a steel ladder which is secured in a metal cabinet protected by two padlocks, through a metal ceiling trap door | | |
| Occupants | Approx. 178 based on an average of 2 occupants per flat (89) | | |
| 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 | N/A | | |
| Caretaker/ concierge | Caretaking/cleaning service that conducts regular checks of the building | | |
| FIRE FIGHTING SYSTEMS | | | |
| Water supplies | Fire hydrant is located at the MAP (Main Access Point) to the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans provided. There is a water booster pump on the ground floor secured behind an FD30s door. | | |
| Fire mains | The dry riser inlet (twin valve) is located on the nearest the MAP (Main Access Point) of the building near the bin storeroom. This can be located on the orientation plan for the block. | | |
| Firefighting shafts | No firefighting lifts/shafts however there are two lifts serving alternating floors of the block. | | |
| Smoke control vents | Automatic smoke control vents are located on every floor of the block, the control panel can be accessed on the ground floor nearest the MAP (Main Access Point). This can be located via the floor plans. | | |
| Sprinkler system | A drenching system is provided to the refuse chute bin store | | |
| DANGEROUS SUBSTANCES | | | |
| Location, type, and quantity | LIFT MOTOR ROOM – BOARD TO CEILING - BOARD - 0.2 m ² - SEALED - AMOSITE & CHRYSOTILE | | |
| SERVICES | | | |
| Electricity | Meters are in each flat. Service cupboards are on each floor. | | |
| Gas | Gas isolation points located on the orientation plan | | |

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

The enforcing authority is West Midlands Fire Service

| | |
|---|---|
| High/Low Rise | High |
| Number of Floors | 15 |
| Date of Construction | 1961 |
| Construction Type | Concrete / Brick |
| Last Refurbished | 2009 |
| External Cladding | Blockwork to 1 st floor level, Alumet 3mm solid aluminium panels to enclosed balconies, Wetherby insulated EWI render system, Moeding Alphaton clay tiles, Rockwool insulation. |
| Number of Lifts | Two |
| Number of Staircases | Two |
| Automatic Smoke Ventilation to communal area | Yes, to stairwells and lobbies. |
| Fire Alarm System | No |
| Refuse Chute | Yes |
| Access to Roof | Access via steel ladder (secured behind metal cabinet, padlock key in white box) through metal hatch door into motor room. Access is gained to roof through a pair of full height timber doors (54 key) |
| Equipment on roof (e.g. mobile phone station etc) | Yes – EE Telecommunications equipment. |

Persons at Risk






Residents / Occupants of 89 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

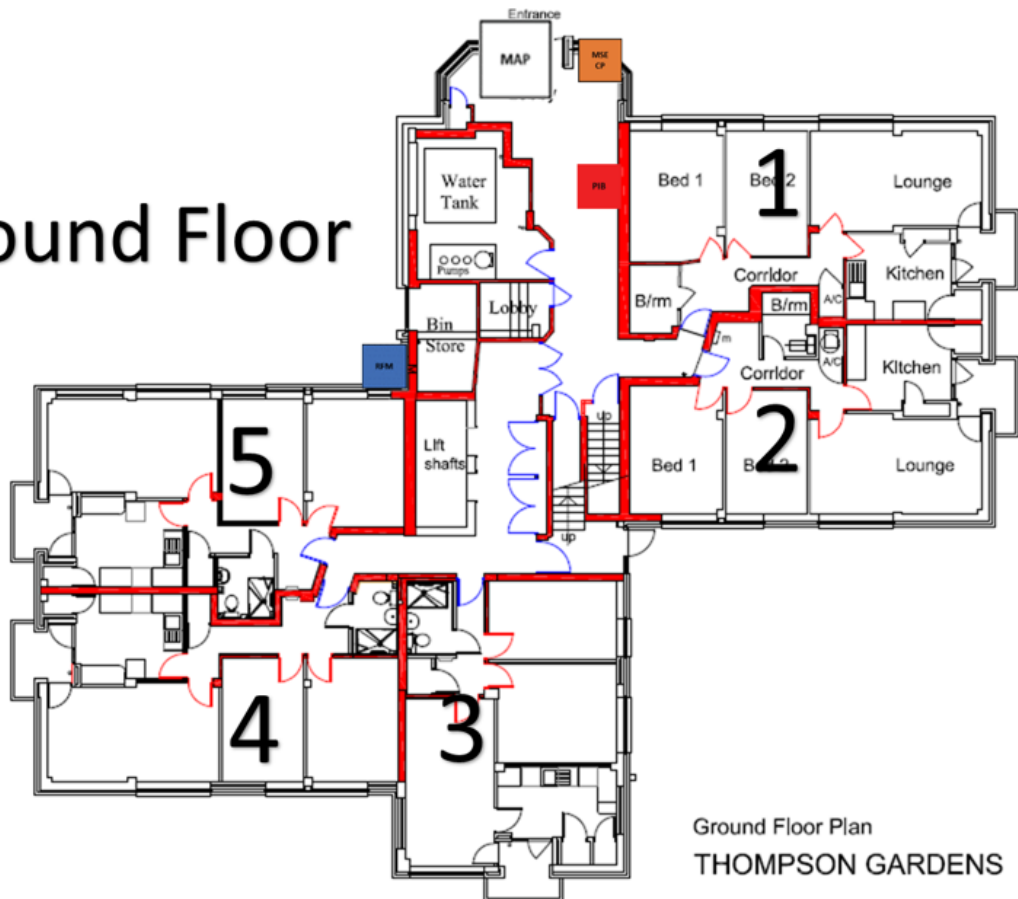
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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



-  premise information box
-  main access point
-  dry riser
-  mechanical smoke extraction
-  mechanical smoke extraction control panel

(Floor A)

