

# **Fire Risk Assessment**

## **Thompson Gardens**

### **Blocks 90-104 and 105-119**

#### **Hales Lane, Smethwick**

#### **B67 6RZ.**



**Date Completed: 22nd May 2024**

**Review Period: 3 years**

**Officer: A Smith 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

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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.

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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.

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## 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
<a href="#">Section 6</a>	<p><b>External Envelope</b></p> <p>Each façade of the building comprises of traditional brick masonry.</p> <p>Individual flat windows and those to communal areas are UPVC double glazed units.</p>	Trivial
<a href="#">Section 7</a>	<p><b>Means of Escape from Fire</b></p> <p>The open deck block has one staircase.</p> <p>Flat entrance doors are nominal 30-minute fire doors.</p>	Trivial

<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b></p> <p>Flats have a fire detection system fitted to an LD2 standard.</p>	<p>Trivial</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b></p> <p>There is no provision for emergency lighting.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b></p> <p>The blocks have sufficient compartmentation between dwellings.</p> <p>Individual flat entrance doors are predominately Permadoor FD30s fire doors.</p> <p>Lock required to electrical supply cupboard. Block 90-104.</p>	<p>Tolerable</p>
<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b></p> <p>The premises have no provision for firefighting equipment.</p>	<p>Trivial</p>
<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b></p> <p>Due to simplicity of layout no requirement for fire signage.</p>	<p>Trivial</p>
<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b></p> <p>All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
<p><a href="#">Section 14</a></p>	<p><b>Sources of Ignition</b></p> <p>At the time of the fire risk assessment the electrical test date for block 105-119 could not be established. If overdue test required.</p>	<p>Tolerable</p>



<a href="#">Section 15</a>	<b>Waste Control</b>  Refuse containers are emptied regularly.  There is a regular cleaning service to the premises.	Trivial
<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b>  Contractors are controlled centrally, and hot works permits are required where necessary.	Trivial
<a href="#">Section 17</a>	<b>Arson Prevention</b>  Door entry system.  External lighting is in place.	Trivial
<a href="#">Section 18</a>	<b>Storage Arrangements</b>  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

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

<b>Slight harm</b>	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).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	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 fire is at a medium level of risk prior to the implementation of the action plan because of the presence of normal fire hazards for this type of occupancy which have all been highlighted within the fire risk assessment.

After considering the use of the premise and the occupants the consequences for life safety in the event of a fire would be slight harm.

This is due to there being a Stay Put Unless policy and sufficient compartmentation to include predominately nominal Permadoor FD30s doors to flat entrances combined with suitable smoke detection to LD2 standard within flats.

Overall, the level of risk at the time of this FRA is Tolerable.

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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:

<b>Risk level</b>	<b>Action and timescale</b>
<b>Trivial</b>	No action is required, and no detailed records need to be kept.
<b>Tolerable</b>	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	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.
<b>Substantial</b>	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.
<b>Intolerable</b>	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.)***

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## Section

# 2

## People at Significant Risk of Fire

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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.

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## Section

# 3

## Contact Details

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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**

Phil Deery

**Fire Safety Manager**

Tony Thompson

**Team Lead Fire Safety**

Jason Blewitt

**Fire Risk Assessor(s)**

Carl Hill

Louis Conway

Anthony Smith

Adrian Jones

**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*

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## Section 4

# Description of Premises

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Thompson Gardens  
90-104 and 105-119  
Smethwick  
B67 6RZ

### Description of the Property

The property was built in 1961 and is of traditional brick construction. The property has 5 storeys inclusive of the ground floor.

Both blocks consist of 3 ground floor flats and 6 deck access first floor maisonettes and 6 deck access 3<sup>rd</sup> floor maisonettes.

The block has two main entrances located to the front and rear elevation. Both front and rear entrances have door entry system with a fob reader installed. There is one stairwell.



The property has a pitched roof with no access from communal areas. The staircase has a flat roof therefore no access.

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.