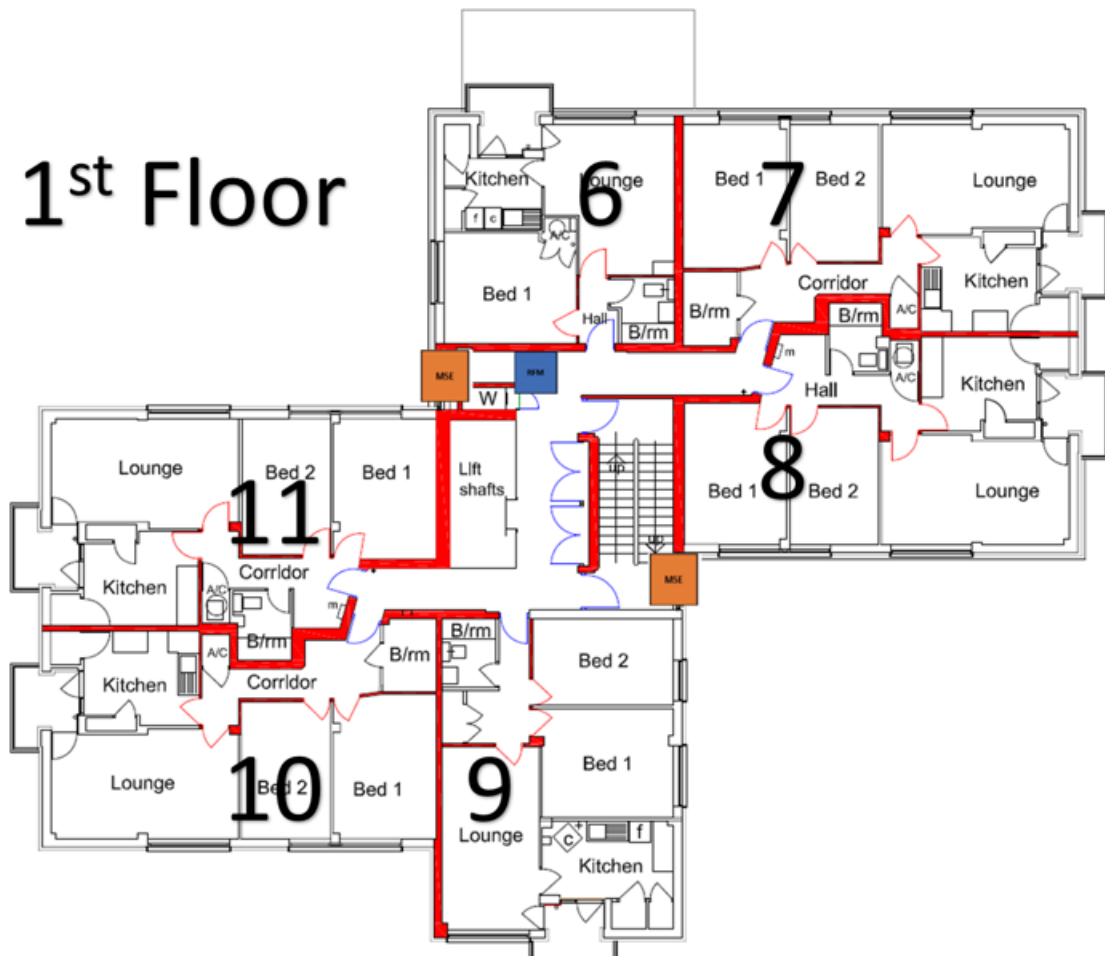
Ground Floor

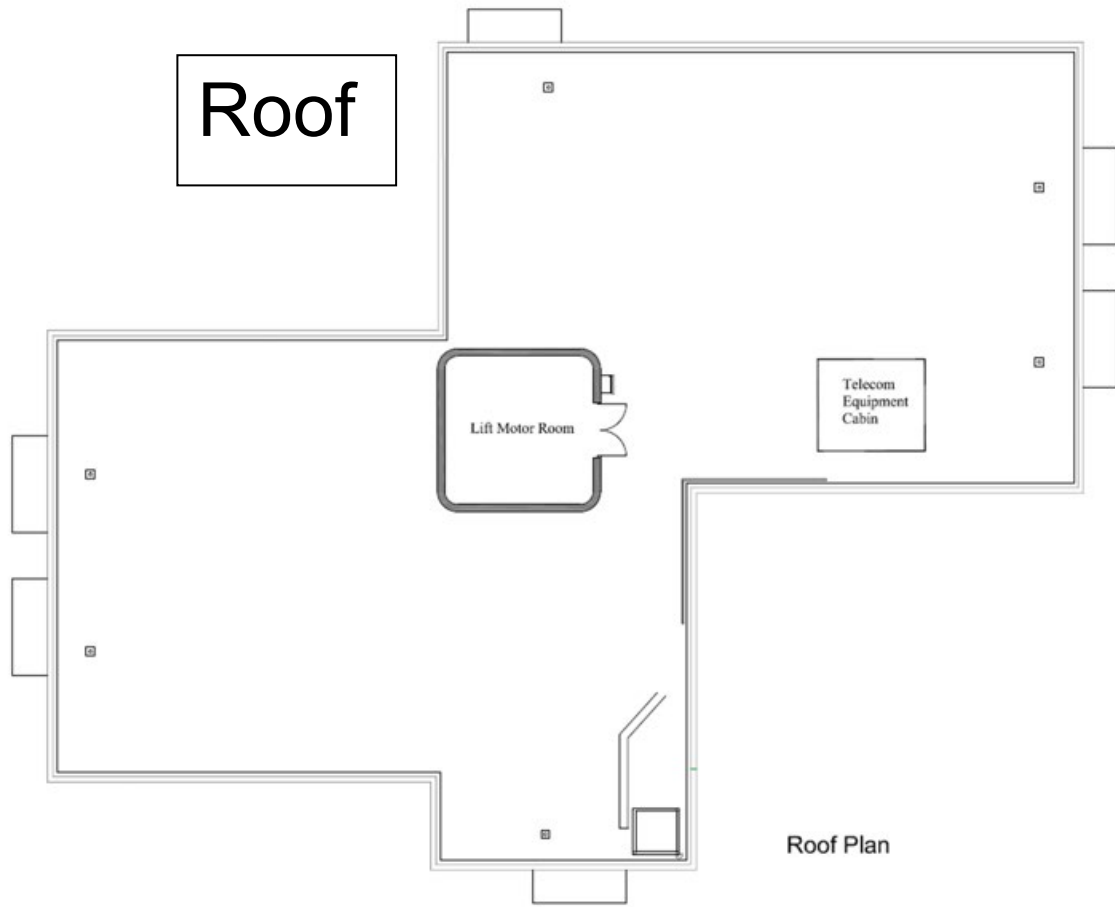


Ground Floor Plan
THOMPSON GARDENS

-  dry riser
-  mechanical smoke extraction

(Floor B – typical upper floor)





**Section
6**

External envelope

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

Details of the external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system of 1-89 Thompson Gardens.

It is deemed that the combination and application of these materials present an acceptable level of fire risk.

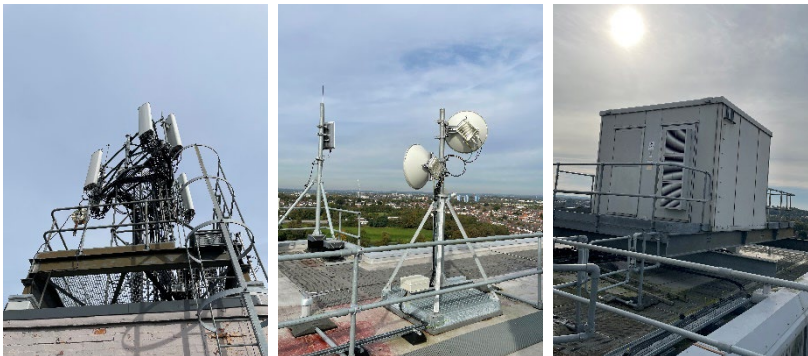


1) 1 – 89 Thompson Gardens has 4 separate areas of cladding consisting of;

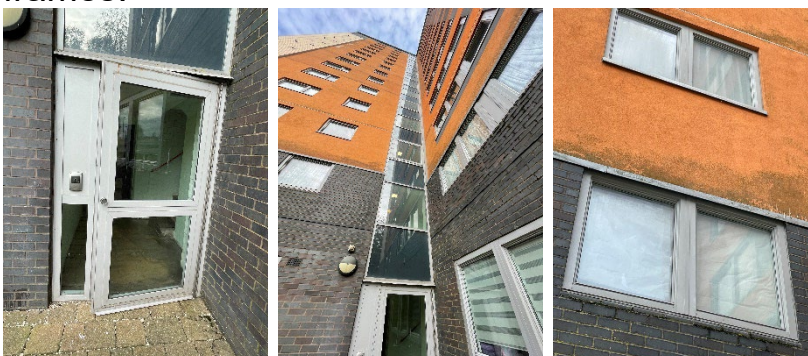
- Blockwork ground to first floor.
- Alumet 3mm solid aluminium panels (class A1) - ground to 14th floors (enclosed balconies).
- Wetherby EWI render system (class A2) – 2nd – 14th floors.
- Moeding Alphaton clay tiles (class A1) – 2nd – 14th floors.

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

3) Telecommunication devices are located on the roof of the building.



4) Entrance doors are powder coated aluminium glazed units. All windows are double glazed units in powder coated aluminium frames.



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 915mm from hand rail to wall & 1010mm from wall to wall.



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



- 3) The means of escape from flats are dead ends. As a ventilated corridor 7 metres in length, they comply with the 7.5m maximum.



- 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 self-closing 44mm notional 30-minute timber fire doors with vision panels. All doors have been upgraded with combined intumescent strips / cold smoke seals. [Refer to section 10/10](#)

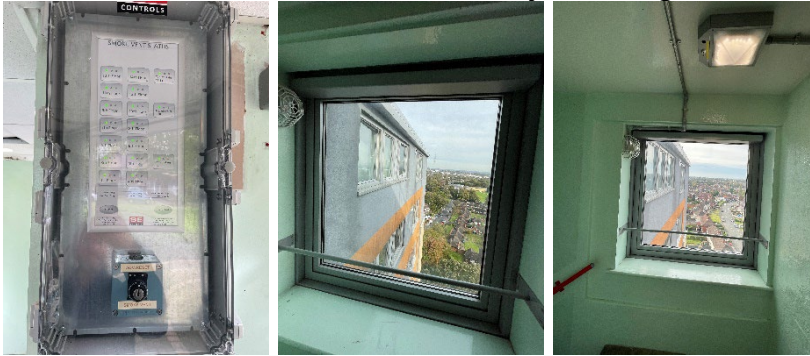


- 6) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 7) All communal fire doors are subject to a 12-week 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. 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) Automatic opening vents have been installed to the stairwell on floors B, G, L, M and on all lobby landings floors B to M.



- 11) The chute room doors on each floor are 44mm nominal 30-minute fire doors with combined intumescent strips & cold smoke seals and overhead self-closing devices.



- 12) Communal windows are not openable except for those as part of AOV system.

- 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 landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.



- 16) Dry riser outlets on lobbies are not housed in service cupboards but deliveries are secured by cable tie.



- 17) Service cupboards are 54mm nominal fire doors with individual intumescent strips and cold smoke seals, secured with type 54 suited mortice locks.