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High/Low Rise	Low Rise
Number of Floors	5
Date of Construction	1961
Construction Type	Traditional brick cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	One per block
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	No access from communal areas.
Equipment on roof (e.g., mobile phone station etc)	None

**Persons at Risk**

Residents / Occupants of 30 Flats/ Maisonettes.

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)

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**Section  
5**

**Building Plan**

General plan which outlines the buildings footprint. Block 90-104.



General Plan which outlines the buildings footprint. Block 105-119.



## Section

# 6

## External envelope

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

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system.

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

- 1) The exterior of the buildings is predominantly traditional brick construction with concrete access decks.



- 2) Individual communal windows to the stairs are UPVC. Stairs are naturally ventilated at the top as not enclosed.



- 3) Front entrance doors are predominately nominal FD 30s self-closing Permadoor.



- 4) The block has a pitched concrete tiled roof and flat staircase roof.



## Section 7

# Means of Escape from Fire

- 1) Each block has one staircase that provides a means of escape.



- 2) The means of escape are protected to prevent the spread of fire and smoke with predominately nominal Permadoor FD30s doors. Resident to flats 90 and 117 allowed inspection of flat entrance door. The entrance door to Flat 90 is a non-fire rated composite door. This is acceptable as opens directly onto the pavement at the front of the block. Flat 90 also has a rear door that opens into the staircase. This is a self-closing Fd 30s composite door. The windows adjacent to the door which open into the staircase serve the bathroom and WC. This situation is deemed acceptable as the design is existing, windows serve low risk rooms, the staircase is permanently ventilated, and the block has a stay put policy. Flat entrance door 117 is a self-closing FD 30s Composite fire door (opens onto deck access) Resident confirmed smoke detection provision (not inspected).



- 3) Brickwork, on external escape route, is approx. 1300mm to bottom of window. This is deemed acceptable for a person to crouch and pass the window. Please note a stay put unless strategy applies to this building.



- 4) Electric meter cupboards are located within individual flats (as confirmed by resident).

- 5) Automatic smoke ventilation is not employed. This is acceptable as decks are open to air. The staircase also has permanent ventilation.



- 6) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Janitorial/ Cleaning teams. There is also an out of hours service that allows combustible items of furniture / rubbish to be removed.



*Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustibles materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.*

- 7) During the next planned future works programme consideration should be given to providing fire resistance to the rear staircase entrance to within 1.8m of flat windows (Both Blocks).



- 8) 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 if they are advised to evacuate by the emergency services.

- 9) Gates have been installed across the rear doors of the ground floor flats (Both Blocks). These should be removed as the means of escape in case of fire has been obstructed. Email sent to housing manager to engage with residents and request removal.



## Section

# 8

## Fire Detection and Alarm Systems

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- 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) No internal access to maisonettes was gained during this fire risk assessment. However, resident to flat 117 confirmed LD2 standard. Resident confirmed smoke detection top and bottom of stairs within hallway, living room and heat detector to 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 in the remaining blocks. The reason for this is:
  - I. Such systems may get vandalised.
  - II. False alarms would occur.
  - III. A Stay Put - Unless policy is in place.

## Section

# 9

## Emergency Lighting

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- 1) The premises has no provision for emergency lighting. This is deemed acceptable due to the height of the building. However, an installation should be considered for the next planned programmed works.
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## Section 10

# Compartmentation

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*This section should be read in conjunction with Section 4*

- 1) The building is designed to provide as a minimum 60-minute vertical fire resistance and 60-minute horizontal fire resistance. Please note the block is designed as open deck access therefore it is acceptable for non-fire rated windows to be adjacent to the deck. It is acceptable to have 30-minute flat entrance doors in a 60-minute wall.
  - 2) The premises do not have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in communal areas due to the open plan staircase.
  - 3) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.
  - 4) The fire stopping / compartmentation is subject to an annual check by the Fire Safety Rapid Response Team.
  - 5) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
  - 6) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
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# Fire Risk Assessment