- 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 fire door sets with intumescent strips, cold smoke seals and self-closing devices. The majority of doors are manufactured by Permadoor. Flats 6, 41, 48, 51, 52, 53 are manufactured by IG Doors. Flat 54 has a nominal timber flush 30-minute fire door.



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 88 – Door was correct.



b) Flat 76 – Door was correct.



c) Flat 68 – Door was correct.



d) Flat 66 – Door was correct.



e) Flat 65 - Door was correct.



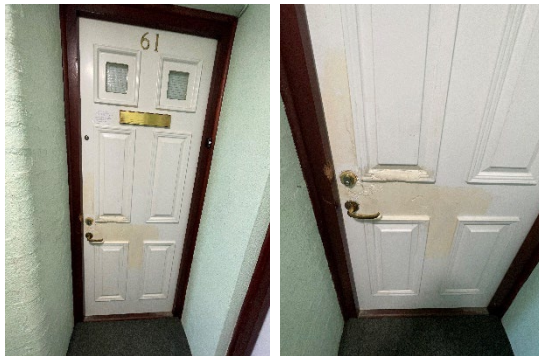
f) Flat 60 – Access not gained but it appeared that the cold smoke seal was partially detached.



- g) Flat 62 – Door not reliably self- closing fully into frame. Carpet has been fixed to the glazing on the internal side.**



- h) Flat 61 – Access not gained but evidence of repair to the external door leaf finish.**



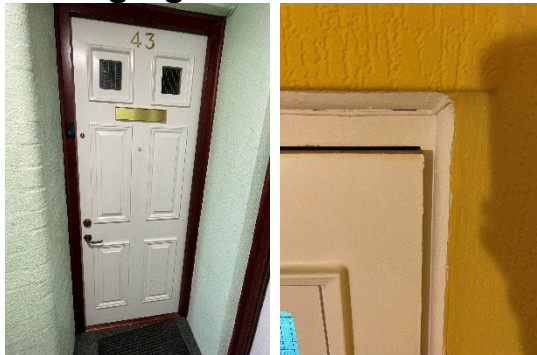
- i) Flat 52 – The arm to the Self-closing device has been disconnected by the tenant. The tenant has retained the original arm.**



j) Flat 45 – Door was correct.



k) Flat 43 – Door will not reliably self-close and may need rehanging.



22) Numerous tiles were noted as missing from the suspended ceilings within lobbies on floors P/14th, K/9th, D/3rd & C/2nd. The majority were missing from the 14th floor lobby. The missing tiles revealed that the cabling above was secured to cables trays utilising a combination of metal and plastic fastenings. **Although it's recognised that the missing tiles of from a sterile area it's recommended that the tiles are reinstated to protect the cabling above from any potential fire.**



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 an LD1 & LD2 Standard.

Flat 88 – LD1
Flat 76 – LD2
Flat 68 - LD2
Flat 66 - LD2
Flat 65 - LD2
Flat 62 - LD2
Flat 52 - LD2
Flat 45 - LD2
Flat 43 - LD2
Flat 42 - LD2

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 WC which is off the ground floor lift lobby.
-



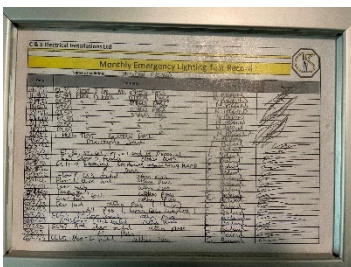
Section 9

Emergency Lighting

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



- 2) The 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 a minimum 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 locked with suited 54 key mortice locks.



- 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) Individual flat doors are FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. The majority of doors are manufactured by Permadoor. Flats 6, 41, 48, 51, 52, 53 are manufactured by IG Doors. Flat 54 has a nominal timber flush 30-minute fire door.

| | | |
|--|-----------|------------|
| 1 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 2 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 3 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 4 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 5 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 6 Thompson Gardens;Hales Lane;Smethwick;We | IG Doors | Not glazed |
| 7 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 8 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 9 Thompson Gardens;Hales Lane;Smethwick;We | Permadoor | Not glazed |
| 10 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 11 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 12 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 13 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 14 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 15 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 16 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 17 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 18 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 19 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 20 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 21 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 22 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 23 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 24 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 25 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 26 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 27 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 28 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 29 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 30 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 31 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 32 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 33 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 34 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |
| 35 Thompson Gardens;Hales Lane;Smethwick;W | Permadoor | Not glazed |

- 10) The communal landings & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels. 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. Were minor shortcomings have been identified actions have been created for corrective works or replacement.



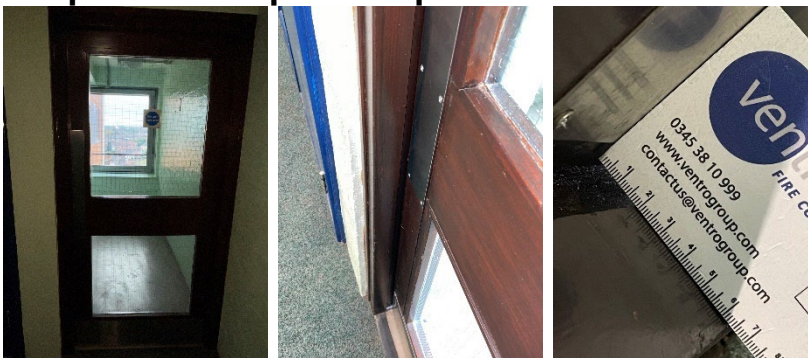
- 11) Floor P (14) – Cables have been fire stopped with expanding foam above service cupboard doors in lift lobby.



- 12) Floor O (13) – Fire stopping required in right hand service cupboard where cables penetrate floor slab.
-



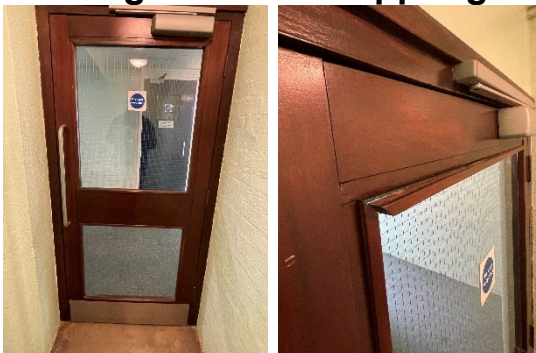
13) Floor L (10) – Communal door to stairwell by flat 63, leaf is warped and requires replacement.



14) Floor L (10) – Remnants of expanding foam in service cupboard were cables penetrate ceiling to cupboard above. Fire stopping checked above and deemed as suitable.



15) Floor L (10) – Communal door to stairs by chute room, beading is loose to upper glazed panel.



- 16) Floor L (9) - Communal door to stairs by chute room, glazing rattles in lower panel.**



- 17) Floor L (9) – Expanding foam noted in service cupboard around cables however, intumescent sponge has been applied to enhance fire stopping. Fire stopping above penetration is sufficient.**



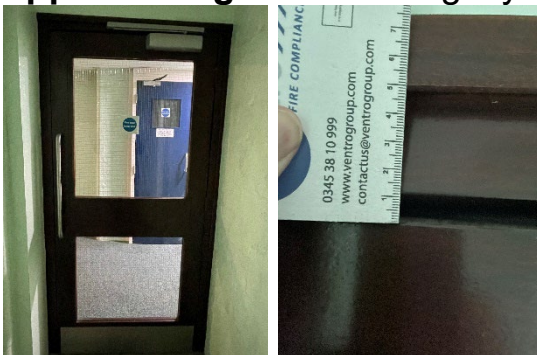
- 18) Floor H (7) Communal door to stairs by chute room warped from the handle down.**



- 19) Floor G (6) – Door leaf to service cupboard has evidence of a previous repair. Repairs completed to internal leaf using Supalux board.**
-



20) Floor G (6) – Communal door to stairs by chute room excessive gap to head, cold smoke seal not in contact with opposite edge. Door is slightly warped to bottom edge.



21) Floor F (5) - Communal door to stairs by chute room is warped towards head. Replacement required.



a) Glazing to lower panel rattles (door above).

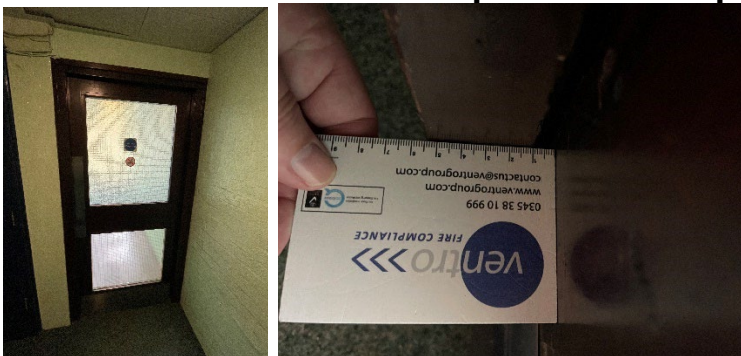
22) Floor E (4) Communal door to stairs by flat 27 not reliably fully self-closing.



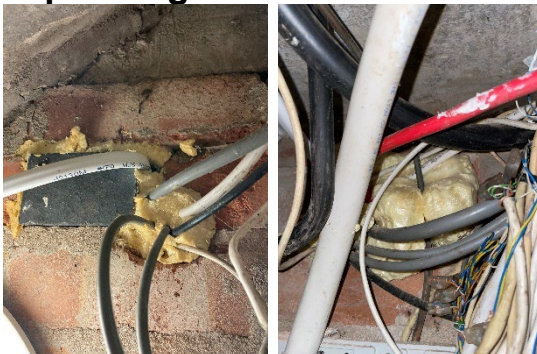
23) Floor D (3) - Communal door to stairs by flat 21 warped towards bottom of door leaf. Replacement required.



24) Floor B (1) - Communal door to stairs by flat 9 is warped towards bottom of leaf. Replacement required.



25) Ground floor – Cable penetration between service cupboard and cleaners store (beneath stairs) has been fire stopped with expanding foam.



26) Access panel to service pipework by flat 1 is damaged revealing cavity behind.



Section
11

Fire Fighting Equipment

- 1) The dry riser inlet cabinet is located to the side elevation to the right-hand side of the front main entrance adjacent the bin room. The cabinet is secured with a budget lock.



- 2) There is a dry riser that serves the building. The outlets are exposed and located on the communal lobby of each floor. Each exposed valve is secured with a cable tie.



- 3) The dry riser is checked regularly as part of the Caretakers duties.
- 4) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
- 5) 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.



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



Section 12

Fire Signage

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



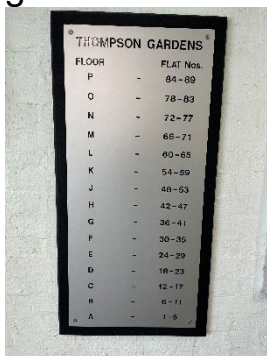
- 2) Fire Action Notices are displayed throughout the building.



- 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) Wayfinding Signage depicting floor level and flat numbers are fitted to the service cupboard doors adjacent the lift.



- 6) Wayfinding Signage depicting floor level and flat numbers are fitted to wall of each floor on the communal staircase(s).



- 7) Directional fire escape signage has been installed.