## Block 90-104

Electrical																																																								
Fire Stopping Materials		Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials																																							
Floor No	Supelux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Supelux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Supelux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Supelux	Inu Batt	Inu Sponge	Inu AM Mastic	Graphite Filler	Inu Pads	Inu Pillows	Inu Wraps	Rockwool	Floor No																			
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Communal areas free from defects		✓					Communal areas free from defects					✓					Flat doors free from defects					✓					Communal cupboards locked and secure					✓					Communal areas free from tenants stored items					✓					Communal areas free from repair materials					✓				
<b>Foam Removal &amp; Enhancement Record</b>										<b>Foam, Enhancements &amp; Other Comments:</b>																																														
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Foam Present & Partially Removed This Visit																																																								
Foam Present & Fully Removed This Visit																																																								
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No Enhancement Carried Out This Visit										✓																																														
Enhancement Carried Out This Visit																																																								

# Fire Risk Assessment

Block 105-119

Electrical																																																								
Floor No	Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Fire Stopping Materials					Floor No																														
	Sealant	Intu Girth	Intu Springs	Intu AMI Metals	Cleoplate Filler	Intu Push	Intu Pilrows	Intu Wipens	Backward	Sealant	Intu Girth	Intu Springs	Intu AMI Metals	Cleoplate Filler	Intu Push	Intu Pilrows	Intu Wipens	Backward	Sealant	Intu Girth	Intu Springs	Intu AMI Metals	Cleoplate Filler	Intu Push	Intu Pilrows		Intu Wipens	Backward	Sealant	Intu Girth	Intu Springs	Intu AMI Metals	Cleoplate Filler	Intu Push	Intu Pilrows	Intu Wipens	Backward																			
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Common doors free from defects		✓					Common windows free from defects					✓					Flt doors free from defects					✓					Common cupboards locked and secure					✓					Common areas free from breaks stored items					✓					Common areas free from reactive materials					✓				
<b>Foam Removal &amp; Enhancement Record</b>										<b>Foam, Enhancements &amp; Other Comments:</b>																																														
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No Foam Present										✓																																														
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- 7) Individual flat doors are predominantly nominal FD30s rated fire doors.

Refer to updated door spreadsheet below.

Thompson Gardens 105-1	<b>BL21740TH</b>	BL21740TH13	105-119 Thompson Gardens; Smethwick; West Midlands;; Intentionally Blank	
Thompson Gardens 105-1	BL21740TH1	DW2174000247	105 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000248	106 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000249	107 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000250	108 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000251	109 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000252	110 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000253	111 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Non Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000254	112 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000255	113 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000256	114 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000257	115 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000258	116 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000259	117 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000260	118 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 105-1	BL21740TH1	DW2174000261	119 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	<b>BL21740TH</b>	BL21740TH15	90-104 Thompson Gardens; Smethwick; West Midlands;; Intentionally Blank	
Thompson Gardens 90-10	BL21740TH1	DW2174000246	90 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000262	91 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000263	92 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000264	93 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000265	94 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000266	95 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000267	96 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000268	97 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000269	98 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000270	99 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000271	100 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000272	101 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000273	102 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000274	103 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed
Thompson Gardens 90-10	BL21740TH1	DW2174000275	104 Thompson Gardens; Hales Lane; Smethwick; West Mi	Permadoor Glazed



- 8) There is no means of access to the internal roof space from the common areas. The staircase roofs are flat.
- 9) Store doors and electrical intake cupboard located within the staircase are not of fire resisting construction. Consideration should be given to upgrading to thirty minutes fire resistance during the next planned future upgrade works.



- 10) **The electrical intake door to Block 90-104 does not have a lock. A lock should be provided to secure access.**



- 11) Flat 107 (Block 105-119), ground floor, has a rear kitchen door that opens into the staircase. This is a non-fire door and should be replaced with a certified self-closing FD 30s door set. Email sent to manager of door programme. The kitchen door opens into a store area which has been formed by the addition of a further non fire door within the staircase. This construction should be removed. Email sent to the housing manager to engage with the resident to remove this construction.



**Section**

**11**

**Fire Fighting Equipment**

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- 1) The premise has no provision for firefighting equipment.

**Section**

**12**

**Fire Signage**

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- 1) Fire Action Notices are not displayed throughout the building. The signs are not necessary due to the building not having a complex layout.
- 2) Smoking is prohibited within any communal parts of the building in line with Smoke Free England Legislation.