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) 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 or working towards Level 4 Diploma in Fire Safety.
- 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 | |  THOMPSON GARDENS | | FIRE SAFETY INFORMATION | | | |
|---|--|--|--|--|---|---|--|
| TO KEEP YOU SAFE WE DO THIS (green background) | | TO KEEP YOURSELF AND OTHERS SAFE. DO THIS (blue background) | | SAVE LIVES. DON'T DO THIS (red background) | | | |
|  | Mains electrical system is tested every 5 years |  This is 10th Floor Plan | |  | 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. | |  | Smoke detectors in stairs are to open automatic vents and not to raise the alarm. |
|  | The external façade is brickwork, rockwool insulated render, clay tiles & solid aluminium panels. All materials are class A1 limited combustibility. Class A & A1 are the accepted standards following Grenfell. | | | | |  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_millo@sandwell.gov.uk Abdulmonim.Khan@sandwell.gov.uk |

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 last inspection was 21/01/2019 where installation was confirmed as satisfactory. It was noted that the recorded address on the EICR was partially incorrect. This has been reported to the electrical compliance manager.

| PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION | | |
|---|--|--|
| DETAILS OF THE CONTRACTOR Registration No: 281175 Branch No: 000 Trading Title: C & S Electrical Installations Ltd Address: Unit 2, Bridge Street, Walsborough Postcode: SN310BAW Tel No: 0121 302 2117 | | DETAILS OF THE CLIENT Contractor Reference Number (CRN): N/A Name: Sandwell Mbs Address: neway lane, direct 2 industrial park, ottery Postcode: BS9 3ES Tel No: N/A |
| DETAILS OF THE INSTALLATION Occupier: council Address: Theogoon Gardens, Stanhope Road, Snettisham Postcode: BF7 6RX Tel No: 014 | | This report is not valid if the serial number has been defaced or altered 200294 DPR18 DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT Small installations up to 100 A single phase supply Issued in accordance with BS 7671:2018 - Requirements for Electrical Installations |
| PART 2: PURPOSE OF THE REPORT Purpose for which this report is required: requested by the housing association to verify the standard of the electrical installation (see additional page No. 363) Dated when inspection and testing was carried out: 21/01/2019 Records available: () Previous inspection report available: () Previous report date: () | | |
| PART 3: SUMMARY OF THE CONDITION OF THE INSTALLATION General condition of the installation (in terms of electrical safety): Satisfactory (see additional page No. 363) General condition: Satisfactory Other than being noted at 0, the wiring accessories are in fair condition Estimated age of electrical installation: (0) years Evidence of additions or alterations: (0) Overall assessment of the installation is: Satisfactory | | |
| PART 4: DECLARATION INSPECTION AND TESTING I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing. Name (sophisticated): [redacted] Signature: [redacted] Date: 21/01/2019 REVIEWED BY QUALIFIED SUPERVISOR Name (sophisticated): [redacted] Signature: [redacted] Date: 20/01/2019 | | |

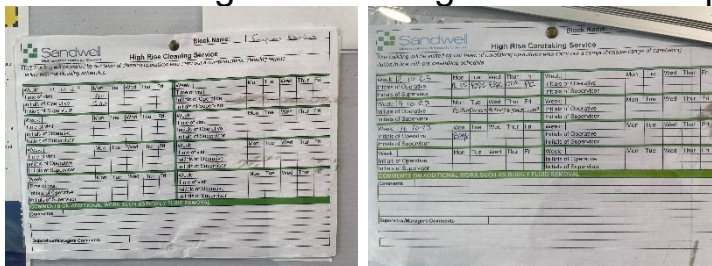
- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal 54mm timber fire door with intumescent strip & cold smoke seal.
- 6) There is lightning protection installed to the block. Maintenance contracts are in place 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. Gas supply pipework is external to the building.



Section 15

Waste Control

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



- 2) Refuse hoppers are accessed on each floor.

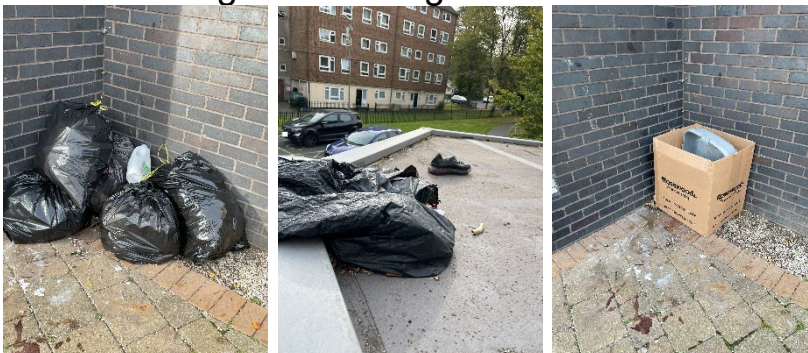


- 3) Refuse containers are located in the bin store to the side elevation which is the right-hand side of the main entrance. Access is via a motorised roller shutter, key is stored in the firefighter's white box. All refuse containers are emptied regularly.



- 4) Regular checks by Caretakers minimise risk of waste accumulation.

- 5) Discarded waste beside the front main entrance was removed by the caretaking team during the fire risk assessment.



- 6) '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) CCTV has been installed to the front main entrance.