- 3) Yellow LPG warning signs are not displayed.
-

# 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. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Safety.
- 5) Fire safety information has been provided as part of tenancy pack.
- 6) Information regarding use of fire doors is provided to residents.



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



Section

14

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## Sources of Ignition

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- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Evidence of smoking was witnessed. Email sent to Housing Manager.



- 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. At the time of the Fire Risk Assessment, it was not possible to ascertain the date of the last test for Block 105-119.** Block 90-104 last tested 16/10/2020.
  - 5) Portable heaters are not allowed in any common parts of the premises.
  - 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supply is external.
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- 7) Several Barbeques noted at the rear of both blocks. Email sent to housing manager to engage with tenants with regards to the removal of the barbeques. Tenants to be reminded of their tenancy conditions.



**Section  
15**

**Waste Control**

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- 1) There is a regular cleaning service to the premises.
- 2) Regular checks by Caretakers minimise risk of waste accumulation.



- 3) There is an 'Out of Hours' service in place to remove bulk items.
- 4) External Bins located too close to building and should be relocated. Email sent to housing manager and caretaking manager.



**Section**  
**16**

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## **Control and Supervision of Contractors and Visitors**

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- 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) Owing to the nature of Low-Rise flatted accommodation, it is difficult to manage / control individual contractors / utility companies.
  - 4) However, utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the local housing team. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
  - 5) 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

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- 1) Regular checks are undertaken by Janitorial / Cleaning Teams which helps reduce the risk of arson.
- 2) There is current evidence of arson. Email sent to housing Manager.



- 3) The perimeter of the premises is well illuminated.
- 4) There have been no fire related incidents since the previous FRA.

## Section 18

### Storage Arrangements

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- 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) There are no flammable liquids or gas cylinders stored on site.

## Section

# 19

## Additional Control Measures; Fire Risk Assessment - Level 2 Action Plan

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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

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# Fire Risk Assessment Level 2 Action Plan




Name of Premises or Location:

Thompson Gardens 90-104 and 105-119

Date of Action Plan:

28/05/2024

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/10	Provide lock to electrical intake cupboard within staircase. Ground Floor Block 90-104.		P3	Fire Rapid Response. 3-6 Months	

## Fire Risk Assessment

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14/04	Last test date of fixed electrical system to be established. If overdue test required. (Block 105-119)	No Image	P3	Electrical 3-6 Months	
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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



Future works programme should consider replacing the store doors and electrical intake cupboard within the staircase with certified FD 30S fire doors.



Fire Risk Assessment

<p>Future work programme should replace the rear door of flat 107, that opens into the staircase, with a certified self-closing FD 30s fire door. Email sent to project manager of door programme. Consideration should also be given to “bricking up “window adjacent to door (also applies to flat 90) and providing adequate mechanical ventilation.</p>	
<p>Future works programme should consider upgrading the fire resistance of the rear entrance construction to 60 minutes fire resistance to ensure 1.8m of fire resistance between both flat windows and the staircase.</p>	
<p>Future works programme should consider an emergency lighting installation to the staircase and deck access.</p>	<p>No Image</p>

Signed

	<p>Fire Risk Assessor</p>	<p>Date: 28/05/2024</p>
	<p>Quality Assurance Check</p>	<p>Date: 28/05/2024</p>



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

Name of property: Thompson Gardens 90-104 and 105-119


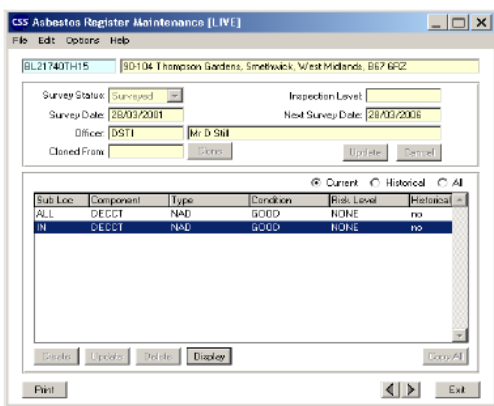

Updated: 22/05/2020

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 <a href="tel:01215695077">Tel:- 0121 569 5077</a> ). <i>Include survey</i>


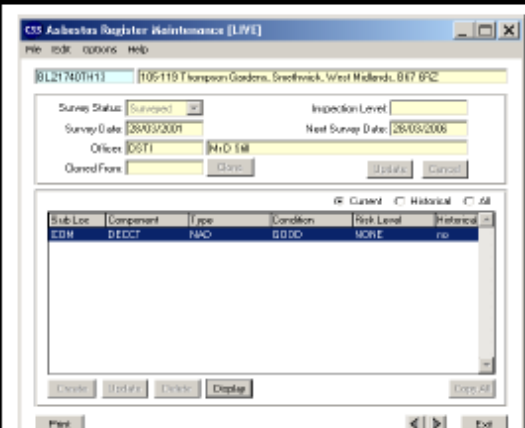

### Block 90-104

<b>Asbestos Survey</b>		Property Address	90-104 Thompson Gardens, Smethwick, B67 6RZ.		✓ Office use					
Surveyed by	Gary Carrington	Date	12/03/14		Checked by	DEREK STILL	Desktop Check	✓	Site Check	
Reason for request		HSG 264 - Survey Report Type		Date	22/05/2020					
Investment Void		Refurbishment Survey		Property Description  5 Storey Deck Access Block						
Investment Tenanted		Management Survey				✓				
R & M Void		SHAPE Interrogated.				✓				
R & M Tenanted		No Existing SHAPE Data.								
Medical / Emergency - Heating Works		Existing SHAPE Data.				✓				
Communal Areas	✓	Refurb Surveys Interrogated ?								
						Year Built	1961			
						Notes / including details of similar property surveys completed.  <span style="color: red;">NO ACCESS TO CUPBOARDS ON 1<sup>ST</sup> &amp; 3<sup>RD</sup> FLOORS. IF WORKS REQUIRED IN THIS AREA CONTACT BUILDING SURVEYORS.</span>				
						Building Surveyors 0121 569 5077		Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES		
										

## Fire Risk Assessment

Sample Locations	Property Address	90-104 Thompson Gardens, Smethwick, B67 6RZ.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL WALLS & CEILINGS	TEXTURED COATING	-	SEALED	PA100	NO ASBESTOS DETECTED	-	-	-
1 <sup>ST</sup> FLOOR INCINERATOR	BOARD	-	SEALED	PRESUMED	AMOSITE	YES	-	-
1 <sup>ST</sup> FLOOR INCINERATOR FLUE PIPE	CEMENT	-	UNSEALED	PRESUMED	CHRYSOTILE	NO	-	-
3 <sup>RD</sup> FLOOR INCINERATOR	BOARD	-	SEALED	PRESUMED	AMOSITE	YES	-	-
3 <sup>RD</sup> FLOOR INCINERATOR FLUE PIPE	CEMENT	-	UNSEALED	PRESUMED	CHRYSOTILE	NO	-	-
MAIN ROOF SOFFITS	CEMENT	-	SEALED	PRESUMED	CHRYSOTILE	NO	-	-
RAIN WATER GUTTERING	CEMENT	-	SEALED	PRESUMED	CHRYSOTILE	NO	-	-
DECK ACCESS WALKWAYS	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
GROUND FLOOR ELECTRIC CUPBOARD	TIMBER / PLYWOOD	3 <sup>RD</sup> FLOOR LANDING – SERVICE DUCT	PLYWOOD	STAIRWELL ROOF	MINERAL FELT			
GROUND FLOOR ELECTRIC CUPBOARD – ELECTRICS BACKBOARD	CHIPBOARD	3 <sup>RD</sup> FLOOR STAIRWELL CEILING	PLASTERBOARD & PLYWOOD					
1 <sup>ST</sup> FLOOR LANDING – SERVICE DUCT	PLYWOOD	1 <sup>ST</sup> & 3 <sup>RD</sup> FLOOR CUPBOARD SIDE PANELS	PLYWOOD					
2 <sup>ND</sup> FLOOR LANDING – SERVICE DUCT	STEEL	DUCT PANEL ABOVE 3 <sup>RD</sup> FLOOR CHUTE HOPPER	STEEL					
STAIRWELL RISER PIPES	STEEL	REAR ELEVATION GROUND FLOOR FLAT ENTRANCES – DUCT TO WALL	PLYWOOD					