- 4) There is no current evidence of arson.
 - 5) The perimeter of the premises is well illuminated.
 - 6) There has been one reported fire incident since the last FRA (June 2021). The incident date was 17/07/22 and involved a small fire caused by cooking in a 14th floor flat. The incident was minor, confined to the room of origin and with light smoke logging. WMFS attended this incident.
-

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
(Notice displayed in lifts see point)



- 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:

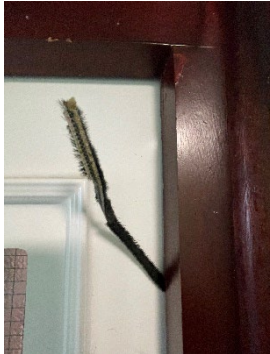
Thompson Gardens 1-89

Date of Action Plan:




20/10/23

Review Date:



<Insert date>

| Question/ Ref No | Required Action | Supporting photograph | Priority | Timescale and Person Responsible | Date Completed |
|---------------------|--|--|----------|--|-------------------|
| 7/21f | Flat 60 floor L (10 th) Replace cold smoke seal. (access not gained during FRA) |  | P2 | Within 1-3 months Fire Rapid Response JM:12141939 JM:12294550 | |



Fire Risk Assessment

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|--------------|---|---|-----------|---|-------------------|
| <p>7/21g</p> | <p>Flat 62 floor L (10th) – Adjust self-closing device & remove carpet from glazed panels of door.</p> |  | <p>P2</p> | <p>Within 1-3 months Fire Rapid Response JM:12141962 JM12294629</p> | |
| <p>7/21i</p> | <p>Flat 52 floor J (8th) – reinstate connecting arm to self-closer. Tenant has the missing arm.</p> |  | <p>P2</p> | <p>Within 1-3 months Fire Rapid Response JM:12141995</p> | <p>01/11/2023</p> |
| <p>7/21k</p> | <p>Flat 43 floor H (7th) – Adjustment to flat door to ensure reliably self-closes.</p> |  | <p>P2</p> | <p>Within 1-3 months Fire Rapid Response JM:12142020</p> | <p>01/11/2023</p> |



Fire Risk Assessment

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|-------|--|---|----|---|------------|
| 7/22 | Reinstate missing tiles to suspended ceilings on floors P, K, D, C (floor lobbies). |  | P3 | Within 6 months Repairs | |
| 10/11 | Floor P (14 th) Remove foam and enhance firestop to head of service cupboard |  | P2 | Within 1-3 months Fire Rapid Response JM:12142034 | 02/11/2023 |


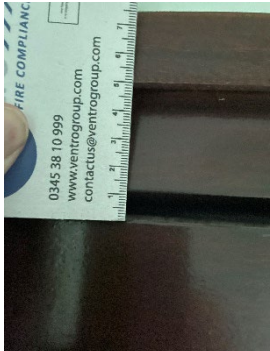
Fire Risk Assessment

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|-------|---|---|----|--|------------|
| 10/12 | Floor O (13 th) Firestop were cables penetrate floor slab R/H/S service cupboard. |  | P2 | Within 1-3 months Fire Rapid Response JM:12142050 | 01/11/2023 |
| 10/13 | Floor L (10 th) Stairwell door leaf by flat 63 is warped and requires measuring for replacement |  | P4 | 6 months + Programmed work Fire Rapid Response. JM:12142099 | |

Fire Risk Assessment

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|-------|---|--|----|---|--|
| 10/15 | Floor L (10 th) Beading loose to stairwell door. |  | P2 | Within 1-3 months Glazing Repairs JM12319452 | |
| 10/16 | Floor L (9 th) – Secure glazing within lower panel / rattles, stairwell door by chute room. |  | P2 | Within 1-3 months Glazing Repairs JM 12319522 | |




Fire Risk Assessment

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|-------|--|---|----|--|------------|
| 10/18 | Floor H (7 th) Stairwell door leaf by chute room is warped and requires measuring for replacement. |  | P4 | 6 months + Programmed work Fire Rapid Response. JM:12142731 | |
| 10/20 | Floor G (6 th) C Stairwell door by chute room / correct excessive gap to head / CSS not in contact with opposite edge. |  | P2 | Within 1-3 months Fire Rapid Response JM:12142754 | 01/11/2023 |



Fire Risk Assessment

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|--------|--|---|----|--|--|
| 10/21 | Floor F (5 th) Stairwell door leaf by chute room is warped and requires measuring for replacement |  | P4 | 6 months + Programmed work Fire Rapid Response. JM:12142915 | |
| 10/21a | Floor F (5 th) Stairwell door by chute room – glazing to lower panel loose needs securing. (same door as above). |  | P2 | Within 1-3 months Glazing Repairs JM:12319669 | |



Fire Risk Assessment

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|--------------|--|---|-----------|--|-------------------|
| <p>10/22</p> | <p>Floor E (4th) – Stairwell door by flat 27. Adjust self-closer / door not reliably fully closing.</p> |  | <p>P2</p> | <p>Within 1-3 months Fire Rapid Response JM:12142953</p> | <p>02/11/2023</p> |
| <p>10/23</p> | <p>Floor D (3rd) Stairwell door leaf by flat 21 is warped and requires measuring replacement.</p> |  | <p>P4</p> | <p>6 months + Programmed work Fire Rapid Response. JM:12143115</p> | |
| <p>10/24</p> | <p>Floor B (1st) Stairwell door leaf by flat 9 is warped and requires Measuring for replacement</p> |  | <p>P4</p> | <p>6 months + Programmed work Fire Rapid Response. JM:12143152</p> | |



Fire Risk Assessment

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|-------|---|--|----|---|------------|
| 10/25 | Ground floor – Remove foam and enhance firestopping were cables penetrate service cupboard to cleaners cupboard under stairs. |  | P2 | Within 1-3 months Fire Rapid Response JM:12143172 | 02/11/2023 |
| 10/26 | Replace damaged access panel to services by flat 1 |  | P2 | Within 1-3 months Fire Rapid Response JM:12143195 | 02/11/2023 |

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 | |
|---|--|
| Consideration should be given to install FD30s certified composite door set to flat 54 as part of a future door programme. |  |
| Some notional communal stairway doors show signs of wear and tear due to age. Consideration should be given to upgrade all doors with certified FD30s door sets as part of future programmed works. |  |

Signed

| | | |
|---|-------------------------|------------------|
|  | Fire Risk Assessor | Date: 20/10/2023 |
|  | Quality Assurance Check | Date: 25/10/2023 |

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


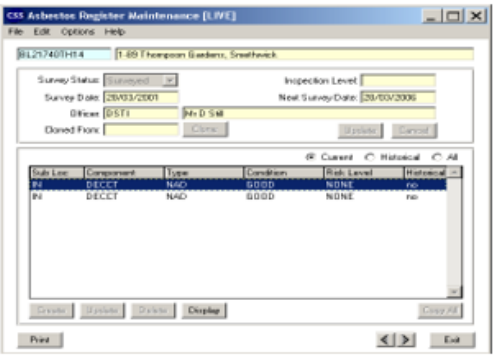

Name of property: Thompson Gardens 1-89

Updated: 20/10/2023

Premise Manager: 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> |

| | | | | | | |
|---|-------------------------------------|----------------------|-------------------------------------|---|-------------|---|
| Asbestos Survey | | Property Address | | Thompson Gardens, Hales Lane, Smethwick, B67 6RX. | | <input checked="" type="checkbox"/> <small>Office use</small> |
| Prepared by | Gary Carrington | Date | 20/06/11 | Checked by | Derek Still |  |
| Sampled by | Gary Carrington | Date | 20/06/11 | 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 | | 15 storey high rise block. | | |
| R & M Void | | Management Survey | <input checked="" type="checkbox"/> | | | |
| R & M Tenanted | | SHAPE Interrogated? | <input checked="" type="checkbox"/> | | | |
| SHAPE – ASBESTOS REGISTER EXTRACT | | | | YEAR BUILT | 1961 | |
|  | | | | Notes Block refurbishment carried out 2009 | | |
| | | | | Building Surveyors 0121 569 5077 | |  Asset Team – Investment Division 5 – 14 South Road Smethwick B67 7BN |

Fire Risk Assessment

| Sample Locations | Property Address | Thompson Gardens, Hales Lane, Smethwick, B67 6RX. | | | | | | | ✓ |
|--|------------------|---|--------------------|----------------------|---------------|----------------------|---------------|-----------------------------|---|
| LOCATION | MATERIAL | S P | EXTENT (approx) | SURFACE TREATMENT | SAMPLE REF | RESULT | HSE NOTIFY | 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 | | | | | | | | | |
| BOARD TO CEILING IN LIFT MOTOR ROOM | BOARD | - | 0.2 m² | SEALED | GC002 | AMOSITE & CHRYSOTILE | YES | | |
| FLOOR G WALLS | PAINT | - | - | SEALED | PA/99/1 | NONE DETECTED | - | | |
| FLOOR N WALLS | PAINT | - | - | SEALED | PA/99/2 | NONE DETECTED | - | | |
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| 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 | LOCATION DESCRIPTION | MATERIAL | | |
| ROOF AREA | NO ASBESTOS | | | | | | | | |
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About the Report

All Survey Methodology is based upon HSE document HSG 264 - Asbestos: The Survey Guide. All surveyors are experienced British Occupational Hygiene Society (BOHS) P402 qualified surveyors with extensive Surveying & Refurbishment Project experience specific to Sandwell Homes' managed housing stock.

The person or persons using this report to programme refurbishment work on site are assumed to be competent & experienced in the field of domestic refurbishment projects & have suitable & sufficient asbestos awareness to understand the scope of this report & apply it to the project. All trade operatives working on site are also expected to have relevant asbestos awareness training & experience. **IF IN DOUBT STOP & ASK!**

SHAPE: Sandwell Homes' Integrated ICT solution holds the Company Asbestos Register. The Asbestos Register is interrogated when completing the asbestos survey report to ensure that ACM's in similar properties are considered where relevant. The Register holds details of all suspected or confirmed ACM's identified during Refurbishment & Demolition programmes as well as Repairs activities for the past 11 years. If potential ACM's have been identified within difficult to survey areas such as Cavity Walls, Floor Voids etc these will be highlighted within the report. The interrogation of the Company Asbestos Register compliments the survey & report process it does not substitute the Refurbishment & Demolition Survey.

Void Properties - The Building Surveying team who undertake Refurbishment & Demolition Asbestos Surveys also undertake Domestic Energy Assessment Surveys, ~~800000000~~ Surveys for Thermal Insulation & Fire Integrity Assessments to a representative percentage of the void turn over.

Site Overview Page 2 - This section is included to aid surveying & to ensure comprehensive survey information is detailed.

| Term | Explanation |
|-------------------------------|--|
| Property Address | Specific Property to which survey relates. |
| Surveyed by | Relates to P402 trained surveyor. |
| Blank | Blank |
| Type of Work to be undertaken | Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken. |
| ACM | Asbestos Containing Material. |
| HSE Notify | This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY. |
| Bulk Sample | Sample of potential ACM that is representative of the whole. |
| Request Sample | The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting. |
| Awaiting Results | If no results have been detailed then you must not work on these items until you receive further confirmation. |
| Extent | An estimate of quantity will be given where possible to aid work planning & valuation. |
| Labels | Materials <u>will be</u> labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Asbestos" where possible. All sampled materials will be labelled with an "Asbestos Sampled" label. |

| Term | Explanation |
|--|--|
| Photo's | These will usually be provided for the front elevation of the property to aid identification. |
| Sampled by | P402 trained surveyor. |
| Checked by | P402 trained surveyor who checks report prior to issuing. |
| Survey Report Type | Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken. |
| Refurbishment Survey | HSG 264 - Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include, New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. |
| Management Survey | A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. |
| Cavity Walls / Floor Voids or similar. | Will be assessed at survey stage & desktop assessment of similar archetypes. |
| SP | Strong Presumption that material contains asbestos. Used to qualify possible false negative laboratory results. |
| Photo's | Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary. |