### Block 105-119

Asbestos Survey	Property Address	105-119 Thompson Gardens, Smethwick, B67 6RZ.		Office use					
Surveyed by	Gary Carrington	Date	12/03/14	Checked by	DEREK STILL	Desktop Check	<input checked="" type="checkbox"/>	Site Check	<input type="checkbox"/>
Reason for request		HSG 264 - Survey Report Type		Date	22/05/2020	 5 Storey Deck Access Block Year Built: 1961			
Investment Void		Refurbishment Survey		Property Description  5 Storey Deck Access Block					
Investment Tenanted		Management Survey	<input checked="" type="checkbox"/>						
R & M Void		SHAPE Interrogated.	<input checked="" type="checkbox"/>						
R & M Tenanted		No Existing SHAPE Data.							
Medical / Emergency - Heating Works		Existing SHAPE Data.	<input checked="" type="checkbox"/>						
Communal Areas	<input checked="" type="checkbox"/>	Refurb Surveys Interrogated ?		Notes / including details of similar property surveys completed.  No Access To Store Sheds At Rear.  <span style="color: red;">**Survey revised by John Davis 09/08/22**</span>					
									
Building Surveyors 0121 589 5077				<b>Asset Team – Investment Division</b> Operations & Development Centre Roway Lane Oldbury B69 3ES					
									

## Fire Risk Assessment

Sample Locations	Property Address	105-119 Thompson Gardens, Smethwick, B67 6RZ.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	LIBRETY	ACTION TAKEN ON CONTRACT
<b>IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK &amp; SEEK ADVICE</b>								
COMMUNAL WALLS & CEILING	TEXTURED COATING	-	SEALED	PA101	NO ASBESTOS DETECTED	-	-	-
MAIN ROOF SOFFITS	CEMENT	-	SEALED	D98228	CHRYSOTILE	NO	-	-
DECK ACCESS WALKWAYS	ASPHALT	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
RAIN WATER GUTTERS	CEMENT	-	SEALED	PRESUMED	CHRYSOTILE	NO	-	-
COMMUNAL ENTRANCE DOOR FRAME SEALANTS - SILICONE								
<b>ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR &amp; ARE CONFIRMED NOT TO BE ACM'S.</b>								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION	MATERIAL			
GROUND FLOOR METER CUPBOARD	PLYWOOD & TIMBER	COMMUNAL STAIRWELL PIPE RISERS	STEEL	GROUND FLOOR CABLE INLET BELOW METER CUPBOARD	GRP			
GROUND FLOOR METER CUPBOARD – ELECTRICS BACKBOARD	CHIPBOARD	3 <sup>RD</sup> FLOOR COMMUNAL LANDING – SERVICE DUCT	PLYWOOD	FRONT DOOR FRAME SEALANT – ALL FLATS EXCEPT FLAT 106	SILICONE			
REAR ELEVATION GROUND FLOOR FLAT ENTRANCES – DUCT TO WALL	PLYWOOD	3 <sup>RD</sup> FLOOR DUCT PANEL ABOVE CHUTE HOPPER	STEEL	REAR DOOR FRAME SEALANT – FLATS 105 & 106	SILICONE			
1 <sup>ST</sup> FLOOR COMMUNAL LANDING – SERVICE DUCT	PLYWOOD	3 <sup>RD</sup> FLOOR STAIRWELL CEILING	PLASTERBOARD	REAR DOOR FRAME SEALANT – FLAT 107	NO SEALANT			
2 <sup>ND</sup> FLOOR COMMUNAL LANDING – SERVICE DUCT	STEEL & PLYWOOD	REAR SHED ROOFS	MINERAL FELT	FRONT DOOR FRAME SEALANT FLAT 106	NO SEALANT			